Balatonkenese

EXCLUSIVE INVESTMENT OPPORTUNITY IN BALATONKENESE

Property ID: HU26439944



PURCHASE PRICE: 1.789.000 EUR • LAND AREA: 1211 m^2

Property ID: HU26439944 - 8174 Balatonkenese

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At a glance

Property ID	HU26439944	Purchase Price	1.789.000 EUR
		Hospitality industry	Hotels

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The property





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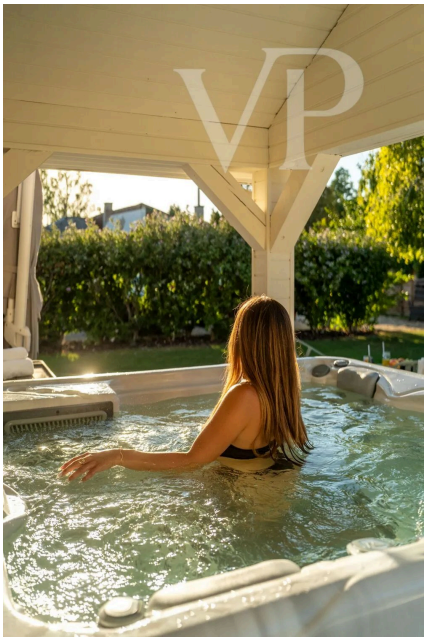




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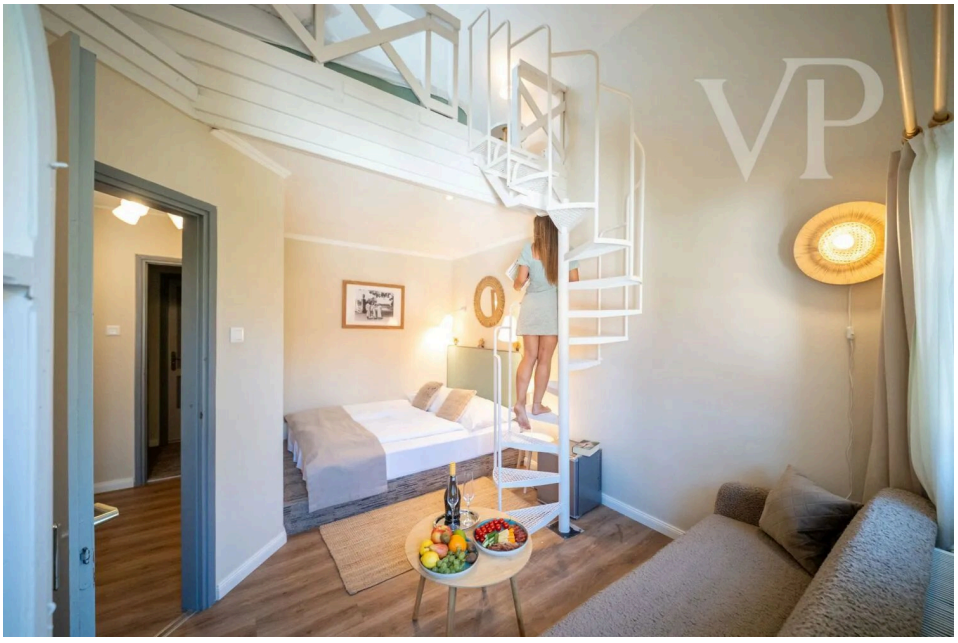




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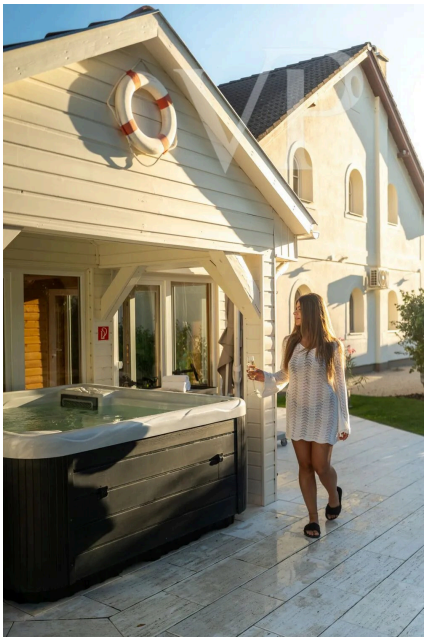




