



**Invest
Home**
REAL ESTATE

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(Wij spreken Nederlands, Engels, Frans en Duits.)



33439 Family house



Price: 512 953 €

House area	226,46 m ²		
Lot size	786 m ²		
Rooms	5	Kitchens	1
Bathrooms	2	Storage	1
Living rooms	1	Floors	2
Built	2022		
From Lake Balaton	0 km, 0 min.		
From Spa Hévíz	11,7 km, 17 min.		
Energy efficiency			

Features

- 3 layered windows
- Balaton property
- Extra quality
- Golf court nearby
- Shopping area nearby
- Solar panel
- Thermal bath nearby
- Yacht Club nearby

Total size of the family house: - total net area: 253.52 m² - lower level: 54.59 m² - ground floor: 169.42 m² residential building (125.9 m² net living space) and 16.46 m² covered and 27.06 m² open terrace - gallery: 19.35 m² - 2nd terrace: 10.07 m² - Architectural and technical content: the house is practically a passive house - Utilities: electricity 3x32A, water, sewage, rainfall storage Solar panel system sized according to the electricity consumption of the house. Heating: heating film on the base and ceiling infrared panels per room, currently the most modern heating methodology. Cooling: dimensioned air conditioning with heat pump or an optional other system. Cooling/heating: heat pump, heating pipes in the base (floor heating), cooling pipes on the ceiling (ceiling cooling). Hot water: electricity + storage Weak current: TV, internet connection, alarm installation in each room. External car charging connection point installed at the car park. Connection to the jacuzzi built on the lower terrace, as well as to the more powerful electric grill, an infrared radiator will be installed on the ceiling of the covered terrace for the possibility to use by colder weather as well. The upper wall is from 50 cm Wienerberger smart brick (laser cut, glued), outer layer 2 cm heat-insulating colored plaster, interior walls painted white with washable paint. Due to the absolutely extra brick, the building has no Nikecel, so this type of insulation is better, and the house is practically passive. The windows are made of 6-chamber plastic profile with three layers of