



Kunsziget Resort & Spa

Sales Brochure

Sale of multifunctional
residential, accommodation
and commercial areas

Kunsziget

Kunsziget – The “Monaco” of Szigetköz

Location of the thermal village

Kunsziget is located 15 km from Győr, towards Hegyeshalom. Those arriving from Budapest can take the M1 motorway's Abda junction (128 km), and those arriving from Vienna can take the Lébény junction to road 10, from where the village is about 10 kilometers away.

The location's accessibility is outstanding. It is highly and readily accessible, both from the direction of Budapest and from the West (Vienna, Bratislava). Quick access is provided by the Pér Airport, located next to Győr, where business trips can be arranged to meet any demand.

The location is bordered by the Moson-Danube on its north side for 16 kilometers long.

The local government can provide a construction subsidy of HUF 700,000 for new movers.



The town has a modern infrastructure with a good road network.

Due to its proximity to the city of Győr, transport is convenient, and Győr, as a cultural center, offers a variety of spectacular programs throughout the year to satisfy all its visitors' needs.

Institutions which are located in the center of the town: family day care, kindergarten, primary school, general practitioner, pharmacy, library, telecenter, savings co-operative.



In addition to the above, there is a golf course, a water amusement park, a nature reserve (for hiking), and there are also hunting and fishing possibilities and cycle paths nearby to make everyday life more varied.

There are two airports near the area (Schwechat, Pér), but due to the M1 motorway, Budapest Ferihegy Airport is also within easy reach.



Resort & Spa



**Zoning regulations and
site coverage**

We offer for sale 1/1 ownership of the following plots:

lot number:	110/42	110/39	110/99	110/98	110/45	110/46	110/44	110/27	110/29	110/25	15/74	15/73	110/93	Sum-total
plot area:	45 506 m²	6 665 m²	8 725 m²	8 725 m²	2 968 m²	2 968 m²	1 562 m²	2 798 m²	8 238 m²	1 920 m²	10 575 m²	747 m²	19 783 m²	121 180 m²
zone:	Special thermal area	Special thermal area	Special thermal area	Special thermal area	Special thermal area	Special thermal area	Rural residential area							
building type:	freestanding	freestanding	freestanding	freestanding	freestanding	freestanding	attached	freestanding	freestanding	freestanding	freestanding	freestanding	freestanding	
minimum plot area:	2 000 m²	2 000 m²	8 000 m²	8 000 m²	1 000 m²	1 000 m²	550 m²							
the maximum permitted building height of the building:	6,5 m	6,5 m	9,0 m	9,0 m	9,0 m	9,0 m	4,5 m	4,5 m	4,5 m	4,5 m	4,5 m	4,5 m	4,5 m	
maximum permitted building density of the plot:	30%	30%	30%	30%	30%	30%	30%	30%	30%	0%	2%	0%	2%	
	13 652 m²	2 000 m²	2 618 m²	2 618 m²	890 m²	890 m²	469 m²	839 m²	2 471 m²	0 m²	212 m²	0 m²	396 m²	
	50%	50%	50%	50%	50%	50%	40%	40%	140%	40%	40%	40%	40%	
the minimum permissible green area of a plot:	22 753 m²	3 333 m²	4 363 m²	4 363 m²	1 484 m²	1 484 m²	625 m²	1 119 m²	11 533 m²	768 m²	4 230 m²	299 m²	7 913 m²	
building site area (after deductions for mandatory green space and site boundary regulations):	11 792 m²	2 597 m²	6 595 m²	6 952 m²	1 978 m²	1 950 m²	854 m²							
site coverage „loss“:	1 860 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	
maximum permitted building density (OTEK):	2,0 m²/m²	2,0 m²/m²	2,0 m²/m²	2,0 m²/m²	2,0 m²/m²	2,0 m²/m²	0,5 m²/m²	0,5 m²/m²	0,5 m²/m²	0,5 m²/m²	0,5 m²/m²	0,5 m²/m²	0,5 m²/m²	
	91 012 m²	13 330 m²	17 450 m²	17 450 m²	5 936 m²	5 936 m²	781 m²	1 399 m²	4 119 m²	960 m²	5 288 m²	374 m²	9 892 m²	
estimated maximum gross floor area(with a ceiling height of 3,3m):	23 227 m²	3 938 m²	7 139 m²	7 139 m²	2 428 m²	2 428 m²	639 m²	1 145 m²	3 370 m²	0 m²	288 m²	0 m²	540 m²	52 281 m²
estimated maximum gross floor area bruttó szinterület (with 3,0m headroom):	25 549 m²	4 332 m²	7 853 m²	7 853 m²	2 671 m²	2 671 m²	703 m²	1 259 m²	3 707 m²	0 m²	317 m²	0 m²	593 m²	57 509 m²

Plots are available with public utilities, utilities are located on the property line or within a few metres of it.

Water and sewerage utility development contribution is payable to local government, HUF 300,000 per plot.

53C° water from the thermal water well has also been introduced to the plots.

The area has public lighting, asphalt road and sidewalk.





