



BLTN
Life worth living.

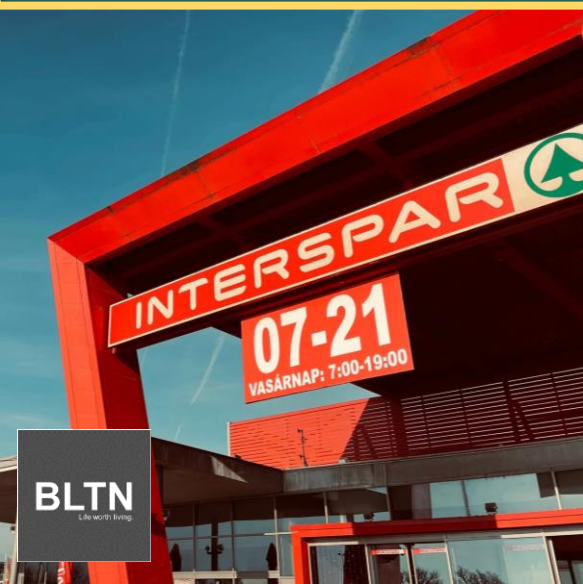
ZALA LIVING

VACATION AT HOME.



WELCOME TO BALATON.

Mediterranean flair, dreams and poetry, home to protected plants and animal species. A paradise for nature lovers, athletes and those looking for relaxation.



FOREWORD

A few years ago I decided to retire with my family at Lake Balaton. One of the main reasons for me was that we can maintain our standard of living here. The Mediterranean climate, infrastructure and medical care as well as the culinary variety and the hospitality of Hungarians make life at Lake Balaton so worth living for me.

In recent years we have seen more and more families and couples come here and do the same. The exciting development of the region over the past decade and the plans and visions for the future make the region extremely attractive for retirement.

And that is where we as BLTN partners starting We want to make the up-and-

coming Zala region on Lake Balaton more accessible and better known. To achieve this, we work continuously with our competent local partners on exciting concepts and plans.

You are buying commission-free - we look forward to seeing you!

Yours sincerely



Roland Heim
Managing Director
BLTN Partners





ABOUT THE PROJECT

Zala Living is a sub-project of a multi-stage large-scale project around one of the most beautiful and exclusive golf resorts in Central Europe, Zala Springs.

Surrounded by beautiful nature, located between Balaton and Zalaegerszeg, a modern village will be built in the coming years, driven by several international investors.

Its own infrastructure and extensive sports and wellness facilities are to follow in the next few years - in the immediate vicinity of the Zala Springs Golf Resort.



