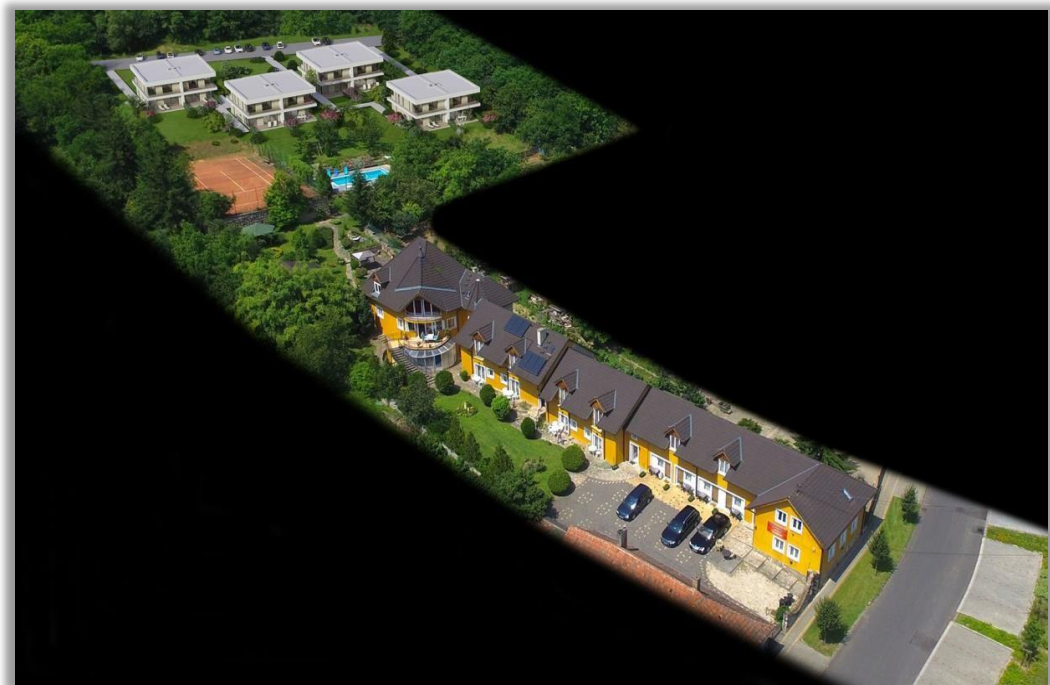


FOR SALE

Prime Investment Opportunity in Hévíz – Established Holiday Complex with Expansion Potential



Key Facts at a Glance

For Investors

Location

Hévíz, Hungary – only 5 minutes from the world-famous thermal lake

Plot size

6.600 m²

Usable area

1.100 m²

Units

19 apartments, each with bathroom, partly with kitchenette

Beds

53 guest beds – fully operational holiday complex

Amenities

Indoor & outdoor pool, sauna, whirlpool, tennis court, barbecue terraces, fire pit

Expansion potential

Space for 4 additional buildings with 4 units each – 16 units total (3D model available)

Tourism demand

>1.2 million overnight stays per year

Legal status

Turnkey property – ready for immediate transfer

Basis for negotiation

EUR 1.750.000,--

(Price includes furniture and operating business. Transfer of existing Hungarian Ltd. (Kft.) is optional.)

Structural Advantages – For Visionary Investors

This offering includes not only a premium property in a prime location, but also – upon request – the transfer of an established and profit-generating Hungarian limited liability company (Kft.), active since 1997. This allows buyers to immediately continue operations or initiate development under a trusted structure.

100% Unencumbered Ownership – Freedom at All Levels

- Secure, simple, and fast ownership transfer
- No mortgages, liens, or contractual obligations
- Full flexibility for financing, development, or repurposing

“Clear ownership is the foundation of every long-term investment.”

Established Company Included – Hungarian Ltd. (Kft.) since 1997 Operational and reliable business entity

- Save time and costs by avoiding new company formation
- Maintain existing contracts, permits, and structures
- Offers administrative and financial flexibility
- Ideal for investors seeking discretion and continuity

“Not just buying a property – but acquiring a working system.”

Flexible Usage Options in Hévíz

This investment offers not only substance – but also strategic flexibility for various high-potential concepts

Exclusive holiday resort

Yoga, detox & retreat venue

Health or rehabilitation center

Senior residence with wellness features

Training & seminar facility with accommodation

Family resort with educational programs

Business wellness & leadership retreat

Private luxury villa with optional rentals

Welcome to Hévíz

One of Europe's Top Spa Destinations! Located just minutes from the famous thermal lake, this property offers an ideal setting for tourism, wellness projects or upscale residential use. The nearby Hévíz-Balaton International Airport and the excellent local infrastructure make this a location with real growth potential.



In operation since 2002, the property offers comfortable rooms with private bathrooms, kitchenettes, satellite TV and high-speed internet. Guests benefit from Indoor & outdoor pool, whirlpool, sauna, tennis court, ping pong, barbecue terraces, and fire pit.

Development Potential

The upper section of the property is ideal for expansion – based on a ready-to-go 3D model, 4 modern buildings with 4 units each (16 total) can be added. This presents significant income and value increase potential.

Why is it worth investing in Hévíz?

Unique Thermal Springs

Hévíz is home to the largest natural thermal lake in the world. The healing water and therapeutic mud have a long tradition in health promotion and attract hundreds of thousands of visitors annually.

Growing Tourism

With over 1.2 million overnight stays per year and an increasing number of international tourists, Hévíz offers a dynamic and steadily growing tourism industry. This demand creates ideal conditions for investments in hotels, holiday apartments, and wellness facilities.

Attractive Real Estate Market

Property prices in Hévíz are still affordable compared to other European spa towns. This offers an excellent opportunity to invest now and benefit from future value increases.

Excellent Infrastructure

Hévíz has a well-developed infrastructure with direct connections to the international Hévíz Balaton Airport. The town is easily accessible and well-equipped to accommodate both tourists and long-term guests.

Quality of Life and Safety

The charming town offers a high quality of life, characterized by clean air, beautiful green spaces, and a safe environment. It is an ideal setting for families, retirees, and health-conscious individuals.

Hévíz is not only a place of relaxation and healing but also an emerging center for smart investments. With its growing popularity as a tourist destination and continuous improvements in urban infrastructure, Hévíz provides a stable and promising platform for investors.



The Future Is Already Designed! The upper part of the plot has already been visualized as a 3D model for the extension and offers a spectacular view of the surrounding area - ideal for investors with a vision.



Your Investment. Your Opportunity. Your Decision.

This combination – value, location, potential – is rare. Whether you're a hotel operator, property developer, or strategic investor, this asset offers a turnkey solution with a running business model and room for future growth.

Hévíz is ready – are you?

Contact

Direct seller: Ms. Judith Köllner – info@heviz-invest.com

No real estate agents involved – direct contact with the owner

Viewings available by appointment

Full documentation available personally at the property location

Closing Note

Are you intrigued? Can you see the potential?

Let's talk.

We look forward to showing you the property in person and hearing your vision for the future.











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