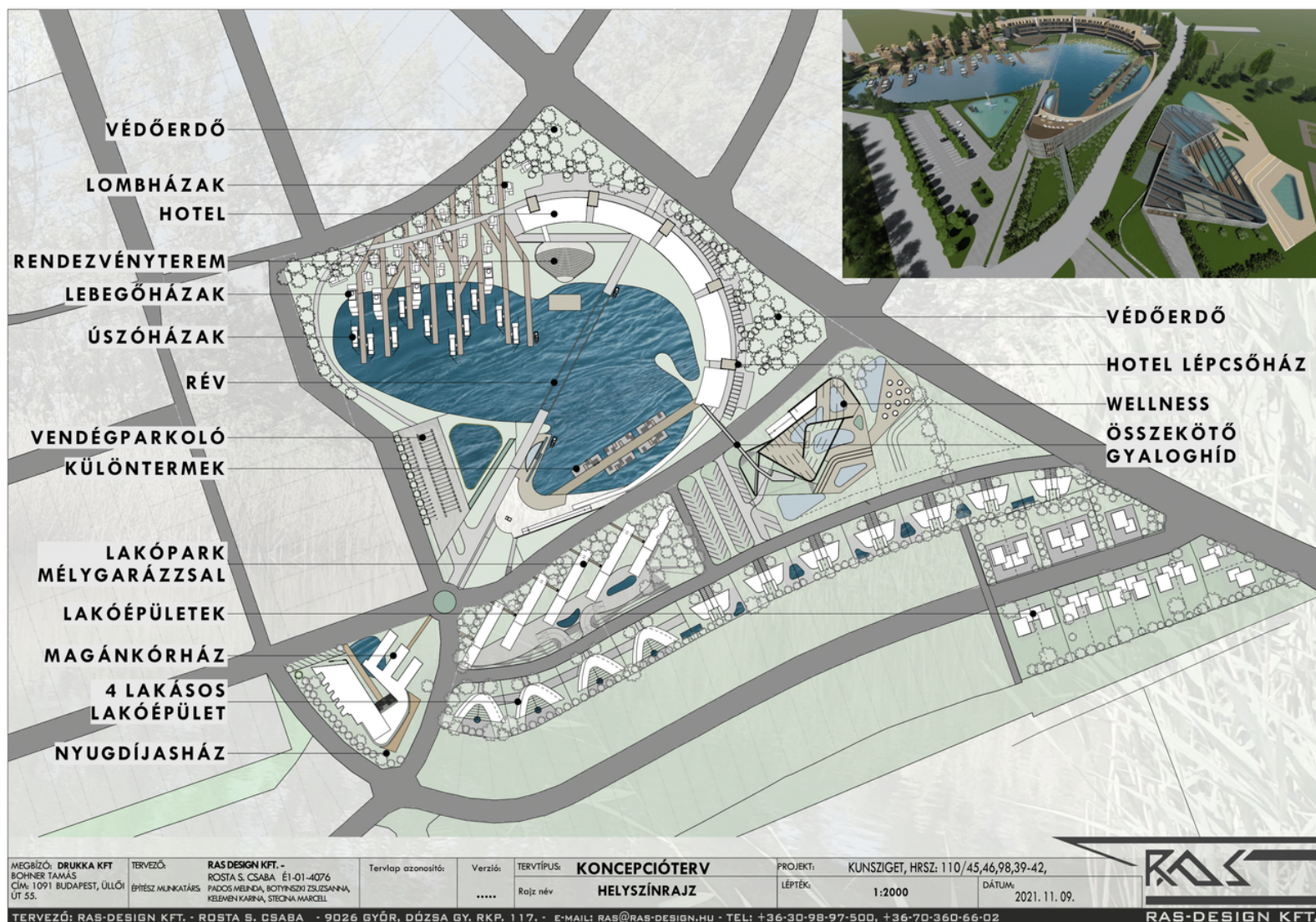
Resort & Spa



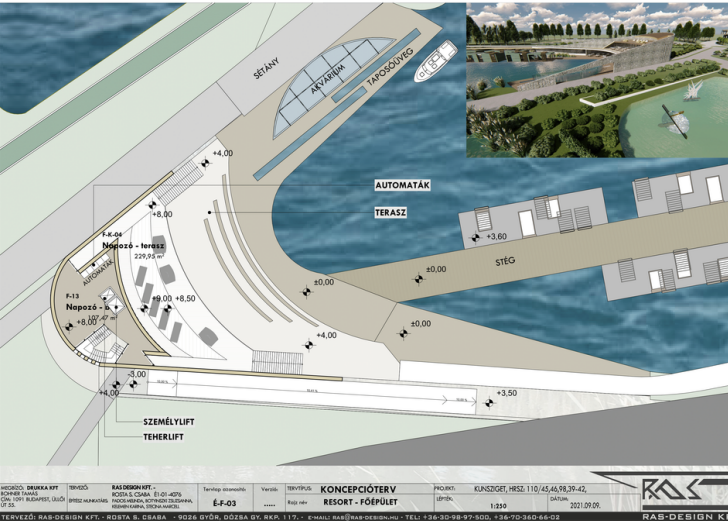
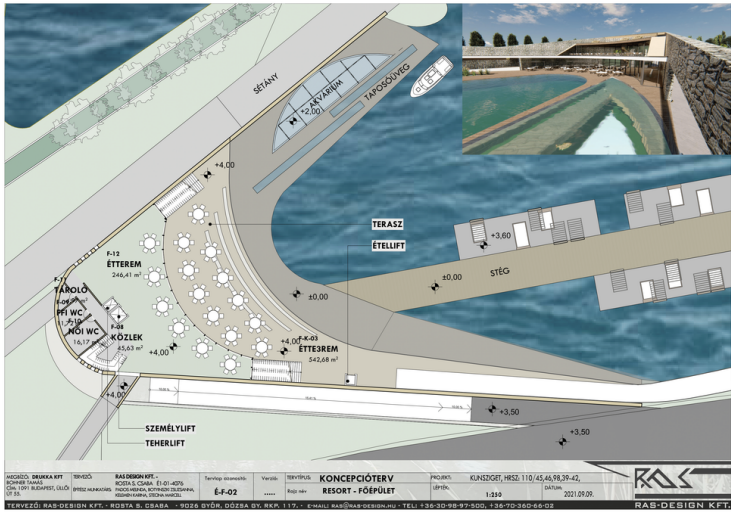
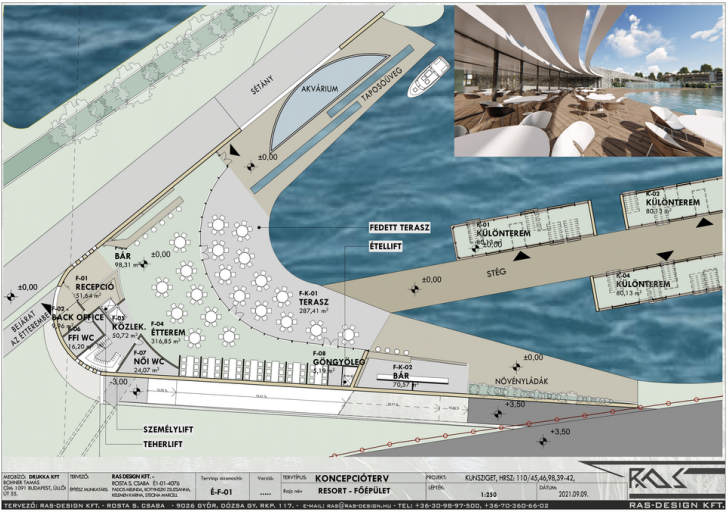
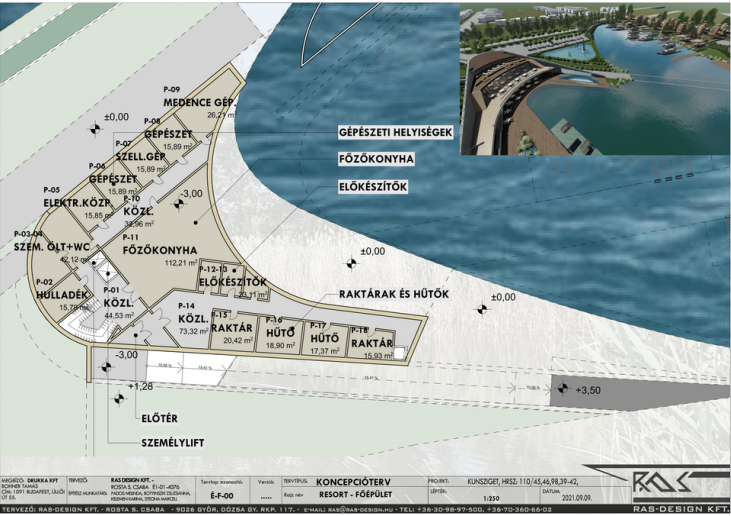
Functions and structure