ABOUT THE REGION

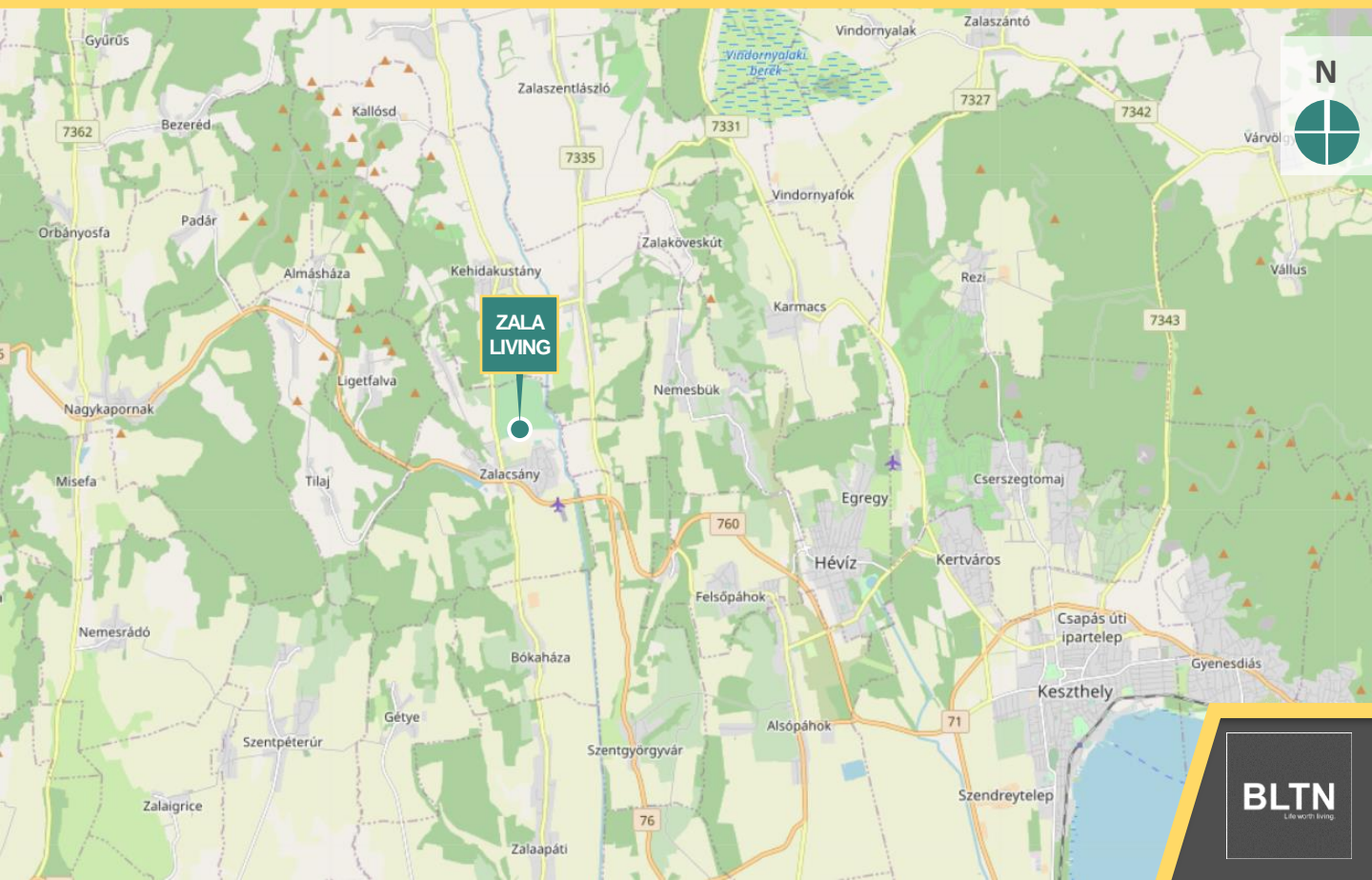
Zalacsány is an idyllic village in western Hungary, located in the Zala region, not far from Hévíz and Keszthely. In the immediate vicinity, there is a diverse range of opportunities for relaxation, enjoyment, sports, leisure, and culture. Whether it's the Mediterranean climate, the regional wine production with a long tradition, wellness and beauty offers around the nearby thermal lakes, a variety of (water) sports and leisure activities, the protected flora and fauna, or the rich history: it's no wonder that the region has been attracting increasing international interest in recent years, drawing investors and emigrants from all over the world.

INFRASTRUCTURE – ZALA LIVING

The project is located in Zalacsány at the end of Vasút utca.
A super market for everyday items is within walking distance.

In 10 - 15 minutes by car you can also reach:

- ▶ All shopping options (DM, ALDI, Müller, OBI, and more)
- ▶ Shopping streets with bars and restaurants
- ▶ Balaton beach and thermal bath
- ▶ Extensive sports and leisure offer
- ▶ Numerous restaurants and wineries
- ▶ Various cultural highlights and viewpoints
- ▶ Extensive wellness and health offer





Choose from our existing floor plan options or **design your own floor plan** together with our architects according to your wishes



HOUSING TYPES - FAIR PRICES

Choose from our 4 living options:

▶ 51qm Twin Premium	from 115.000€*
▶ 73qm Twin Premium Plus	from 159.000€*
▶ 106qm Hone Exclusive	from 219.000€*
▶ 150qm Dream Home	from 298.000€*

All properties are equipped with a parking space. We are happy to provide you with additional floor plan options upon request.

Twin Premium and Dream House floor plans are available upon request and are not included in this exposé.

