



## Thermal & Nature Bath Spa For Sale In Gelse



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,043,302.57

### Posizione

Nazione:	Hungary
Cap:	8774
Pubblicato:	29/02/2024

Descrizione:

Thermal & Nature Bath Spa For Sale In Gelse Hungary

Esales Property ID: es5554053

Property Location

Gelse

Hungary

Property Details

Seize the Opportunity: Revitalize a Promising Thermal and Nature Spa in Western Hungary

Nestled amidst the picturesque landscape of western Hungary lies a hidden gem – a thermal and nature spa awaiting its renaissance. Built in 2008 and operational until 2012, this property boasts immense potential for revitalization, offering a unique investment opportunity in the burgeoning wellness tourism



sector.

## Unveiling the Potential:

Standing in pristine condition despite its temporary closure, the spa boasts a sprawling net floor area of 2,873 square meters, situated upon a generous 21,233 square meter plot. This expansive space offers ample room for existing and potential future endeavors. With minimal investment compared to its inherent value, the spa can be swiftly brought back to life, welcoming guests seeking rejuvenation and well-being.

## A Haven of Thermal Bliss:

The spa's heart lies in its access to a natural thermal well, a precious resource unique to Hungary. This well provides water at a comfortable temperature of 43 degrees Celsius, ideal for a multitude of therapeutic and recreational purposes. Hungarian thermal water is renowned globally for its exceptional quality and quantity, making it a valuable asset in the spa's repertoire.

## Embracing the Trend of Wellness Tourism:

The global landscape of tourism is witnessing a surge in medical and health tourism, a trend poised for further growth in Europe, including Hungary. This rising demand aligns perfectly with the spa's offerings, catering to individuals seeking natural healing, a healthy lifestyle, and preventive care. Furthermore, the increasing focus on fitness, wellness, and maintaining good physical condition fuels the potential of this spa.

## An Ideal Clientele Awaits:

An additional advantage comes from the European demographic shift, characterized by an aging population and a growing trend of delayed retirement. This segment actively seeks experiences that promote their well-being, making them a perfect fit for the spa's offerings.

## A Legacy of Relaxation and Rejuvenation:

During its years of operation, the spa offered an array of 7 pools and wellness services, catering to various needs. Guests seeking relaxation could indulge in experience pools featuring amenities like sole champagne, hot tubs, and a rolling river. Those seeking rejuvenation could find solace in sitting pools with thermal water, offering an intimate atmosphere for peaceful rest and recharge.

## Beyond the Water Therapy:

The spa further catered to holistic well-being by providing access to a Finnish sauna, a steam cabin, an infrared sauna, and a salt chamber. These facilities, along with the water therapies, offered a comprehensive approach to promoting physical and mental rejuvenation.

## Vision for the Future:



This already impressive spa holds the potential for further expansion. The existing infrastructure can be complemented by the addition of external pools, creating an even more comprehensive and enticing destination for wellness seekers. This expansion, coupled with strategic marketing and management, could solidify the spa's position as a leading player in the Hungarian wellness tourism market.

#### A Call to Action:

This unique property presents a compelling opportunity for investors seeking to capitalize on the growing wellness tourism trend. With its existing infrastructure, exceptional location, and access to natural thermal resources, this spa is poised for a remarkable revival. By embracing its potential, this haven of thermal and natural therapy can once again become a beacon of well-being, welcoming guests to experience the rejuvenating power of nature's embrace.

#### Additional Notes:

- \* The property's location within a charming village adds to its appeal, offering a tranquil environment conducive to relaxation and rejuvenation.
- \* Ample parking spaces (over 80) ensure convenient access for guests.
- \* This property presents an exciting opportunity for individuals passionate about creating a haven for holistic well-being.

Seize this opportunity and unlock the potential of this exceptional thermal and nature spa. Let this hidden gem rise once again, offering solace and rejuvenation to all who seek it.

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#### ABOUT THE AREA

Gelse is a picturesque village located in Zala County, Hungary, approximately 20 kilometers from the city of Zalaegerszeg. The village boasts a population of around 1,100 people and is known for its tranquil atmosphere, stunning natural beauty, and rich cultural heritage.

#### A Tapestry of History:

Gelse's history stretches back centuries, with evidence of human settlement dating back to the Neolithic period. The village has witnessed numerous historical events, including the Turkish invasion of Hungary in the 16th century and the Hungarian Revolution of 1848. Gelse's past is reflected in its architecture, with many of the village's buildings showcasing traditional Hungarian styles.

#### A Natural Paradise:

Gelse is surrounded by rolling hills, lush forests, and sparkling lakes, creating a breathtaking natural landscape. The village is home to a variety of flora and fauna, making it a haven for nature lovers. Visitors can enjoy hiking, biking, fishing, and bird watching in the surrounding countryside.



## A Vibrant Community:

Gelse is a close-knit community where residents are known for their hospitality and warmth. The village is home to a variety of community events and festivals throughout the year, providing opportunities for residents and visitors to come together and celebrate.

## A Place to Call Home:

Gelse offers a peaceful and relaxed lifestyle, making it an ideal place to raise a family or retire. The village is home to a number of amenities, including a school, a kindergarten, a grocery store, and a post office. Gelse is also well-connected to nearby towns and cities by public transportation.

## Things to See and Do:

- \* Visit the Gelse Roman Catholic Church: This beautiful church was built in the 18th century and is a must-see for any visitor to Gelse.
- \* Explore the Gelse Arboretum: This arboretum is home to a variety of trees and plants from around the world.
- \* Take a Hike in the Gelse Hills: The hills surrounding Gelse offer stunning views of the village and the surrounding countryside.
- \* Attend the Gelse Village Festival: This annual festival features traditional Hungarian music, dance, and food.

## Getting to Gelse:

Gelse is easily accessible by car, bus, or train. The nearest airport is located in Zalaegerszeg, approximately 20 kilometers from the village.

Gelse is a hidden gem in the heart of Hungary. With its rich history, stunning natural beauty, and vibrant community, Gelse is an ideal place to visit, live, and work.

## MAiN FEATURES:

- \* 21233m2 plot
- \* Stunning Views
- \* Private Parking
- \* Pool
- \* Spa Facility
- \* 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
- \* Thriving business

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## Comune

Finito piedi quadrati: 21233 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://www.youtube.com/embed/\\_i1opoA-vGs?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/_i1opoA-vGs?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

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