Overview

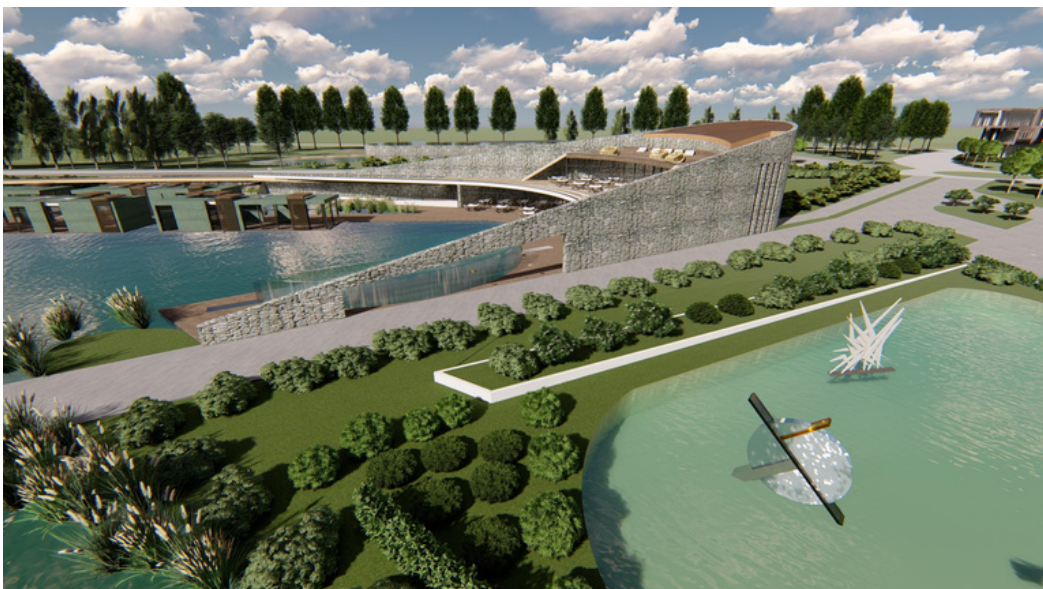
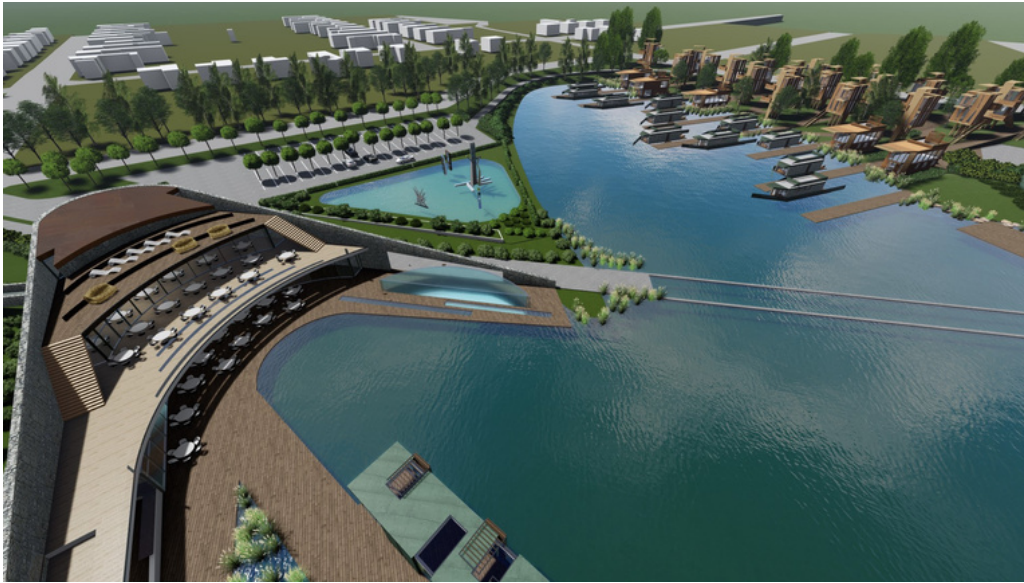
Conceptual design



