



Price 690 000 000 Ft

House area 1100 m<sup>2</sup>

Lot size 4995 m<sup>2</sup>

Rooms 26

Bathrooms 25

Kitchens 2

Floors 3

Built 2002

From Lake Balaton 36,3 km, 31 min.

From Spa Hévíz 30,8 km, 40 min.

Energy efficiency

#### Features

- Commercial properties
- Elevator
- Finnish sauna
- Infra sauna
- Shopping area nearby
- Solar panel
- Thermal bath nearby

A unique real estate investment opportunity in Zalakaros, 300 meters from the Thermal Baths – currently a 3-star hotel! Attractive development opportunity – dream about what you can make of it! Zalakaros, one of Hungary's most popular resort destinations, now offers a highly favorable opportunity. This property is not only an investment but also a chance to invest in the future, where you can create your dream project – whether it's a unique 4-star hotel, a medical center, clinic, nursing home or an exclusive private wellness residence with apartments, etc. Why invest in Zalakaros? • Excellent accessibility: o Thanks to the M7 motorway, it is easy to reach Budapest, as well as Austria, Slovenia, and Croatia (the Zalakomár motorway exit is 8 km away), o Hévíz-Balaton Airport is only 20 km away. • Thermal health tourism: The property is located just in 300 meters from the entrance of Zalakaros' famous thermal bath, which attracts thousands of visitors each year. • Expansion opportunity: The property area allows for the construction of a new wing, where additional rooms and services can be developed. Property key features: • Plot size: 4995 m<sup>2</sup> • Useful area: 1155 m<sup>2</sup> (ground floor, first and second floors) • Base area: 575 m<sup>2</sup> (ground floor) • Facilities: 23 rooms, wellness area (infinity pool massage tub, Finnish sauna, aroma-relax cabin, infrared sauna, plunge experience shower), restaurant, café, children's playroom, and a separate apartment (3