



## 66167 Business project



Price 1508 000 000 Ft

House area 2100 m<sup>2</sup>

Lot size 18000 m<sup>2</sup>

Rooms 24

Bathrooms 24

Floors 3

Built 1995

Reconstructed 2022

From Lake Balaton 206 km, 127 min.

From Spa Héviz 267 km, 254 min.

Energy efficiency

**BB**

### Features

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

A 24-room, four-star hotel with its own shoreline by the river Tisza is for sale as a unique investment opportunity. The property has a total floor area of 18,000 m<sup>2</sup> and a usable floor area of 2,100 m<sup>2</sup>. 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 m<sup>2</sup>) with living room, 2 bedrooms, kitchen and bathroom. The front (250 m<sup>2</sup>) 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 m<sup>2</sup>). 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