*Turnkey prices incl. plot (plus additional purchase costs) | As of 2024

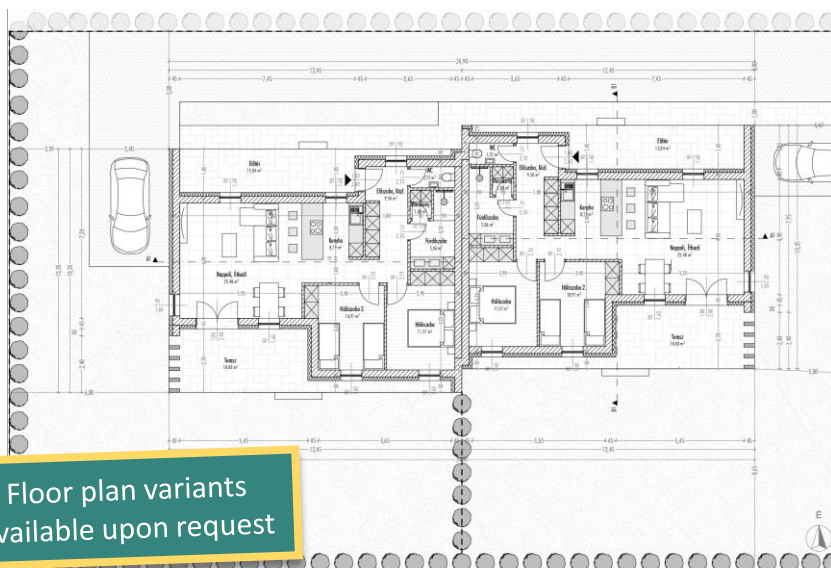
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TWIN PREMIUM PLUS

3 ROOMS

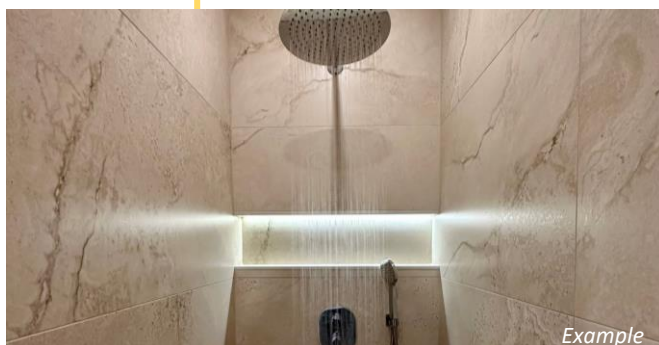
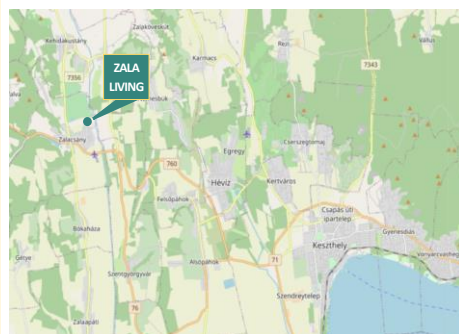
1 BATHROOM



LOBBY	9.50 m ²
STOREROOM	1.08 m ²
BATHROOM	5.06 m ²
WC	1.72 m ²
LIVING & DINING AREA	33.67 m ²
BEDROOM	11.57 m ²
STUDY	10.91 m ²
	73.51 m²

from 159.000€

- High quality tiles
- High quality ceramics and fittings in the bathrooms
- Photovoltaic system
- One parking space included
- Triple glazed windows
- Shutters and mosquito nets
- Underfloor heating
- Terrace starting from 15 m²
- Garden starting from 80 m²
- Plot starting from 420 m²



