



A Romantic riverside cottage on the Danube and one Business building for sale in Komárom



Informazioni sull'Agente

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Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 200,220.06

Posizione

Nazione:	Hungary
Stato / Regione / Provincia:	Komárom-Esztergom
Città:	Komárom
Indirizzo:	Komárom
Cap:	2900
Pubblicato:	17/09/2025

Descrizione:

A Romantic riverside cottage on the Danube and one Business building for sale in Komárom Hungary

Esales Property ID: es5554785

Property Location

Komárom

Hungary

Price starts from 169,000 euros

Property Details



An Estate of Two Properties in Komárom, Hungary: A Unique and Diversified Investment

This estate represents an extraordinary and strategic investment opportunity, offering two distinct properties in the dynamically developing city of Komárom, Hungary. Each property, with its own unique characteristics and income potential, can be acquired separately or as a combined portfolio, providing a rare chance to own a diversified mix of residential, commercial, and hospitality assets. Together, they create a robust and highly profitable investment package in a city that is experiencing significant growth and increasing demand.

Property 1: The Romantic Riverside Cottage – €169,000 – 1+1/2+1/2 bedroom, 1 bathroom, 59 m3,

Address: Atanyember utca 24/A, Komárom, 2900, Hungary

This fully renovated, Provence-style holiday home is a perfect blend of a tranquil retreat and a profitable business. Located directly on the banks of the Danube, just steps from a free beach and a popular kayak and canoe station, it offers a serene, natural setting with stunning panoramic river views. The property's location is a major asset, highly sought after by tourists and locals alike.

This cottage is a testament to thoughtful renovation and stylish design. With a 59 m2 usable floor space, the two-level house has been meticulously transformed. The ground floor features a cozy living room with a designer fireplace. An open-plan, American-style kitchen seamlessly blends with the living area. The upstairs area houses two charming bedrooms, one with direct access to a 4.5 m2 balcony that offers an uninterrupted view of the garden. The extensive garden is a private oasis with fruit trees, a charming 14 m2 terrace with uninterrupted views of the Danube and a rustic grill oven.

Key Features:

- * **Size and Layout:** 59 m2 floor space, 1 + 1/2 bedrooms, 14 m2 terrace, 4.5 m2 balcony, 5 m2 cellar.
- * **Investment Potential:** Currently a thriving Airbnb and Booking.com holiday rental with a strong income history, it can also be used as a private weekend home or permanent residence.
- * **Outdoor Living:** A beautifully landscaped 635 m2 plot with fruit trees, an outdoor grill, and private access to the Danube.
- * **Amenities:** Fully winterized with a fireplace, inverter AC, and electric radiators. The sale includes all high-quality furnishings and décor.
- * **Location:** Located next to the free Danube beach, kayak & canoe base, and near the famous Komárom thermal baths.

Property 2: A Prime Mixed-Use Investment Property – €900,000

Address: Igmándi út 27, Komárom, 2900, Hungary

This exclusive four-story commercial and residential building is in the heart of Komárom and offers a stable, diversified income stream. It is a strategic investment for those seeking a secure, income-generating property with strong capital growth potential. The building was constructed between 2001 and 2010, ensuring modern standards and robust infrastructure.



The building is a rare find, as it includes four fully leased retail units on the ground floor. These businesses benefit from a strategic location in the middle of Komárom's downtown, ensuring high foot traffic and excellent visibility. Above the commercial units, the building features 7 apartments, all with permanent tenants and separate submeter electricity meters. This setup simplifies the management of utility consumption and ensures a steady monthly income.

The crown jewel of this property is a magnificent luxury designer penthouse duplex. Featured on the cover of the renowned Otthon magazine, this apartment is a true work of art. Its two-story gallery gives it a sense of spaciousness and opulence that is unmatched. This unique unit can be a personal residence for the owner, a premium rental unit, or even a very high-end Airbnb, adding a top-tier revenue stream to the property's portfolio.

Key Features:

- * Structure: 390 m2 building across four floors plus a basement, situated on an 89 m2 plot in the city center.
- * Income Streams: The property includes 4 operating business premises, 7 apartments with permanent tenants, and an exclusive designer penthouse duplex.
- * Technical Details: Gas central heating for the entire property, and the penthouse has its own separate gas boiler. Each unit has a separate submeter electricity meter.
- * Investment Opportunity: The property is sold together with the ownership company for a smooth transfer, making it a hassle-free, long-term investment.

The Combined Value: A Secure and Profitable Portfolio

Acquiring both properties offers a unique and powerful combination of investment opportunities. The riverside cottage provides a high-yield, short-term rental business in a beautiful, tourist-heavy location. The city center building offers a stable, multi-source income from long-term residential and commercial leases.

This two-property estate allows for a diversified investment strategy that mitigates risk. If one market fluctuates, the other can provide stability. This is more than just a real estate purchase; it is an investment in a lifestyle and a future. The riverside cottage offers a personal escape from the daily grind, while the city center building provides a solid foundation for a business empire. Whether you are a seasoned investor looking to expand your portfolio or a new one seeking a stable and lucrative opportunity, this estate in Komárom is an ideal choice.

ABOUT THE AREA

Komárom, located in northern Hungary on the south bank of the Danube River, is a city with a rich and complex history. Its strategic location at a major river crossing has made it a significant cultural, military, and commercial hub for centuries. The city's geography is defined by the Danube, which also marks the border with Slovakia, creating a unique cross-border community with its counterpart, Komárno, on the northern bank. The two cities, once a single entity, were divided by the Treaty of Trianon in 1920, but a



sense of shared heritage remains, with several bridges connecting them.

Historically, Komárom was one of the most important fortresses in the Austro-Hungarian Monarchy. Its expansive fortress system, a proposed UNESCO World Heritage Site, played a crucial role in defending the region from various invasions, particularly during the Turkish occupation and the Hungarian Revolution of 1848. Today, these historic forts, including Fort Monostor and Fort Csillag, are major tourist attractions, housing museums and cultural events. The city also has a long history dating back to Roman times, with the ancient Roman city of Brigetio having been located in what is now the Szőny district of Komárom.

Beyond its historical significance, Komárom is a city that is rapidly developing, with a strong focus on commerce and industry. Its location near major transport routes, including a railway line and the M1 motorway, has attracted numerous multinational companies and created new jobs. The city's economy is diverse, with key sectors including trade, transport, and manufacturing. It is also well-known for its thermal baths, which draw visitors seeking relaxation and wellness. The blend of a rich historical past and a vibrant, modern present makes Komárom an attractive place to live and invest.

For international visitors, Komárom is conveniently located near several airports. The nearest is Győr-Pér International Airport (QGY), which is approximately 26.4 km away. For a wider range of international flights, Budapest Liszt Ferenc International Airport (BUD) is the largest and most common choice, situated about 92.3 km from Komárom. Another viable option is M. R. Štefánik Airport (BTS) in Bratislava, Slovakia, which is about 82.7 km away. These airports ensure that the city is well-connected to the rest of Europe and beyond, making it easily accessible for business or leisure.

MAIN FEATURES:

- * Stunning Views
- * 12 Bedrooms between both properties
- * 8 bathrooms between both properties
- * 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
- * Price for cottage 169,000 euro
- * Price for commercial building 900,000 euro

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Camere da letto:	12
Bagni:	8
Finito piedi quadrati:	449 mq



Utility details

Heating: Si

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.549.382

