



## Excellent 12 Bedroom Ecolodge For Sale In Szabadszállás



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 584,976.63

### Elhelyezkedés

Ország:	Magyarország
Állam/Régió/Tartomány:	Bács-Kiskun
Város:	Szabadszállás
Cím:	Szabadszállás, Balázspuszta
Irányítószám:	6080
Feladta:	2025. 04. 12.

Leírás:

Excellent 12 Bedroom Ecolodge For Sale In Szabadszállás Hungary

Esales Property ID: es5554558

### Property Location

Balázspuszta tanya 90  
Szabadszállás

Bacs-Kiskun  
6080  
Hungary

### Property Details



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## An Unparalleled Opportunity: Acquire a Thriving Turn-Key Ecolodge in the Heart of Hungary's Premier National Park – A Gateway to Central European Birding, Wildlife, and Photography Excellence

### For Sale: Kondor Ecolodge – Your Established Sanctuary in the Kiskunsag National Park

Nestled within the breathtaking tapestry of Hungary's Kiskunsag National Park, a region renowned for its exceptional biodiversity and captivating landscapes, an extraordinary opportunity awaits the discerning investor or passionate conservationist. Kondor Ecolodge, a fully operational and meticulously appointed Birding, Wildlife & Photography Centre, is now offered for sale at an undeniably attractive price. This is not merely a property acquisition; it is the chance to inherit a legacy of sustainable tourism, seamlessly integrated into one of Central Europe's most ecologically significant areas.

Imagine stepping into a world where the symphony of avian calls greets you each morning, where the rustling of grasslands hints at the presence of rare wildlife, and where the golden light of dawn paints a picturesque backdrop for unforgettable photographic pursuits. Kondor Ecolodge provides precisely this experience, offering a unique and immersive connection with nature that draws eco-conscious travelers, avid birdwatchers, passionate wildlife enthusiasts, and keen photographers from across the globe.

#### A Strategic Location within a Natural Paradise:

The strategic positioning of Kondor Ecolodge offers an unparalleled blend of natural tranquility and convenient accessibility. Situated less than 80 kilometers (50 miles) from the bustling Budapest Ferenc Liszt International Airport, guests can seamlessly transition from international travel to the serene embrace of the national park in under an hour. Furthermore, the vibrant cultural and historical attractions of Budapest, Hungary's captivating capital city, lie just a short 100-kilometer (65-mile) journey away, offering opportunities for enriching day trips and urban exploration.

The ecolodge resides in the very heart of the Kiskunsag National Park, a vast expanse of protected land celebrated for its unique and diverse ecosystems. This central location places you and your guests at the epicenter of a natural wonderland, home to an extraordinary array of wildlife and bird species that are highly sought after by enthusiasts worldwide. The park's diverse habitats, ranging from expansive grasslands and ancient forests to intricate networks of alkaline and oxbow lakes, meandering channels, and life-giving rivers, create a haven for a remarkable concentration of biodiversity.

Within an hour's reach in virtually every direction, the varied landscapes of the Kiskunsag unfold, promising an ever-changing panorama of natural wonders. Explore the shimmering surfaces of alkaline lakes, vital breeding and feeding grounds for numerous waterbirds. Discover the intricate waterways of oxbow lakes, teeming with fish and amphibians. Follow the course of the mighty Danube and Tisza rivers, their floodplains supporting a rich tapestry of flora and fauna. The sheer variety of habitats within close proximity ensures an unparalleled diversity of wildlife encounters and photographic opportunities.

#### A Birdwatcher's and Wildlife Photographer's Dream:

For those with a passion for avian life, Kondor Ecolodge is nothing short of a paradise. The immediate surroundings of the property and the easily accessible areas within walking distance teem with a dazzling



array of bird species. Imagine the thrill of spotting a vibrant Roller in flight, the flash of a Bee-eater as it hunts, the distinctive call of a Hoopoe, or the melodious song of a Golden Oriole. The nocturnal world also reveals its treasures, with the possibility of encountering the elusive Little and Scops Owls, or the haunting churr of a Nightjar.

The surrounding habitats further enrich the avian spectacle, providing opportunities to observe the majestic Great Bustard, one of Europe's heaviest flying birds, the swift and powerful Saker Falcon, and the regal Imperial Eagle soaring high above. The discerning birder will also be rewarded with sightings of the Lesser Grey and Red-backed Shrikes, and the subtle beauty of the Lesser-spotted and Black Woodpeckers, among a plethora of other fascinating species.

