



For Sale: Modern New-Build Apartment in Alsóörs, Opposite the Beach! Code: #I190

Price: 85 M HUF



Town: Alsóörs
Floor area: 44 m²
Type: apartment
Floors: 4
Floor: 1
Elevator: yes
Room: 2
Balcony: 10 nm
Bathroom and WC: separately
Beach distance: 100 m
Heating: Heat pump
View: panoramic
Parking: on the street (free)
3 layers of glass: yes
Pool: yes
Built: 2022

A modern, newly built 44+10 m² apartment, completed in 2022, is for sale in one of Alsóörs' highest-quality residential buildings, offering a partial panoramic view of Lake Balaton.

The property is located directly across from the beach, making it an ideal choice both as a holiday home or a permanent residence.

About the Building

This modern, four-storey building with an elevator features well-maintained common areas and its own swimming pool. Monthly maintenance fee: 22,000 HUF, including pool maintenance and elevator operation.

Apartment Features

- **Size:** 44 m²
- **Layout:** open-plan living room with kitchen + separate bedroom
- **Bathroom and separate toilet**
- **10 m² terrace** with partial lake view, accessible from both the living room and bedroom
- **Ceiling-mounted heat pump system** for heating and cooling + **underfloor heating** in the bathroom
- **Excellent insulation, triple-glazed plastic windows with mosquito screens**

Low running costs:

- Electricity: approx. 10,000 HUF/month
- Water: approx. 5,000 HUF/quarter

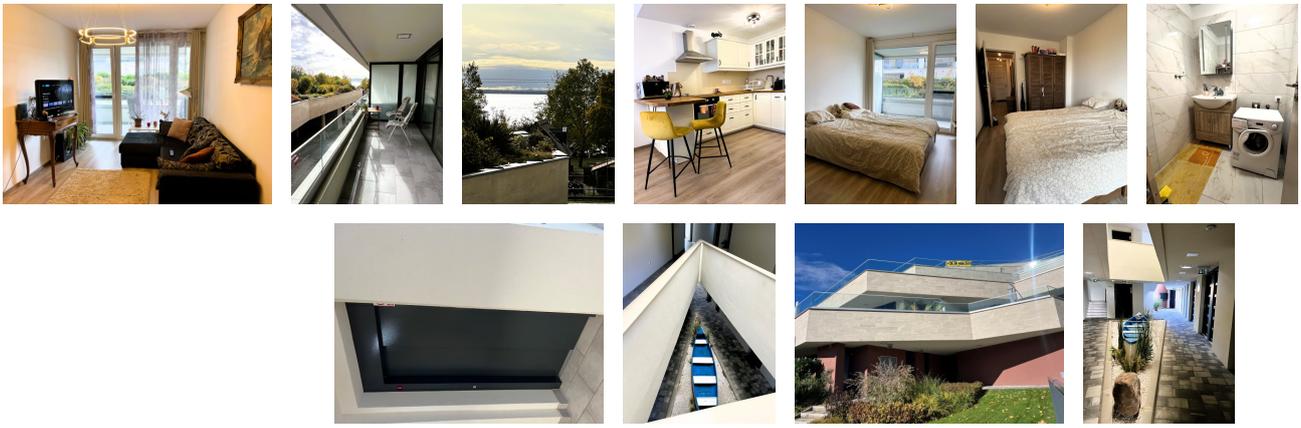
Parking and Surroundings

While there is no private parking space, free street parking is available nearby. The neighborhood is peaceful, green, and well-maintained. The beach, marina, restaurants, shops, and all essential services are just a short walk away.

Additional Highlights

- Like-new, move-in ready condition
- High technical standards
- Excellent location, value-stable investment

This apartment is the perfect choice for anyone looking for a modern, high-quality home or investment property right next to Lake Balaton.



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