

Balatonudvari

# Exceptional villa on the north shore of Lake Balaton - Tuscan atmosphere, contemporary luxury

Property ID: HU25439536



PURCHASE PRICE: 1.900.000 EUR • LIVING SPACE: ca. 500 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 4.250 m<sup>2</sup>

Property ID: HU25439536 - 8242 Balatonudvari

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## At a glance

|                      |            |
|----------------------|------------|
| Property ID          | HU25439536 |
| Living Space         | ca. 500 m² |
| Rooms                | 10         |
| Bedrooms             | 7          |
| Bathrooms            | 7          |
| Year of construction | 1940       |

|                       |                      |
|-----------------------|----------------------|
| Purchase Price        | 1.900.000 EUR        |
| Condition of property | Completely renovated |
| Construction method   | Solid                |
| Equipment             | Terrace, Guest WC    |

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## Energy Data

Energy certificate  
valid until

04.02.2025

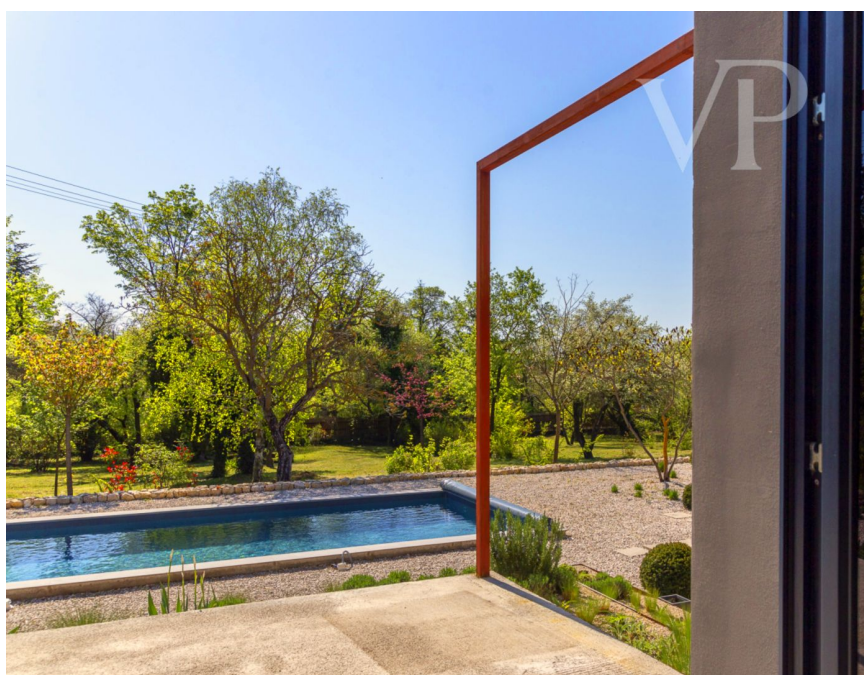
Energy Certificate

Energy demand  
certificate



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## The property





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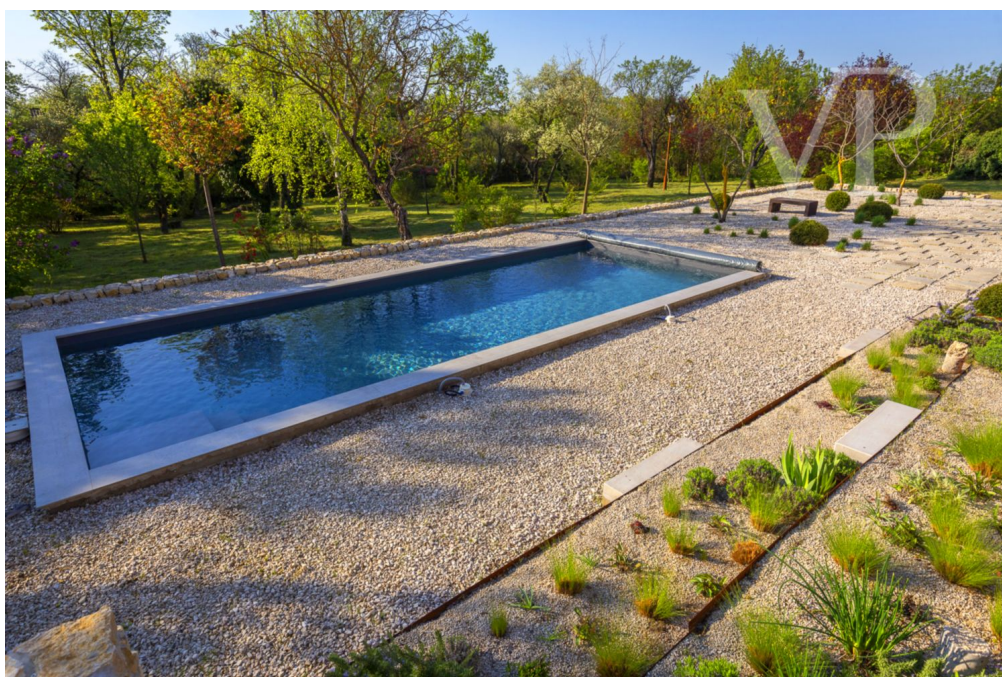
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## A first impression