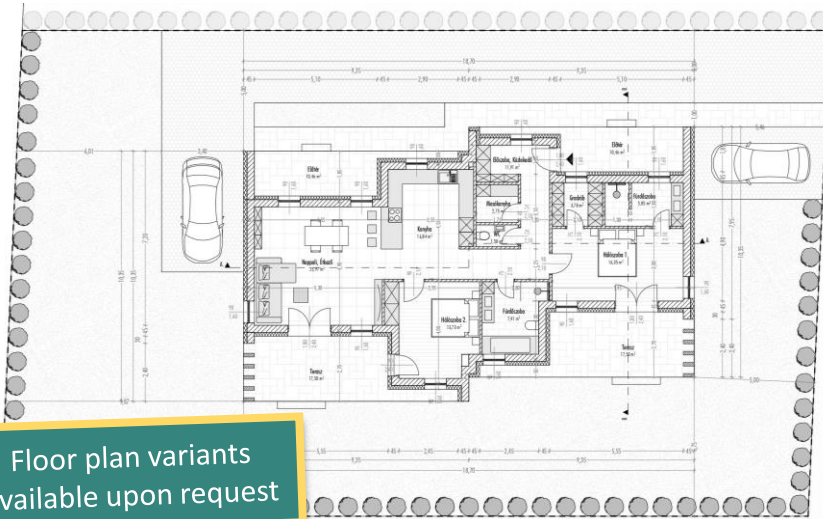
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HOME EXCLUSIVE

3.5 ROOMS

2 BATHROOM

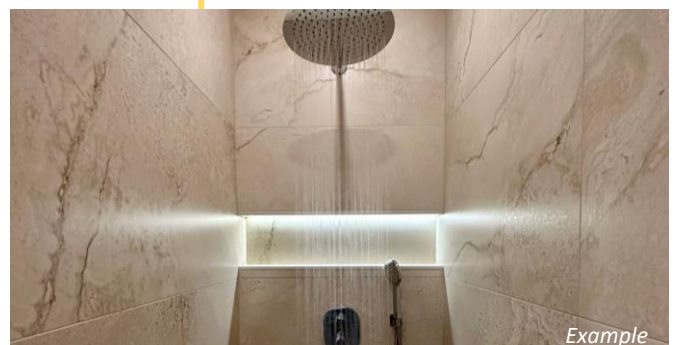
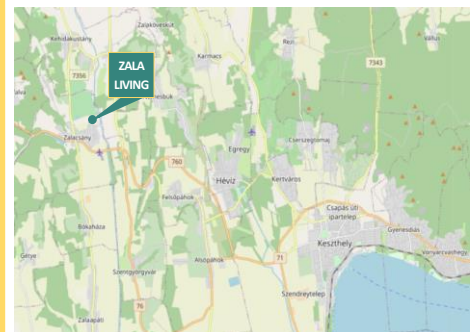
from 219.000€



Floor plan variants
available upon request

LOBBY	11.91 m ²
STOREROOM	2.75 m ²
MASTER-BATHROOM	5.85 m ²
GUEST-BATHROOM	7.41 m ²
WC	1.58 m ²
LIVING & DINING AREA	42.81 m ²
BEDROOM + CLOSET	20.13 m ²
STUDY	13.73 m ²
	106.17 m²

- High quality tiles
- High quality ceramics and fittings in the bathrooms
- Photovoltaic system
- Walk-in closet
- Bathroom en Suite
- 2 Parking spaces included
- Triple glazed windows
- Shutters and mosquito nets
- Underfloor heating
- 2 terraces starting from 15 m²
- Garden starting from 200 m²
- Plot starting from 650 m²



BUILDING QUALITY AND SPECIAL EQUIPMENT



- ✓ **42 Twin-Houses** in first Construction Phase
- ✓ **14 Twin-Houses** in first Construction Stage
- ✓ Own Green Area



- ✓ **2 Variants of the Twin-Houses:** 51 m2 or 73 m2
- ✓ **2 Variants of detached Houses:** 106 m2 and 150 m2
- ✓ Own Garden
- ✓ Own Parking Space (Garage upon Request)



- ✓ **Massive Construction Houses**
- ✓ **Room Height** from 260 cm to **300 cm**
- ✓ **Photovoltaic Equipment**
- ✓ **Roller Shutters** and **Mosquito Nets**
- ✓ **Modern Interior Doors**
- ✓ **Modern Windows** + **Modern Handles**
- ✓ **Underfloor Heating**



- ✓ **High-Quality** Floor and Wall Tiles
- ✓ **High-Quality** Ceramics
- ✓ **High-Quality** Fittings
- ✓ **Towel Radiators**



- High-Quality Kitchen
- Made-to-measure cloakroom (handcraft)
- Outdoor Pool
- Sauna
- ...much more



