



Excellent 12 Bedroom Ecolodge For Sale In Szabadszállás Hungary



Agent Info

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Listing details

Property for: Sale
Price: EUR 499,000

Location

Country: Hungary
State/Region/Province: Bács-Kiskun
City: Szabadszállás
ZIP code: 6080
Posted: Apr 10, 2025

Description:
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Balázspuszta tanya 90
Szabadszállás

Bacs-Kiskun
6080
Hungary

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 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 ...

Common

Bedrooms:	12
Bathrooms:	12
Finished sq. ft.:	396 sq m
Lot Size:	6450 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T2861/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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