Exceptional villa on the north shore of Lake Balaton - Tuscan atmosphere, contemporary luxury,

In Balatonudvari-Örvényes, one of the most charming villages on Lake Balaton, we offer for sale a unique, mansion-style, multi-family villa. The property, originally built in 1940, underwent a complete, premium quality reconstruction between 2021-2022, with special attention to the preservation of the building's historical values and the modern, yet harmonious reinterpretation of the interiors.

The house has a unique history: it was designed by a Hungarian aristocrat inspired by his travels in Italy. The Tuscan character of the building has been not only preserved but also subtly emphasised. The refined elegance of the interiors is complemented by unique contemporary furniture and exotic, sophisticated Asian-inspired elements.

The interiors are characterised by nearly 3 metre high ceilings, extra-large windows and thoughtful interrelationships that create a sense of luxury, spaciousness and a special atmosphere. The stylistic eclecticism of the interiors is both inspiring and reassuring.

The large garden is designed to create an outdoor living space in keeping with the character of the villa:

- 10×4 m heated-cooling pool,
- modern sauna house with Finnish and infrared saunas,
- panoramic terraces,
- beautiful plants.

The property has three independent apartments with separate entrances:

- On the ground floor there is a 240 sqm double-terrace residence with an impressive kitchen-dining-living room with a spacious communal area.

The living area on this level comprises two bedrooms of 35 sqm each with en-suite bathrooms, and a 12 sqm guest bedroom with guest laundry and utility room.

- On the upper floor there are two 115 sqm two-bedroom apartments with American kitchen/living room, bathrooms and a 22 sqm shared terrace with panoramic views of Lake Balaton.

- In the attic there is the possibility to build an additional exclusive suite of almost 150 sqm.

The property is furnished to an impressive and impeccable standard: all built-in furniture is custom-made from premium materials, designer furniture is from renowned brands, and the seven bathrooms are fitted with luxury tiling and sanitary ware.

The special furniture alone is worth up to HUF 40 million, which is not included in the price.

The Mediterranean atmosphere continues in the garden: outdoor living spaces are directly linked to the style of the house.

The 10×4 metre heat pump heated swimming pool, the sauna house (with Finnish and infrared saunas, light therapy system), and the special planters and garden furniture create an elegant relaxation garden. The garden's flora has been carefully designed, while the back has retained its natural, wildlife-like atmosphere.

The location is also excellent: Tihany, Balatonfüred, Vászoly and Dörgicse are only 10 minutes away by car, while the local pier at Lake Balaton, is a 3-minute walk away. For golf lovers, the Balaton Golf Resort is just 5 minutes away.

This villa is recommended for those who appreciate tranquillity, closeness to nature and luxury - but do not wish to compromise on style, comfort and experience.

Several generations or several families can live here together, yet in privacy, in maximum comfort, enjoying the Balaton experience to the highest possible standard.

A special building, you will surely not find anything like it at Lake Balaton, this is a unique opportunity!

Ideal for investors, it can also be used for rental purposes due to the separate living spaces.

Tuscan atmosphere, contemporary luxury, close to nature. Do not miss this chance to buy it!



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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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