Beyond the avian realm, the Kiskunsag National Park shelters a wealth of other wildlife, offering captivating encounters for nature enthusiasts and photographers alike. From graceful deer grazing in the grasslands to elusive amphibians inhabiting the wetlands, the park provides a stage for observing the intricate web of life in its natural splendor.

### A Property Designed for Immersion and Comfort:

Kondor Ecolodge itself is a testament to thoughtful design and a deep respect for the surrounding environment. The property spans a generous 6000 square meters (1.4 acres), providing ample space for guests to relax and explore. In addition to this, a dedicated 540 square meter area features meticulously designed ponds, specialized photography and wildlife-watching hides, and strategically placed feeders, all aimed at enhancing the guest experience and maximizing opportunities for observation and photography.

The accommodation comprises four charming, traditional Hungarian buildings, each adorned with distinctive thatch roofs that blend seamlessly with the natural landscape. These buildings house a total of twelve comfortable double or triple rooms, ensuring ample capacity for individuals, couples, and small groups.

### A Closer Look at the Accommodations:

\* The Heritage Building: One of the jewels of the ecolodge is a beautifully modernized 150-year-old building, exuding character and charm. Retaining its antique furniture and traditional ambiance, this building offers three unique rooms (two standard, one smaller), each with its own separate entrance and private en-suite facilities, ensuring privacy and convenience for guests. The building spans 96 square meters, offering a sense of spaciousness and historical immersion.

\* The Chalet Retreat: Another building offers a cozy chalet-style experience with two separate rooms, each featuring its own en-suite bathroom. This 52-square-meter building provides a comfortable and private haven for guests seeking a more intimate setting.

\* The Hidden Gem: The Wine Cellar: Beneath the chalet-style building lies a charming and atmospheric wine cellar. This unique space offers an ideal setting for special dinners, wine tastings, or simply a quiet retreat to savor local flavors in a traditional Hungarian ambiance.

\* The Modern Owner's Residence: A contemporary building, spanning 52 square meters, currently serves as the owner's residence. This thoughtfully designed structure features two separate rooms, each with its own en-suite bathroom and a bright and airy sleeping area upstairs. Modern Velux windows on both sides



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flood the upper level with natural light, complementing the light wooden interior and creating a comfortable and inviting living space. This building could easily be adapted for additional guest accommodation if desired.

\* **The Central Hub: The Main Building:** The heart of the ecolodge is the substantial two-story main building, encompassing a generous 196 square meters with a large cellar below. This building serves as the central point for guest interaction and essential services. It houses five rooms, two of which share a bathroom, offering flexible accommodation options. The main building also features a spacious restaurant, a decorative bar perfect for evening relaxation and socializing, a fully equipped commercial kitchen ready to cater to guests' culinary needs, a welcoming reception area for guest arrivals and inquiries, a comfortable TV room for leisure time, separate restroom facilities for guests, and ample washing and storage rooms, ensuring the smooth operation of the ecolodge.

### A Comprehensive Turn-Key Package:

The sale of Kondor Ecolodge includes a comprehensive package designed for a seamless transition and immediate operation. All existing furniture, including several solid and attractive garden furniture pieces, is included in the sale. Furthermore, all essential equipment and a fully installed alarm system are part of the offering, providing security and peace of mind.

For the dedicated wildlife photographer, the inclusion of five professionally designed photography hides represents a significant asset. These hides are strategically located within the property and surrounding areas to maximize opportunities for capturing stunning images of the local birdlife and wildlife in their natural habitats.

### An Opportunity to Expand and Inherit a Legacy:

Beyond the tangible assets, the sale of Kondor Ecolodge presents a unique opportunity to acquire a well-established and internationally recognized ecotourism business. The current owners are open to negotiating the inclusion of several valuable intangible assets, providing a significant head start for the new owner:

\* **A Professional Online Presence:** The sale can include the ecolodge's established commercial website, <http://www.kondorecolodge.hu>. This website serves as a crucial marketing tool, attracting bookings and providing essential information to potential guests.

\* **A Legacy of Expertise:** For those wishing to continue and expand the existing ecotourism activities, the owners are willing to negotiate the transfer of their close to 30-year-old, internationally renowned company. This includes a wealth of invaluable contacts within the tourism industry and local conservation organizations, future bookings already secured, and expertly designed tour itineraries that showcase the best of the Kiskunsag National Park and the surrounding region. This represents an exceptional opportunity to inherit a thriving business with a strong reputation and a solid foundation for future growth.

