Balatonfüred

Investment opportunity near Lake Balaton. Smart guesthouse for sale, 10 minutes from the beach in Balatonfüred.

Property ID: HU26439791



PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 700 m^2 • ROOMS: 20 • LAND AREA: 1069 m^2

Property ID: HU26439791 - 8230 Balatonfüred

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At a glance

Property ID	HU26439791
Living Space	ca. 700 m²
Rooms	20
Bedrooms	17
Bathrooms	14
Type of parking	14 x Outdoor parking space

Purchase Price	1.650.000 EUR
House	Multi-occupancy house / multi-family home
Total Space	ca. 743 m²
Condition of property	Completely renovated
Equipment	Terrace

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Energy Data

Energy Source	Electro
Energy information	At the time of preparing the document, no energy certificate was available.
Energy efficiency class	A+

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The property

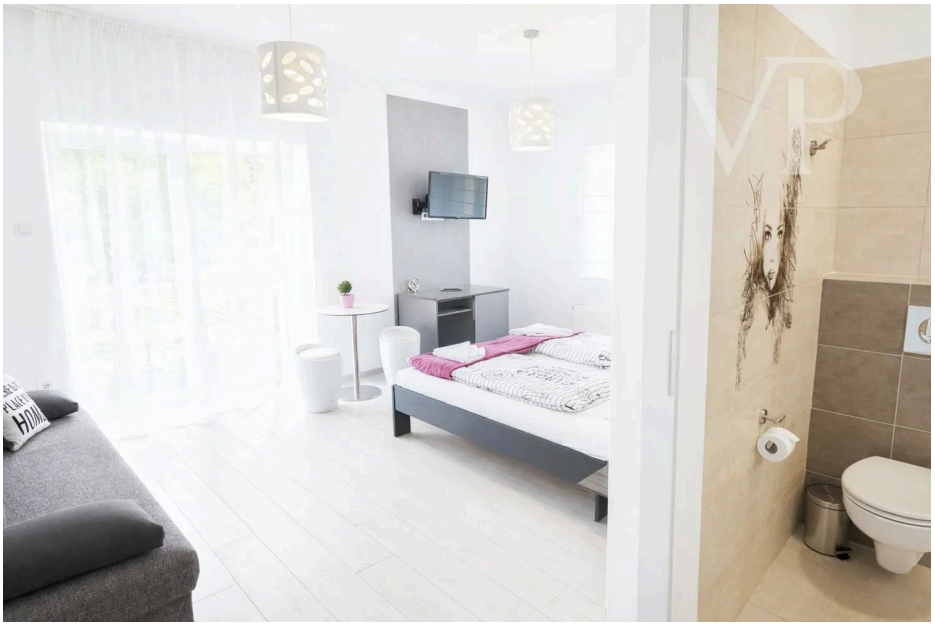




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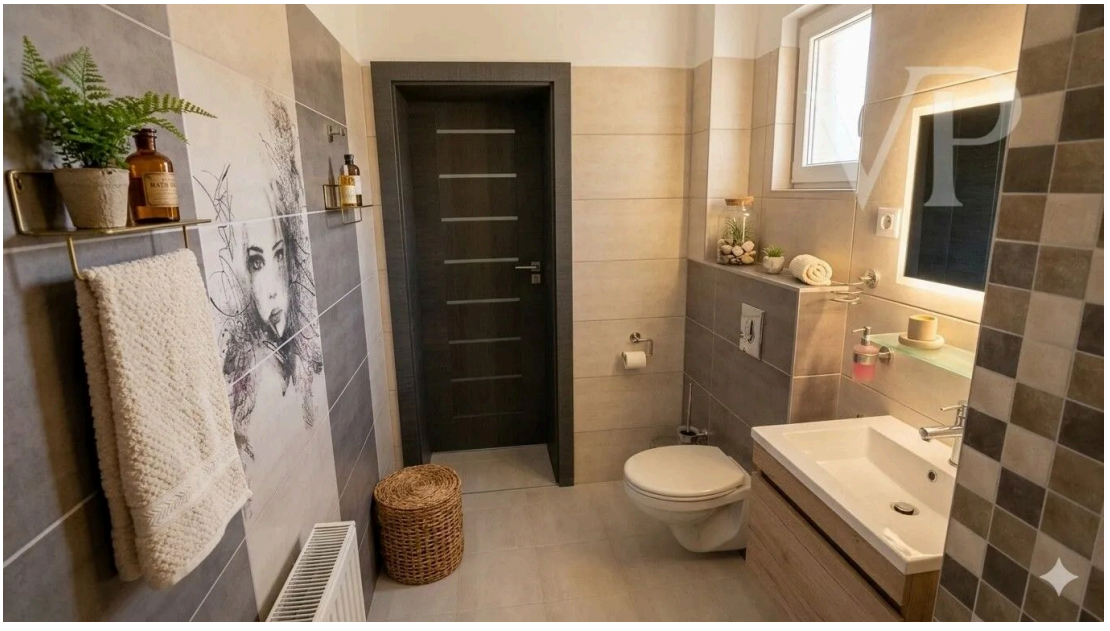