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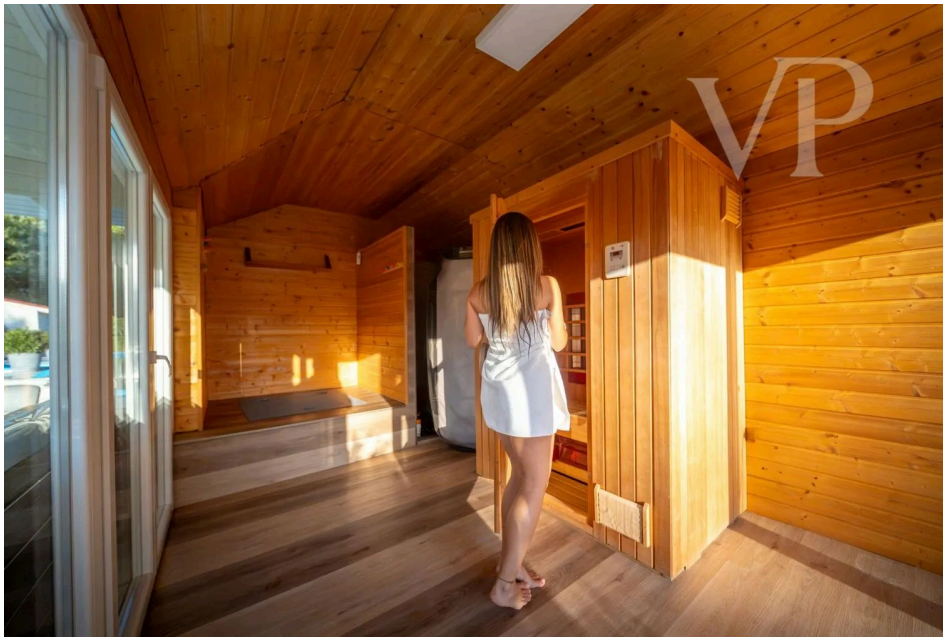




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A first impression

EXCLUSIVE INVESTMENT OPPORTUNITY IN BALATONKENESE – AN ESTABLISHED, PROFITABLE BOUTIQUE HOTEL WITH A COMPLETE BUSINESS CONCEPT FOR SALE!

Where the Lake Balaton lifestyle, elegance, and business opportunity come together!

In a popular, easily accessible part of Balatonkenese, we are offering for sale a mini-hotel with a unique atmosphere and sophisticated design—currently operating successfully and profitably—featuring 11 guest rooms and 2 spacious suites, offering wellness services.

This property is much more than just a hospitality business: it's a well-established, functioning business model with a loyal customer base, fully equipped, and backed by transferable professional know-how.

It is the ideal choice for anyone looking to make a long-term, value-retaining, income-generating investment in one of Lake Balaton's attractive towns, even with the option of taking over the business immediately.

HIGH-END ACCOMMODATIONS – COMFORT AND PRIVACY

The mini-hotel's well-thought-out design perfectly serves both guest comfort and the cost-effective operation of the property.

The upper floor features 11 guest rooms with double beds, each equipped with its own bathroom featuring a shower. The uniformly designed rooms provide a pleasant, intimate setting for couples seeking relaxation as well as for business travelers.

The ground floor features an additional 2 suites, each capable of comfortably accommodating four people. These are particularly appealing to families, small groups of friends, and guests planning longer stays.

The property thus features a total of 13 separate guest units, with a layout designed to accommodate a variety of guest needs.

STYLISH COMMON AREAS—WHERE EVERY DETAIL ENHANCES THE GUEST EXPERIENCE

Located on the ground floor is the hotel's cozy, elegant lobby, the centerpiece of which is a sophisticated and stylish communal lounge featuring an imposing fireplace.

This space is the perfect setting for intimate conversations, get-togethers with friends, evening relaxation, or even enjoying a pleasant drink.

The ground floor also features:

The reception desk for welcoming guests
The cozy bar
The fully equipped breakfast kitchen
A lounge with a fireplace for guests to spend time together
Two suites, each accommodating four people

The practical and harmonious layout ensures both the homey atmosphere of the accommodation and the conditions for its professional operation.