Special equipment available at an additional cost

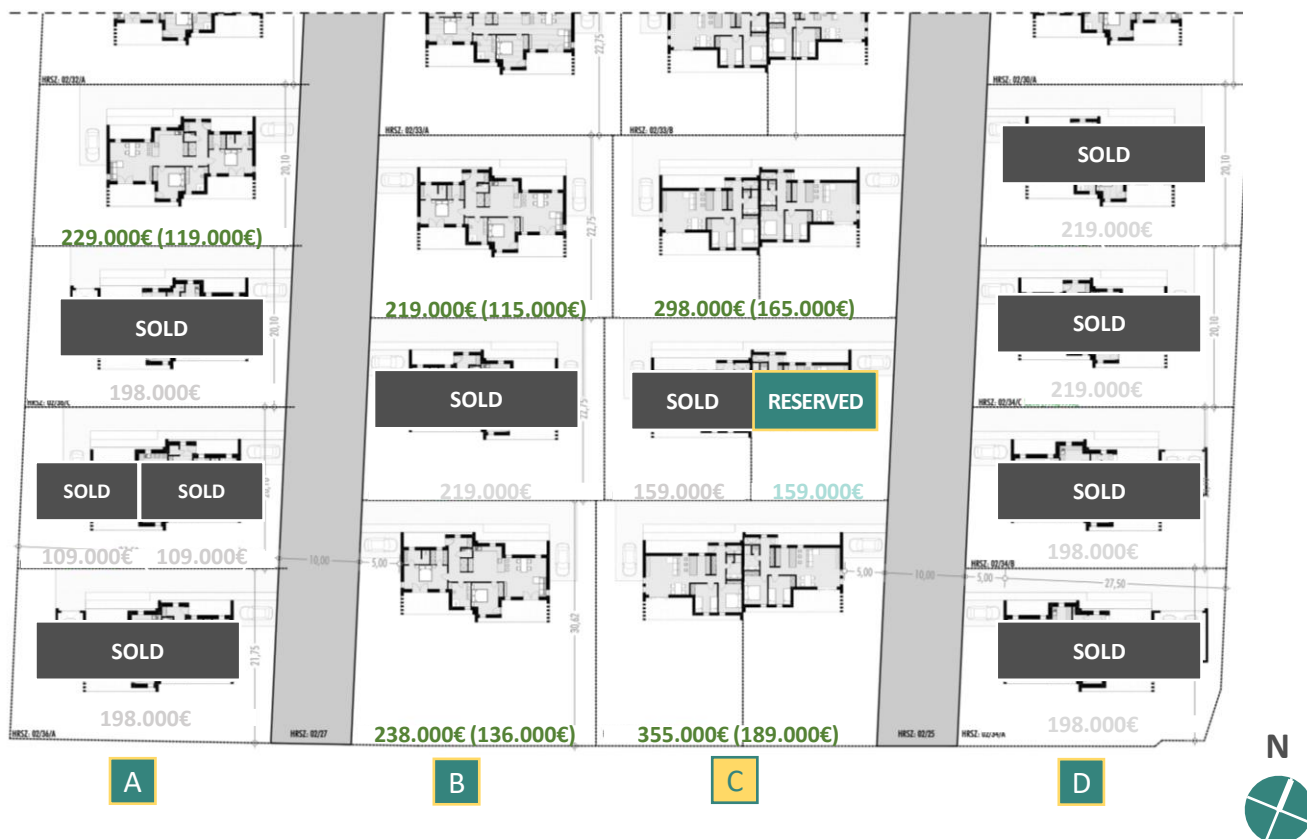
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3 CONSTRUCTION PHASES - CONSTRUCTION STARTED

In three construction phases, 42 twin-homes and a small park will be built directly at the Zala Springs Golf Resort.

In the first construction phase, 14 twin-homes will be realized. The completion is done in stages. The first units are already being completed. Since your personal dream house is built according to your wishes, the start of construction and completion is coordinated with you.



AVAILABLE UNITS – CHOOSE YOUR DREAM HOUSE

Columns A, B, and D consist of our 51 sqm and 106 sqm units. In column C, our larger 73 sqm and 150 sqm units are being created. The prices in parentheses refer to the semi-detached houses.

CONTACT

OUR TEAM FOR MORE INFORMATION



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