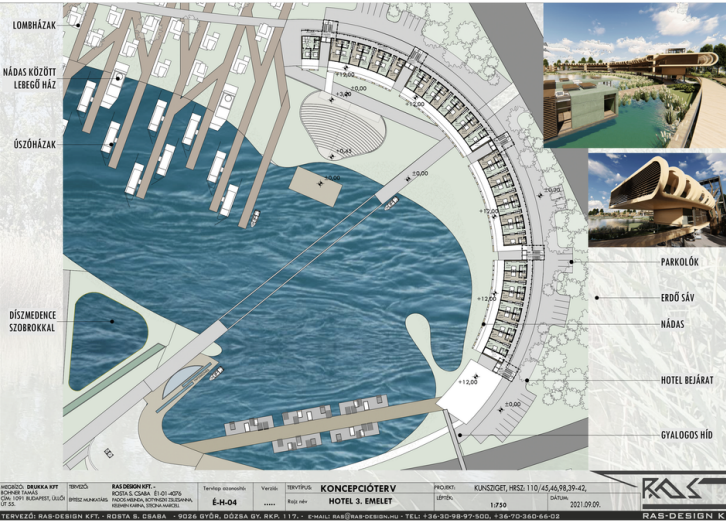
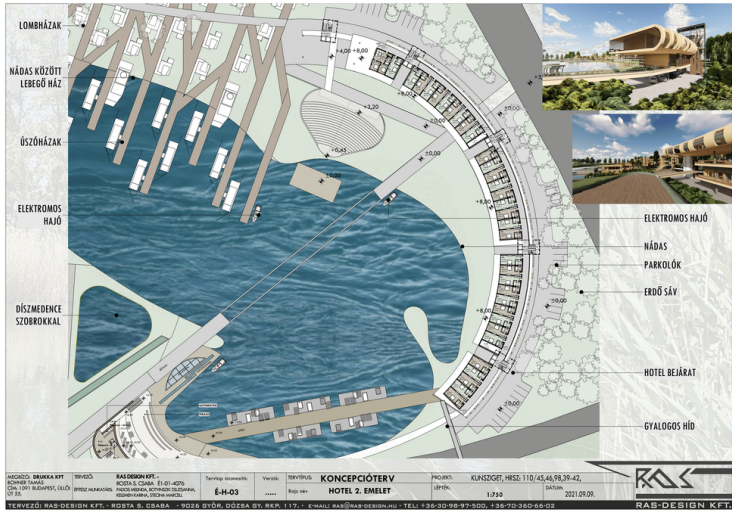
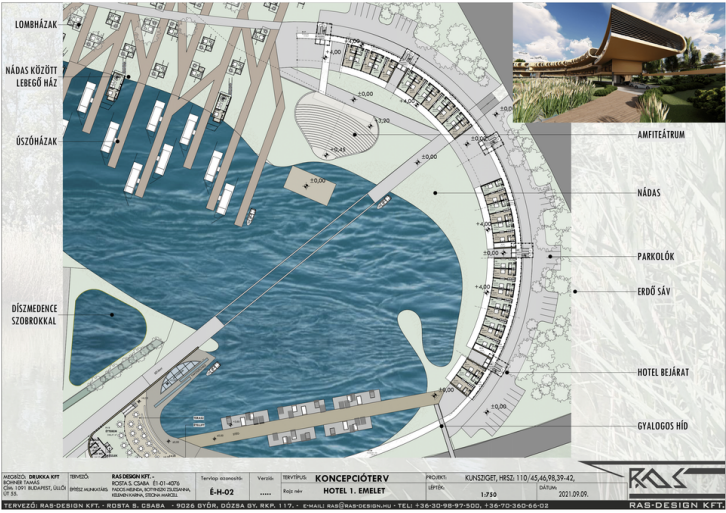
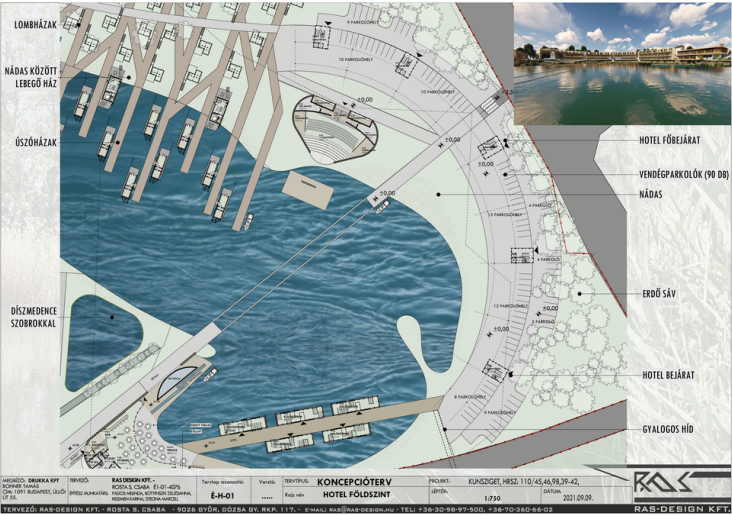
Reception building floor plan