PRIVATE WELLNESS EXPERIENCE – RELAXATION AND RECHARGING THROUGHOUT THE FOUR SEASONS

One of the mini-hotel's greatest attractions is the carefully designed outdoor wellness area, which transforms the property into a true experience center.

Designed for guests' comfort and relaxation:

Outdoor swimming and relaxation pools
Comfortable sun loungers
Jacuzzi
Sauna
Cozy garden lounging areas
Covered gazebo, ideal for communal barbecues, gatherings with friends, and family get-togethers

The combination of wellness and community experiences makes this property particularly appealing to those seeking not just a room, but a comprehensive Lake Balaton getaway and lasting memories.

NOT JUST A SUMMER PROPERTY—A FOUR-SEASON BUSINESS OPPORTUNITY!

One of the property's most significant investment advantages is that it is not reliant solely on the Lake Balaton summer season!

The mini-hotel is currently operating profitably and enjoys significant guest traffic and favorable occupancy rates during the fall, winter, and spring seasons as well.

This business model offers a major advantage over purely seasonal Lake Balaton accommodations and provides an excellent foundation for the business's further development.

ALSO VERSATILE AS AN EVENT VENUE

The combination of accommodation capacity, common areas, the wellness center, and

outdoor facilities offers numerous additional business opportunities.

Among other things, the property offers excellent opportunities for:

Intimate, small-scale weddings and family celebrations
Birthdays, anniversaries, and gatherings with friends
Corporate events and team-building programs
Exclusive, private wellness weekends
Themed retreats and community programs
High-quality, experience-focused school field trips
Multigenerational family vacations

all tailored to the nature and size of each event.

One property—countless business opportunities!

EXCELLENT LOCATION – CLOSE TO THE CAPITAL

Balatonkenese is one of Lake Balaton's most popular and easily accessible towns, offering exceptionally convenient access from Budapest.

The property is just a 50-minute drive from the capital under favorable traffic conditions, making it an attractive destination not only for extended vacations at Lake Balaton but also for short weekend getaways and corporate events.

Parking is available for guests.

AN INVESTMENT THAT INCLUDES AN OPERATING BUSINESS!

The current owner does not merely wish to sell the lot and the property located on it.

The purchase offer also includes the opportunity to take over a complete, operating business concept!

The package includes:

The property and the land it sits on
All furnishings for the accommodation
All movable property and equipment related to operations
An established, loyal customer base
Professional experience and know-how accumulated during operations
An established business model that is currently operating profitably

This is a particularly valuable opportunity for investors who do not wish to start an accommodation business from scratch but are looking for an already operational business opportunity with an established market presence.

KEY FEATURES OF THE PROPERTY

Location: Balatonkenese
Property Type: Mini-hotel / boutique-style accommodation
Guest Rooms: 11 rooms with double beds and private bathrooms
Suites: 2 suites, each accommodating 4 guests
Total Number of Accommodation Units: 13
Wellness: Pool, hot tub, sauna, sunbathing area
Common areas: Lobby with fireplace, reception, bar, breakfast kitchen
Outdoor amenities: Covered gazebo, outdoor grill, relaxation area
Parking: Provided
Operations: Established, profitable, year-round hospitality business
Sale: Real estate, fixtures, furnishings, customer base, and know-how as a package

A UNIQUE OPPORTUNITY FOR THOSE WHO ARE NOT JUST BUYING REAL ESTATE, BUT A FUTURE AND BUSINESS POTENTIAL!

Lake Balaton is an attractive destination year-round, and the demand for quality accommodations offers a valuable opportunity for savvy investors.

This mini-hotel in Balatonkenese combines the charm of a warm hospitality experience, the appeal of wellness services, the potential of event tourism, and the benefits of an established business.

We are not merely offering a property for sale, but a proven business concept whose story the new owner can continue to write.

If you are looking for a unique, versatile, and income-generating investment on Lake Balaton, we would be happy to provide you with further information and arrange a personal viewing.

Throughout the entire purchase process, we assist our clients with reliable legal representation, legal support, and, upon request, personalized loan processing and financing advice.

Please feel free to contact us and discover this exceptional business opportunity on Lake Balaton for yourself!

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Contact partner

For further information, please contact your contact person:

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