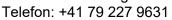


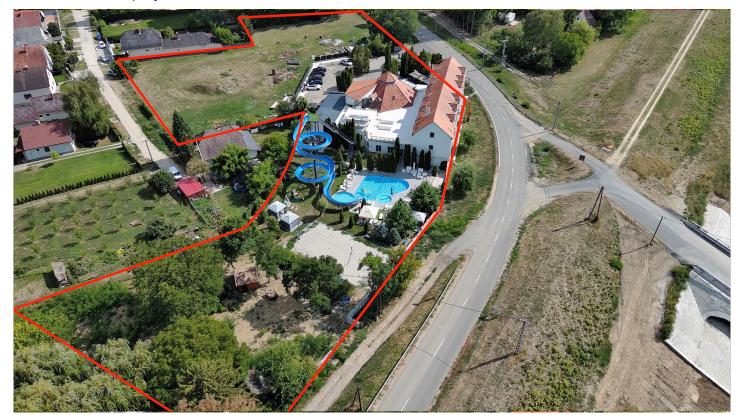
## 66167 Business project

## **Ungarn Immobilien**

Dr. Peik Langerwisch Habüelstrasse 34 CH-8704 Herrliberg



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1528 000 000 Ft Price

2100 m<sup>2</sup> House area 18000 m<sup>2</sup> Lot size

24 Rooms 24 **Bathrooms** 

**Floors** 3

Built 1995 2022 Reconstructed

From Lake Balaton 206 km, 127 min. From Spa Héviz 267 km, 254 min.

Features

- 3 layered windows
- Commercial properties
- Extra quality
- Finnish sauna
- Mixed burning central heating
- Near lake
- Nearby beach
- Solar energy collector
- Thermal bath bearby

Energy efficiency BB

A 24-room, four-star hotel with its own shoreline b the river Tisza is for sale as a unique investment opportunity. The property has a total floor area of 18,000 m2 and a usable floor area of 2,100 m2. The building was completely renovated by the owner in 2022 with great care and knowledge as an expertise. The hotel building can be operated at optimal cost levels thanks to modern energy investments. The 3 layers of windows and doors, the 15 cm insulated façade and the 25 cm insulated roofs all contribute to sustainable operation. In addition, the 28 solar panels and the pellet boiler beside the gas heating also can contribute to lower maintenance costs. The entire hotel is air-conditioned. Hotel facilities and equipment: heated swimming pool, jacuzzi, sauna, solarium. In addition to the above mentioned, there are 4 staff rooms - with bathroom - available within the hotel building, as well as an owner's apartment (120 m2) with living room, 2 bedrooms, kitchen and bathroom. The front (250 m2) and the back terraces are also fully furnished and are part of the property. The building has a well-kept garden and a heated outdoor pool (115 m2). The hotel also features a 100 m long giant slide, a beach volleyball court and a children's playground. The hotel also has its own private shoreline by the river Tisza, private pier, boathouse with boat launching place, sliding way, only 200 m from the hotel! There are also 5 thermal baths within a 12 km radius of