Reception building visual designs



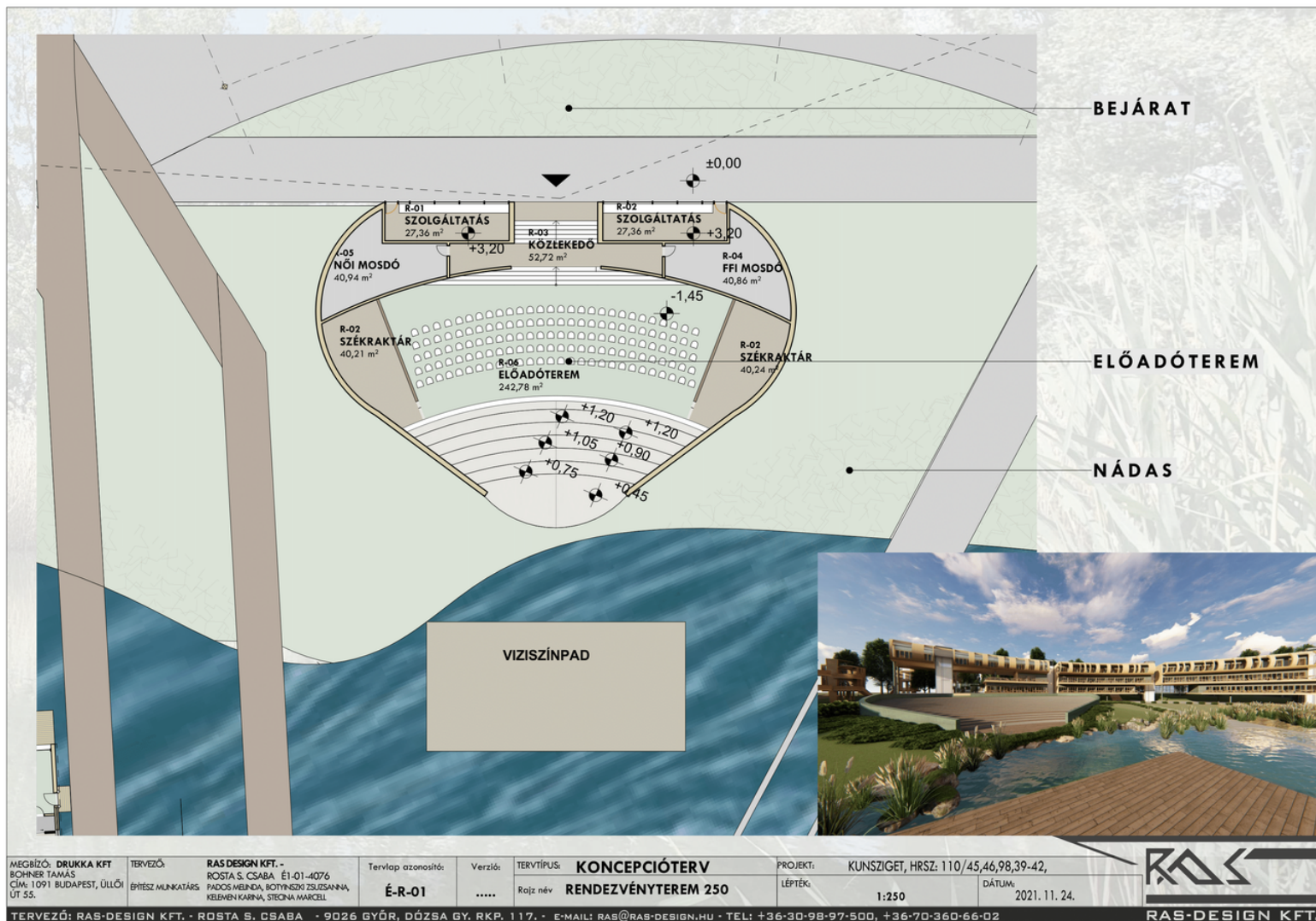
Hotel floor plan



Hotelvisual designs



Function room floor plan



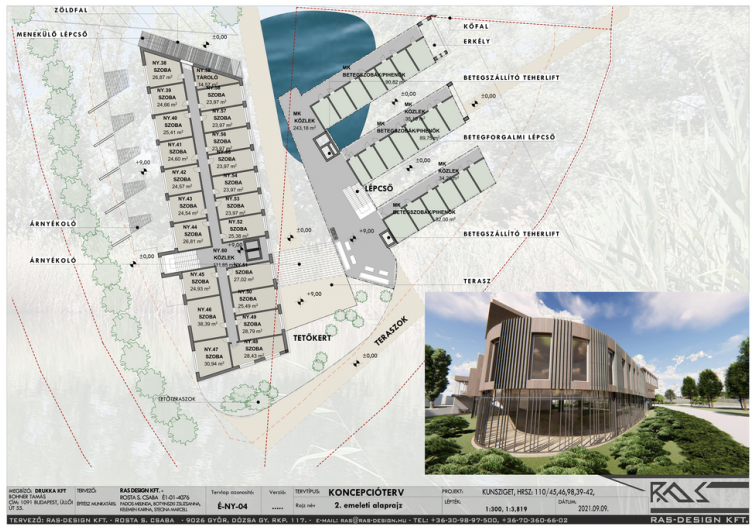
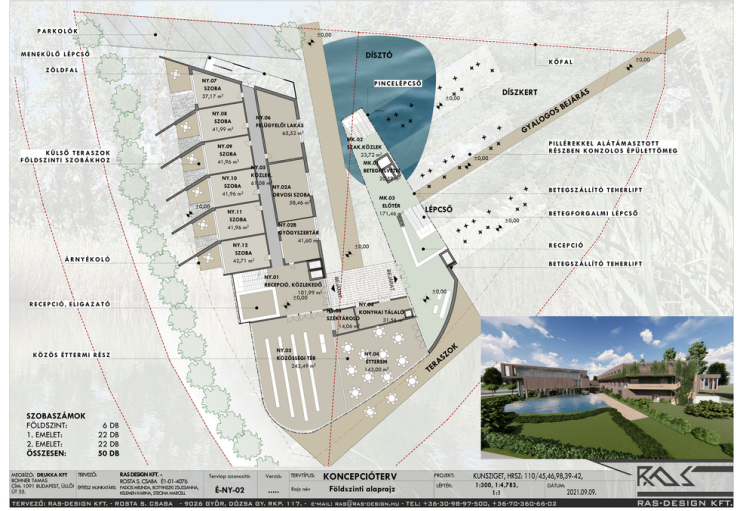
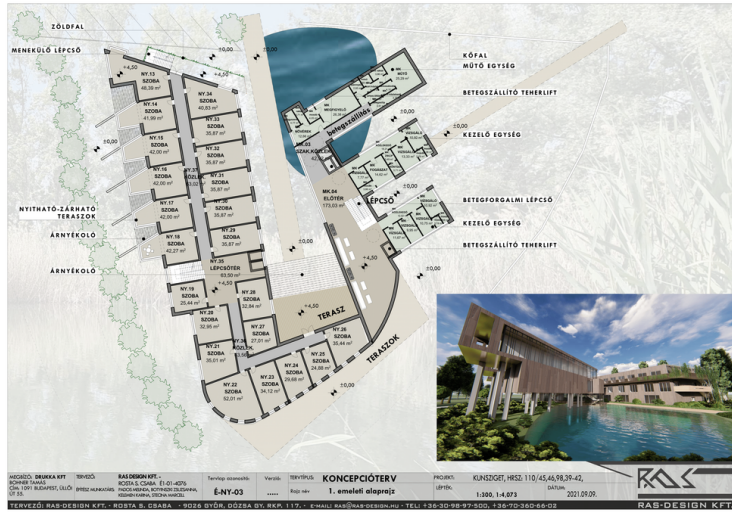
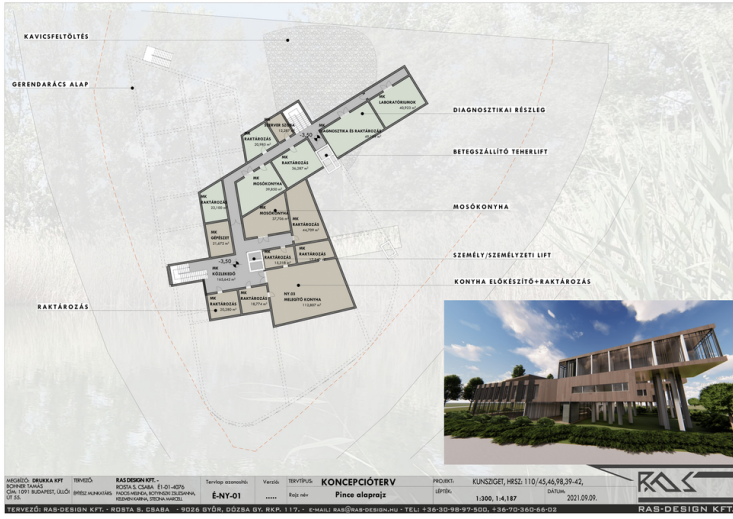
Visual designs