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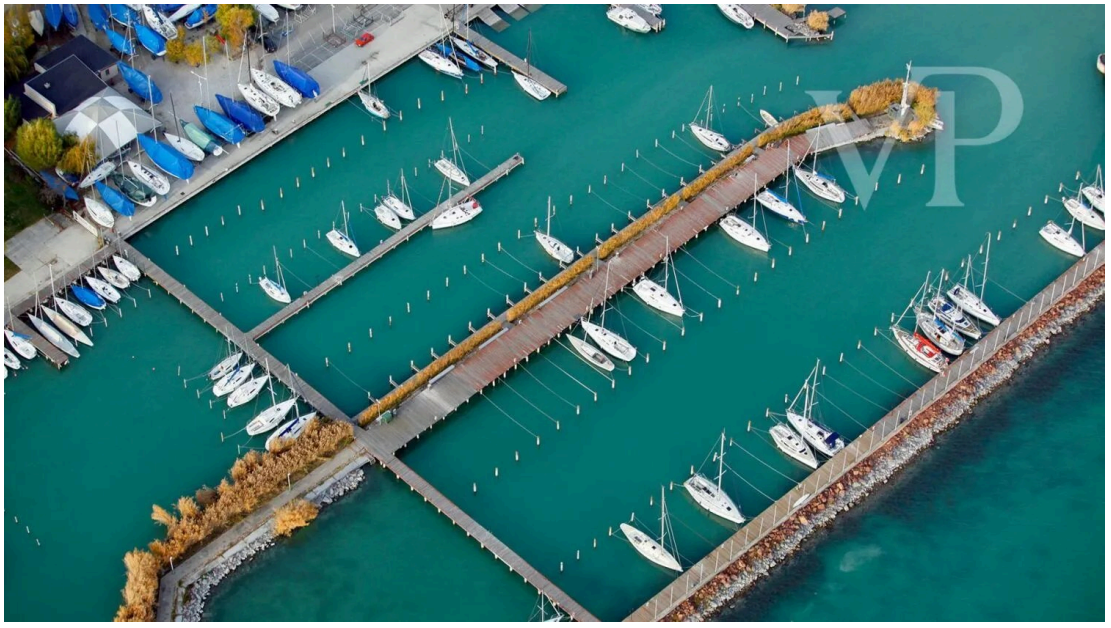
The property





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The property



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A first impression

We offer for sale a modern, "smart" hotel in one of the most popular, panoramic streets of Balatonfüred, only 10 minutes walk from the Esterházy beach, close to the waterfront.

Every detail of the property is designed for the comfort and satisfaction of the guests, with premium quality finishes. The hotel is currently operating successfully, with a stable, returning guest base, excellent reviews, its own website and community presence.

This well-established tourism business, which can be continued immediately, is an ideal choice for family businesses, couples or investors looking to take over and develop a well-established system.
The smart hotel system significantly simplifies day-to-day operations while offering cost-effective solutions:
Remotely controllable doors, gates, and heating—even from a mobile phone
Optimized energy consumption: heating and cooling can always be adjusted to current needs, resulting in significant savings
Simpler operation requiring less on-site staff and more transparent daily operations
Quick and flexible response: the system can be controlled remotely in real time (e.g., access control, temperature regulation)

Thanks to smart solutions, the property not only offers a modern guest experience but also ensures predictable, efficient, and easily manageable operations for the owner in the long term.

Key features and specifications:
The building has undergone a complete renovation in 2020 (water, electricity, sewerage and heating system, 25 cm thermal insulation).
14 + 3 bedrooms, 3 floors, smart house on a plot of more than 1000 m² in a waterfront area of Balatonfüred.
220 m² of floor space per level, total 743 m² (including balconies and basement)
9 balconies (43 m²), cellar: 40 m²

Distribution of premises:
Basement: boiler room, laundry room, storage room, ironing room
Ground floor: 2 apartments (1 room and 2 rooms), kitchen, breakfast/event room for 15-25 people, sauna and wellness area, reception, office, guest toilet
1st floor: 5 rooms with balconies (3 single, 2 double), common kitchenette
2nd floor: 7 rooms (4 with balcony)
All rooms have private bathroom, mini-fridge, air conditioning, TV, safe and hairdryer.
Comfort is ensured by heavy-duty beds and quality mattresses. TV channels available in more than 8 languages cater to international guests.

Extras and facilities
Zero overheads:
43 solar panels provide annual electricity supply
2 16 kW air-source heat pumps for heating
Smart system: card rooms, remote control of doors, gates and heating
Individual LED mood lighting in all rooms
8 camera security system, full WiFi coverage

Garden and outdoor amenities:
Pavilion and covered summer kitchen
Automatic irrigation system with drilled well
Bicycle storage
14 enclosed parking spaces
2 electric car chargers
The property is unencumbered and is currently used as a private residence with continuous occupancy.

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Contact partner

For further information, please contact your contact person:

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