



## Hungary. Tiszaug. Hotel with a bank. Area:2100 m2



### Informações do Revendedor

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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 4,546,129.34

### Localização

Country:	Hungria
State/Region/Province:	Bács-Kiskun
Cidade:	Tiszaug
Address:	Тисауг
Adicionado:	04/04/2025

Informação adicional:

Hungary. Tiszaug. Hotel with a bank. Area:2100 m2

Plot area:18000 m2

Bedrooms:24

Bathrooms:24

Number of floors:3

Built:1995

Major renovation:2022

Energy efficiency class:BB

4,000,000 €

- Triple-glazed windows
- Income property
- Best price/quality
- Beach nearby
- Solar energy collection
- Mixed hot central heating
- Thermal bath
- Lakeside
- Finnish sauna

Equipment

- Water supply onsite



- Gas onsite
- Gas heating
- Sewage onsite
- Electricity onsite

#### Features

- Pool
- Additional parking
- Internet
- Cable TV
- Air conditioning
- Telephone

A 24-room, four-star hotel with its own bank, Tisza, is for sale as a unique investment opportunity. The area of the property is 18,000 m<sup>2</sup>, and the usable area of the building is 2,100 m<sup>2</sup>. The property was completely renovated by the owner in 2022 with great care and professionalism.

The hotel building can be operated at an optimal cost level thanks to modern investments in energy supply. Triple-layer windows, a 15 cm thick insulated façade and 25 cm thick insulated roof planes contribute to sustainable operation. In addition, 28 solar panels and a pellet boiler, which works in addition to gas heating, also help reduce maintenance costs.

The entire hotel building is air-conditioned. Hotel rooms and facilities:

- 24 hotel rooms with bathrooms (60 beds)
- Furnished restaurant for 100 people (300 m<sup>2</sup>) with built-in audio and video equipment
- Conference room for 55 people (70 m<sup>2</sup>)
- Bowling
- Equipped kitchen
- Indoor swimming pool (150 m<sup>2</sup>): heated pool, jacuzzi, sauna, solarium

In addition to the above, the hotel building has 4 staff rooms with bathrooms, as well as an owner's apartment (120 m<sup>2</sup>) with a living room, 2 bedrooms, a kitchen and a bathroom.

The front terrace (250 m<sup>2</sup>) is furnished, the back terrace is also fully furnished. The building also has a well-kept garden and an outdoor heated pool (115 m<sup>2</sup>).

Other features of the property include a giant 100m slide, a beach volleyball c

## Lease terms

Date Available:

## Contact information

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