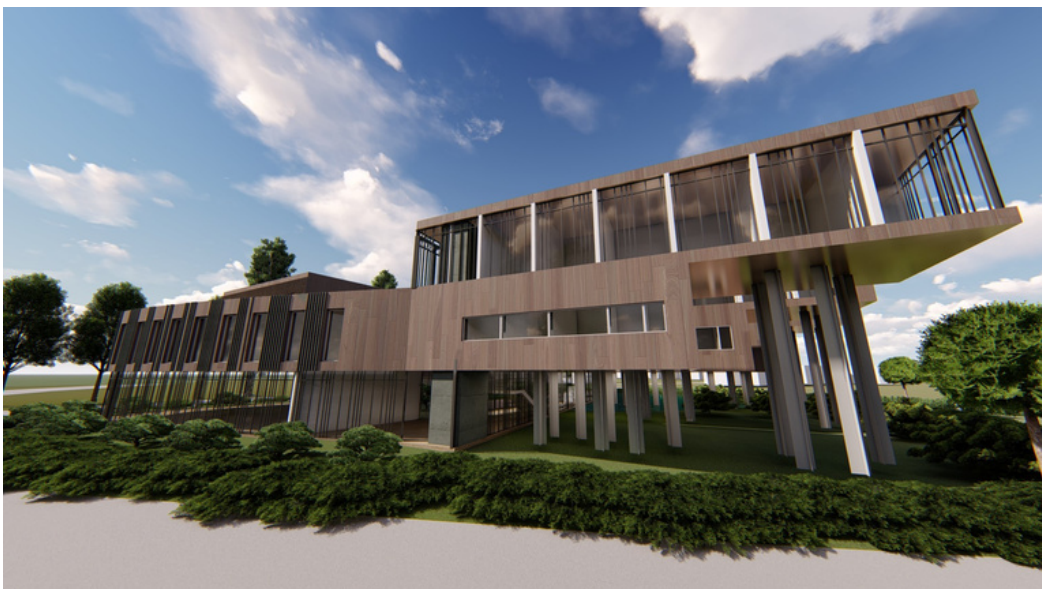
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An aerial perspective of a large, modern educational or recreational complex. The central feature is a large, curved building with a prominent, curved facade. To the left of the building is a large, rectangular swimming pool with a diving board. To the right is a large, irregularly shaped pool with a curved edge. The complex is surrounded by lush green lawns, trees, and a paved parking lot. In the background, there are more buildings and a large, open area that appears to be a sports field or playground. The overall design is modern and functional, with a focus on outdoor spaces and greenery.

Pensioner and private hospital floor plan



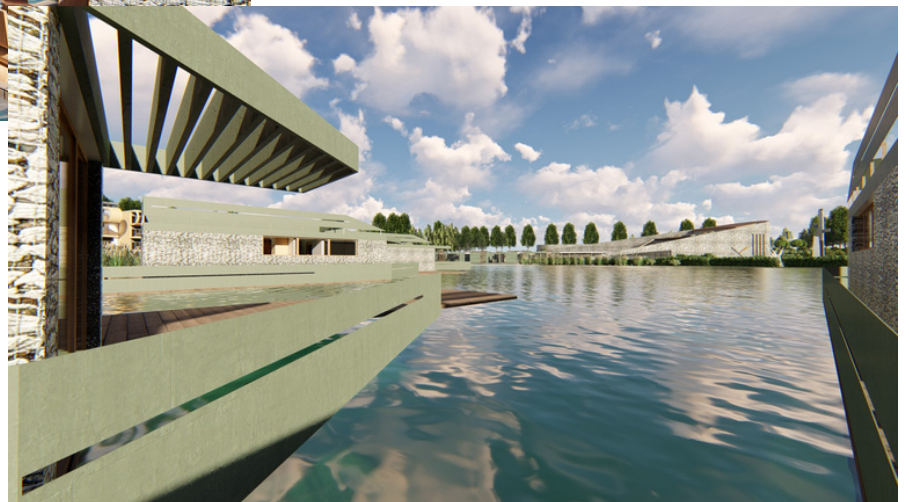
Pensioner and private hospital visual designs



