



listing



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 2,459,000

Konum

Ülke:	Hungary
Eyalet/Bölge/ Şehir:	Budapest
Şehir/İlçe:	Budapest
Yayınlandı:	13.08.2026
Açıklama:	

The 3-star Adler Hotel is offered for sale in Tihany, representing an investment opportunity at one of the most beautiful locations of Lake Balaton.

Located in the heart of the Tihany Peninsula, halfway between the village center and the ferry terminal, the 3-star Adler Hotel is set in a picturesque environment and has been a symbol of tranquility, hospitality, and Balaton-style elegance for more than three decades.

The hotel stands on a 2,500 sqm plot and has a total floor area of 800 sqm. It is currently in operable condition; however, with some development (restaurant, wellness facilities), it presents an excellent opportunity for investors, hotel owners, or developers.

Key features

Year of construction: 1992

Extension: a separate wellness and apartment building with a pool, built 15 years ago

Plot size: 2,500 sqm

Usable floor area: 800 sqm (excluding terraces)

Number of units: 15



- 13 rooms in the main building
- 2 spacious rooms in the wellness building
- Two 70 sqm family apartments suitable for 4–6 guests

Parking: spaces for 21 vehicles

Layout and architectural solutions

The building has a column-based structure with movable interior walls, allowing for flexible reconfiguration and adaptation to new functions.

All rooms are heated and air-conditioned, and nine of them have private terrace access offering breathtaking panoramic views of the Balaton Highlands.

Wellness & relaxation

The two-level wellness area is currently not in operation and requires development, but previously included multiple facilities:

- Finnish sauna
- Combination sauna and infrared sauna
- Circulating plunge pool
- Jacuzzi for up to 6 persons

The heated outdoor swimming pool (8 × 4 m, 1.2 m deep, temperature-controlled by heat pump), featuring an automatic glass-crystal water circulation system, together with comfortable sun loungers and a beautifully landscaped garden, creates a Mediterranean-style atmosphere.

Hospitality and gastronomy

The hotel has its own licensed restaurant with a hot kitchen, featuring:

- an indoor dining area for 35 guests, and
- a large, partially covered terrace, expandable to accommodate up to 80 guests.

It is an ideal venue for family events, smaller weddings, or corporate functions.

Operation and development potential



The entire building is heated, making year-round operation possible.

Zoning classification: K-SZK3 – special recreational center zone, which offers a wide range of future development possibilities.

According to the zoning regulations, the property falls under the K-SZK3 classification (special recreational center zone), where the following functions are permitted:

- residential
- tourism-related commercial and service use
- accommodation
- community, entertainment, and cultural use

On plots within the K-SZK3 zoning category, a maximum of two main buildings (with the permitted functions listed above) and one auxiliary building may be constructed.

Building parameters:

- Development type: detached
- Maximum site coverage: 35%
- Maximum building height: 4.5 m

The hotel may be converted into a rehabilitation center, a retirement home, or even a luxury residential complex.

The property is privately owned and therefore can be purchased VAT-free.

Outstanding investment potential

The Tihany Peninsula is one of the most sought-after and exclusive locations around Lake Balaton, where properties with such characteristics rarely come to market.

The hotel provides an excellent foundation both for continued hotel operation and for the realization of a new development concept.

Genel Bilgiler

Yatak odası:	15
Banyo:	15
Bitmiş metrekare:	800 m2



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