### Your Gateway to Sustainable Tourism in Central Europe:

This is more than just a property sale; it is an invitation to become a custodian of a natural treasure and a



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leader in sustainable tourism within Central Europe. Kondor Ecolodge offers a unique blend of comfortable accommodations, exceptional wildlife viewing opportunities, and a prime location within a protected national park. Whether you are an experienced ecotourism operator looking to expand your portfolio, a passionate conservationist seeking a meaningful venture, or an astute investor recognizing the growing demand for nature-based travel, Kondor Ecolodge presents an unparalleled opportunity to realize your vision.

Embrace the chance to own a thriving business that celebrates the beauty and biodiversity of Hungary's Kiskunsag National Park. Become the steward of this exceptional property and continue the legacy of providing unforgettable experiences for birdwatchers, wildlife enthusiasts, and photographers from around the world. Do not miss this rare opportunity to acquire a turn-key ecolodge in a truly remarkable setting. Contact us today to learn more and begin your journey into the heart of Central European nature.

## ABOUT THE AREA

Kecskemét is a city with county rights located in central Hungary, serving as the capital of Bács-Kiskun county. Situated on the Great Hungarian Plain, between the Danube and Tisza rivers, it holds historical significance as a market town, a designation it maintained for centuries. The fertile sandy soil surrounding Kecskemét has earned it the moniker 'Orchard of Hungary,' renowned for its fruit cultivation, particularly apricots, which are used to produce the region's famous apricot brandy, pálinka. The city's history dates back to the Árpád dynasty, and it later thrived under Ottoman rule, which granted it special protection, allowing it to develop its unique agricultural and trading character.

Culturally, Kecskemét boasts a rich heritage, evident in its diverse architecture, which notably features numerous prominent examples of Hungarian Art Nouveau. The city's main square is adorned with stunning buildings in this style, including the City Hall and the Cifrapalota (Ornamented Palace). Kecskemét is also known for its vibrant arts scene, hosting the biennial Kecskemét Animation Film Festival, which draws international attention. The city is the birthplace of the renowned composer Zoltán Kodály, whose legacy is preserved through the internationally acclaimed Zoltán Kodály Institute of Music Pedagogy. Museums such as the Museum of Hungarian Native Artists and the Hungarian Museum of Photography further enrich the cultural landscape.

Economically, while still significant for its agriculture and food processing industries, including the production of preserves, syrups, and the celebrated pálinka, Kecskemét has also developed into a modern industrial center. Key sectors include textiles, the manufacture of agricultural machinery, and notably, the automotive industry, with the establishment of a major Mercedes-Benz plant. This blend of traditional agricultural importance and contemporary industrial growth defines Kecskemét's current economic standing within Hungary.

In terms of air travel, the nearest major international airport to Kecskemét is Budapest Ferenc Liszt International Airport (BUD), located approximately 70 kilometers northwest of the city. The airport offers extensive domestic and international flight connections, making Kecskemét accessible to visitors from around the world via a relatively short journey by road or rail. While Kecskemét does have a local air base (Kecskemét Air Base – LHKE), it primarily serves military purposes and hosts air shows rather than regular commercial passenger flights. Therefore, Budapest Airport serves as the primary gateway for



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air travel to and from Kecskemét.

Kondor EcoLodge is about 80kms South of Budapest Airport and 25kms West of Kecskemét City, North of the road52, between 2 tiny settlements of Fülöpháza and Balázspuszta at the 16th km-stone on the road between Kerekegyháza and Szabadszállás.

## Directions

If you come by car from Budapest use highway number5 South towards Kecskemet, but leave the highway at Lajosmizse, then in Lajosmizse follow the sign towards Kerekegyhaza. This road is quite uneven. From Kerekegyhaza turn towards Szabadszállás. After about 5 kms at the 16th kilometer-stone you will see a sign to right with Kondor Tanya Panzio.

You can reach us by public transportation from Budapest as well, using a train starting from Nyugati Railway Station. At Kecskemét the bus station is walking distance from the main railway station. But be aware that daily just 1 or 2 buses which you can use to stop at our EcoLodge without changing buses.

## GPS coordinates

N 46.9182602 ; E 19.3980340

## MAiN FEATURES:

- \* 396m2 of living space
- \* 6450m2 plot
- \* 12 Bedrooms with 32 beds
- \* 12 Bathrooms
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Hungary
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Gyakori

Hálósobák:	12
Fürdőszobák:	12
Kész négyzetméter:	396 nm

## Lease terms

Date Available:

## Contact information



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IMLIX ID:

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