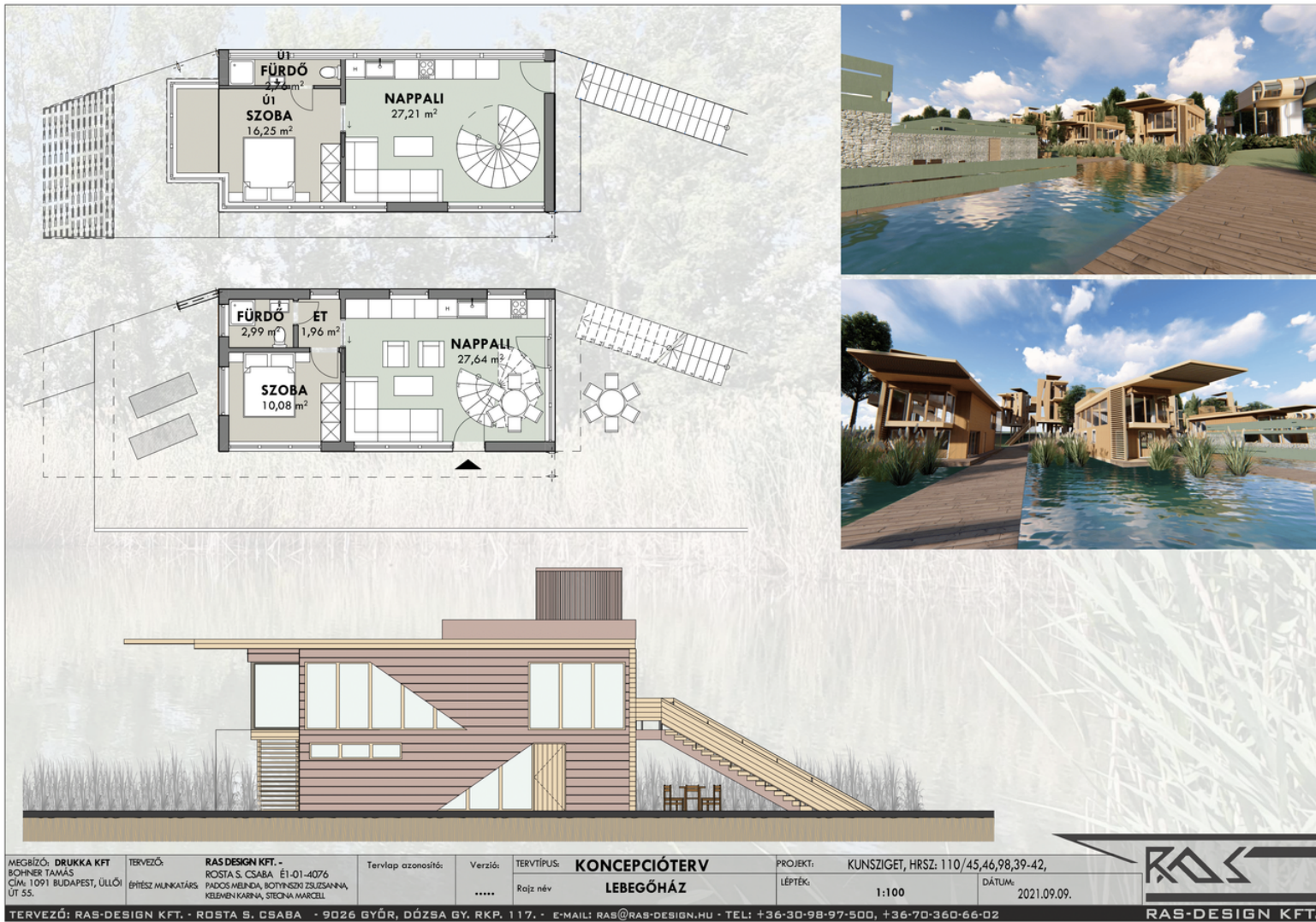
Swimming house floor plan



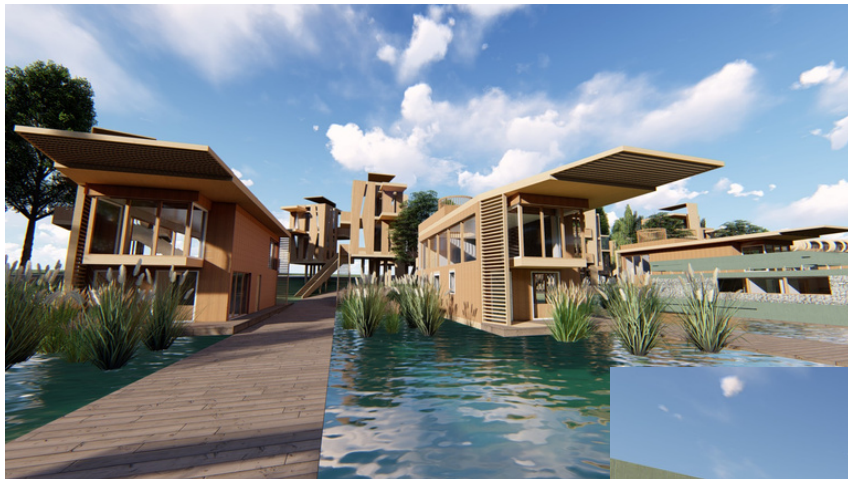
Visual designs



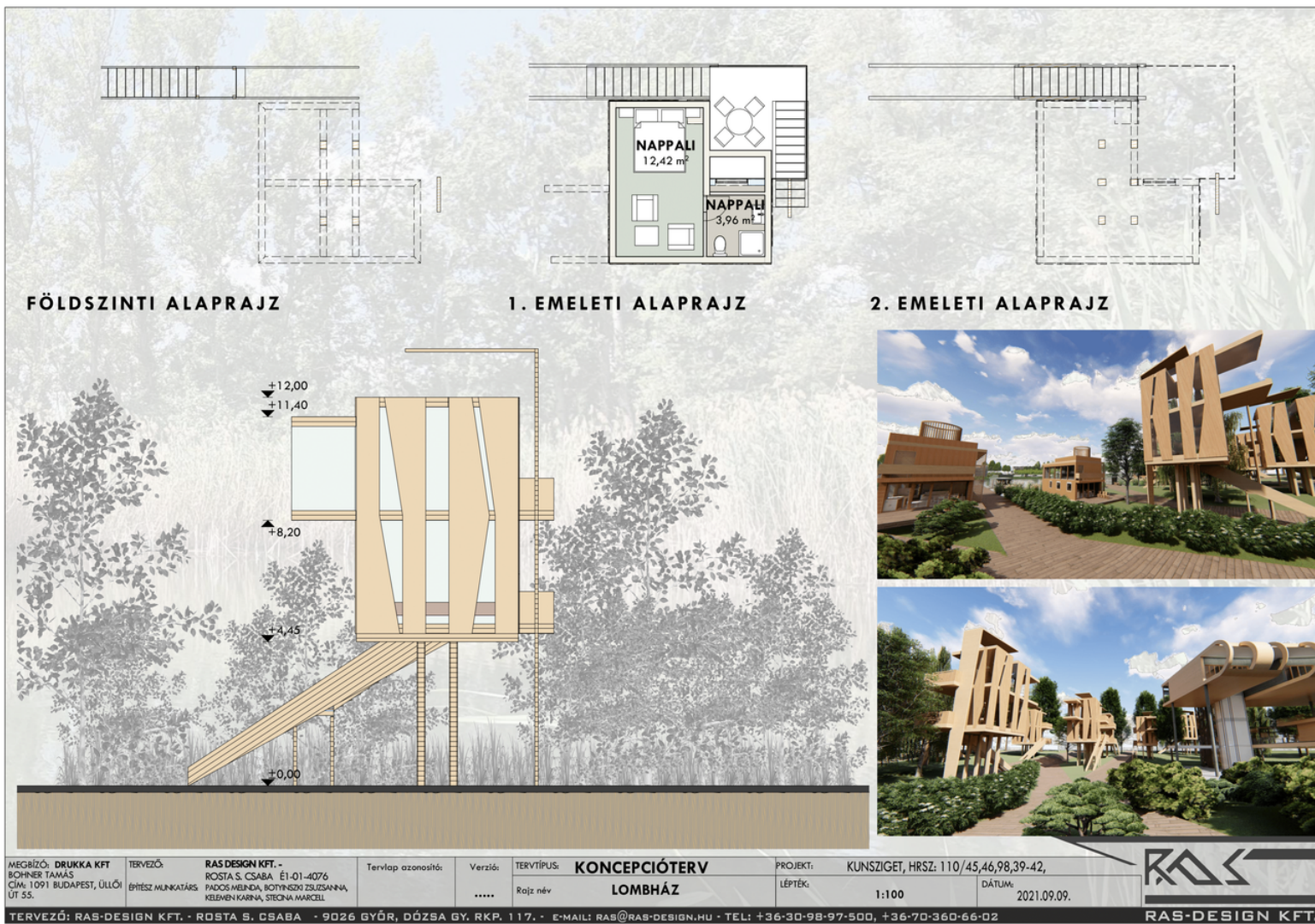
Floating house floor plan



