

**LOLIENSE**

BALATONELLE







# THE PROJECT

Balatonelle combines all the experiences that Lake Balaton can offer without the overcrowding typical of the southern shore. A sustainable and affordable residential area, combined with a new tourist center, which can make Balatonelle the new gem of the South Balaton region.

The natural beauty, sandy beaches, forests, and vineyards, along with leisure opportunities (clubs and bars, yacht club, open-air cinema and theater), and easy accessibility via the M7 highway, create perfect conditions for Balatonelle's ambitious urban development.

Thanks to the central location of the Loliense project, it enjoys high visibility, situated directly between the city center and the area's most popular public beach.

Planned retail units of 1,000 square meters, leisure shops, a café, a restaurant, and street food.

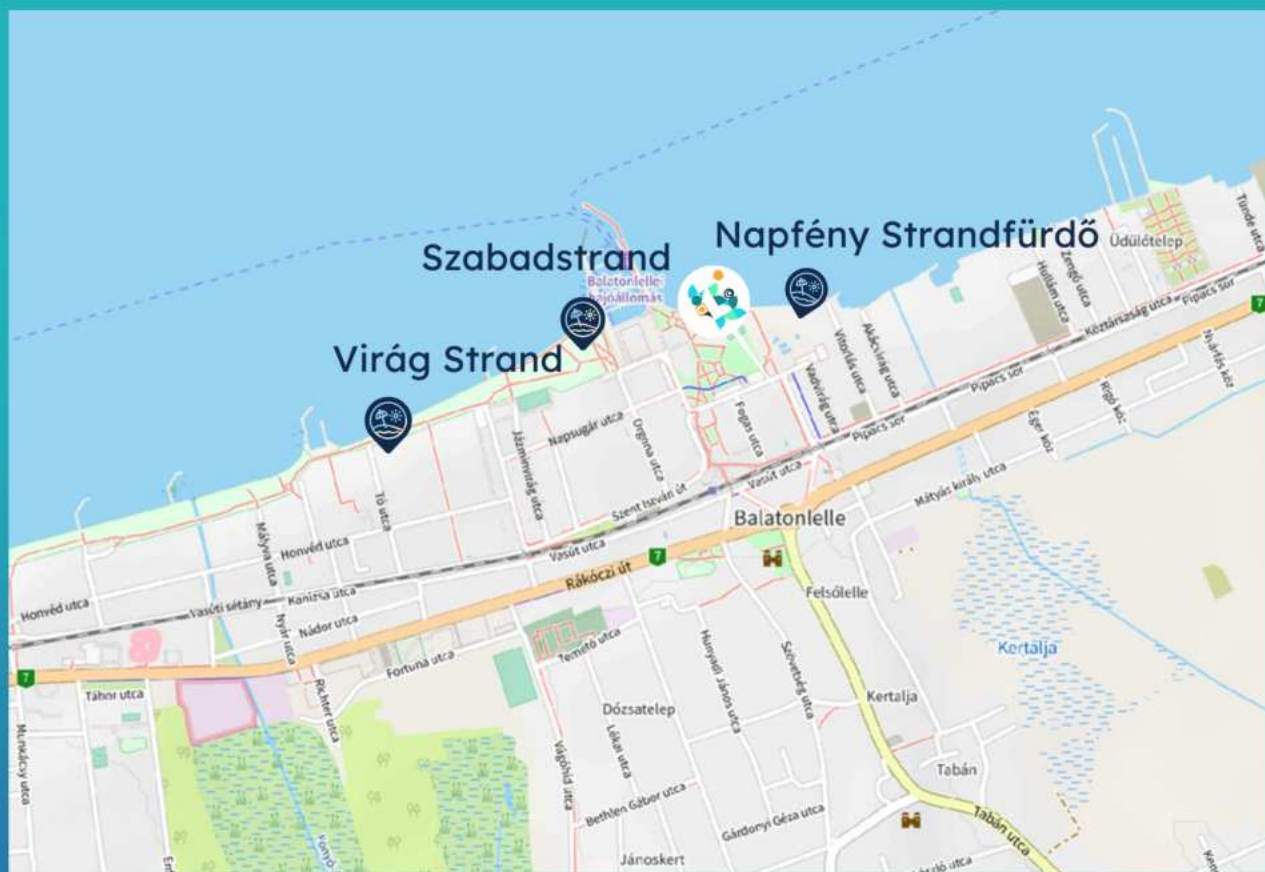
-  [www.loliense.com](http://www.loliense.com)
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# LOCATION



Loliense is being built in Balatonlelle, directly next to the Napfény Beach, in the vicinity of the pedestrian street.

Balatonlelle is one of the favorite towns on the southern shore, with nearly 5,000 residents, easily accessible via the M7 highway or Route 7.

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# THE BUILDING



Central location, directly adjacent to the beach and pedestrian street

The building is constructed with timeless, noble materials

All apartments are suitable for year-round residence

Terraces face the lake, separated from each other to ensure privacy

Spacious lift suitable for bicycle transport, with a glass-walled, well-lit staircase







High-illumination corridors and apartments, extra-large terrace doors

Garage spaces exceed standard widths, with wide access roads, free of obstacles, and easy to navigate



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Advanced energy solutions

Silent mechanical systems

Structures built with superior sound insulation, both between apartments and for filtering external noise

Energy-efficient, environmentally conscious apartments with underfloor heating and ceiling cooling, central high-performance heating and cooling heat pump

Solar panel







Central location, directly adjacent to the beach and pedestrian street

Easily identifiable entrances, clear access to the garage and apartments

Separate meters (for charging electric cars, bicycles, scooters)


On-site services, even within the building block

Optional comprehensive management service available

The renovated Hüttl villa will receive an appropriate function and community spaces



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# COMMERCIAL SPACES

Central extraction ducted into the false ceiling on the ground floor, making the commercial spaces suitable for establishments with a hot kitchen.

## ORIGINAL SIZE

## DIVISIBLE SIZE

1	74 sqm	44 sqm + 30 sqm
2	54 sqm	27 sqm + 27 sqm
3	70 sqm	30 sqm + 40 sqm
4	177 sqm	52 sqm + 72 sqm + 53 sqm
5	203 sqm	35 sqm + 56 sqm + 112 sqm





# PAYMENT SCHEDULE

1.

- 10 % upon signing the preliminary sales contract
- 90 % upon notification of technical handover by the seller

2.

- 70 % upon signing the preliminary sales contract
- 30 % upon notification of technical handover by the seller

3.

- 20 % upon signing the preliminary sales contract
- 30 % upon completion of the building's foundation slab
- 30 % upon completion of the building's structural condition
- 20 % upon notification of technical handover by the seller

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