Visual designs



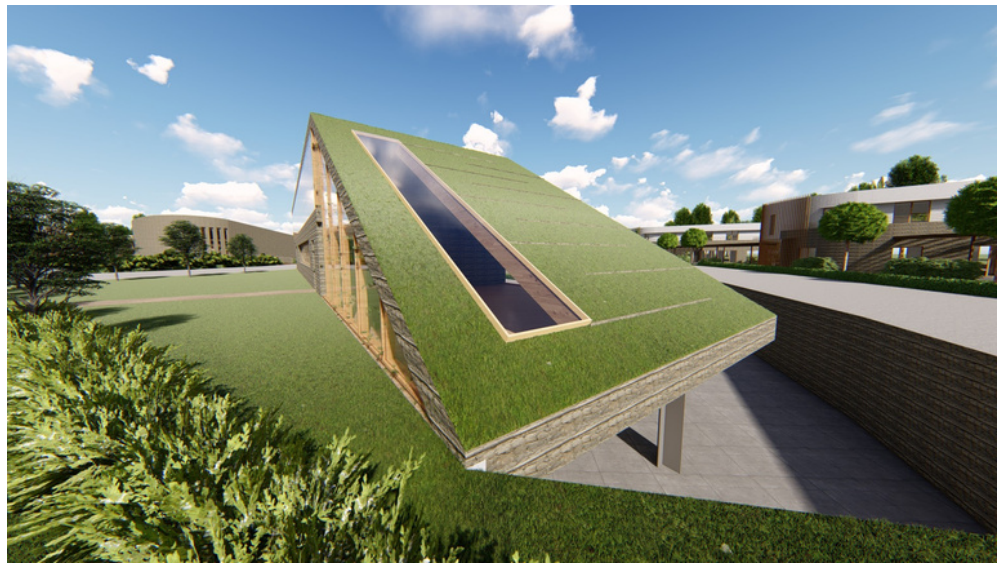
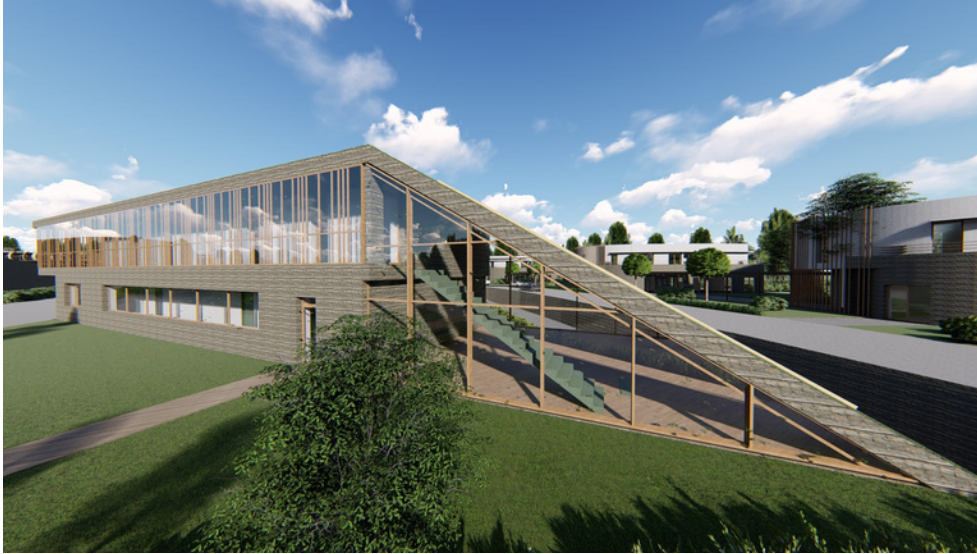
Treehouse floor plan



Visual designs



Flat / Apartment floor plan



Flat / Apartment visual designs

