



EXPOSÉ

HOLIDAY AND LEISURE PARK

HENCSE – HUNGARY

Unique opportunity

Introducing a very unique investment opportunity in Hencse, Hungary. It includes three separate property and development opportunities as part of the single offer. The three opportunities in the offer are:

- 1 Holiday and Leisure Park
- 2 Golf Park
- 3 Midtown land

UNIQUE
IN
HUNGARY

Location

Hungary has become more and more a destination where people wish to have a second home or where senior people decide to live due to the existing infrastructure and standard of living and finally for its security.

With its sub-Mediterranean climate and above average sunshine hours per year Somogy County is a popular destination for tourist and for those who wish to relocate to Hungary.

Only 80 km south of Balaton, 40 km to the Croatian border, 2 hours to Zagreb, around 4 hours to the Adria, and 100 km to Slovenia, Hencse is a famous region, which is easily accessible through the main motorway M7 from Budapest in around 2 hours by car. From Vienna, Hencse can be reached within four hours by car.

Hencse is accessible by air through its local airport Pécs which is 60 km away or from Sármellék near the famous Balaton See which is only 1 hour 15 minutes away. For small airplanes there is a landing strip at Kaposújlak, approx. 20 km from Hencse.



Opportunity 1: Holiday and leisure park

The development opportunity contains 103 Acres of land, ready to be built for a holiday resort and/or residential villages situated in landscaped natural surroundings aimed at the holiday markets and/or retired market.





The villages will be complimented by shopping facilities, Wellness Centre, first class Health Centre with thermal spa, Hotel & Conference Centre, sporting & recreation facilities, a multi denominational church, a Handicraft Centre, all within a safe and controlled environment.

Other complimentary facilities include an Equestrian Centre, lake side walks, fishing, nature trails and an open-air Amphitheatre for entertainment venues and easy access to the adjacent golf course.

Outdoor sporting facilities such as tennis, bowls, volleyball, and basketball courts could be administered from the Wellness Centre.

Lakeside restaurant planned for residents and guests as well as a restaurant complimented by craft shops, Coffee shop, Wine bar etc. in the Tobacco Shed. Cross Country, Jogging and Cycling paths can be also developed.

The property has two large fishing lakes. Preliminary Studies have shown that there is also thermal water on the site. Therefore, this element can also be included in a later use. The location already provides a reception building including restaurant. An initial planning for a holiday resort is available.

Several foreign Companies have investments nearby amongst Italian, Belgian, Dutch, German, Austrian etc.

Opportunity 2: Golf Park

Hencse Nationals Golf & Country Club is an 18 holes championship golf course opened in 1994. This Golf Park is known as one of the best golf courses in Hungary.

Built on 224 Acres on rolling hills of the southern tip of the Zselic Nature Reserve with several lakes and over 26.000 trees planted Hencse National Golf & Country Club is attracting guest from all over the world.



GOLF COURSE



GOLF CLUB HOUSE

The buildings on the Golf Course are offering more than 40 guest apartments, one large private apartment, restaurant, kitchen, wine cellar, small thermal pool. Two guest apartment houses have to be completed.

For more information visit <https://hencsegc.hu>



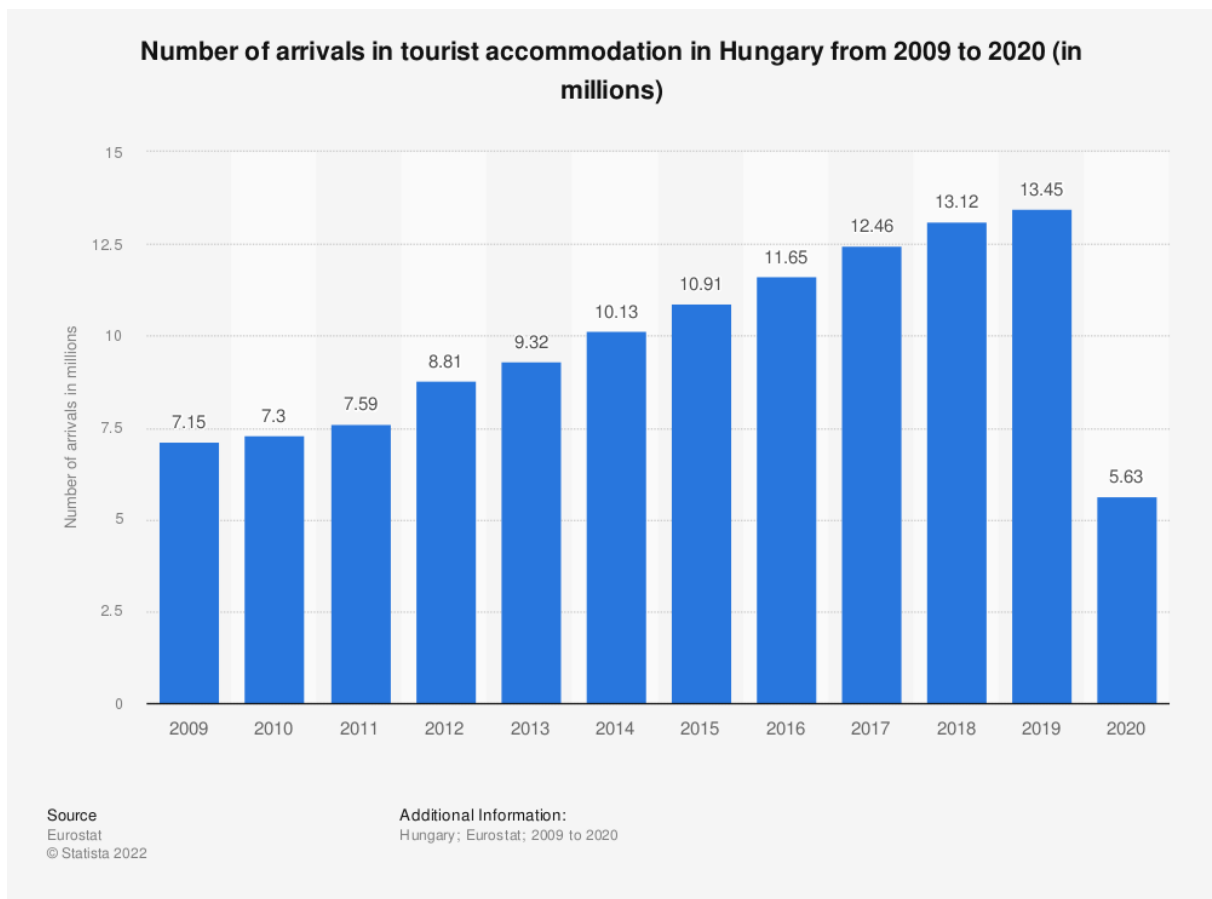
Opportunity 3: Midtown land

This 4.4 Acres land is directly connected of the Hencse National Golf & Country Club.



Tourism

The number of tourists coming to Hungary is continuously growing over the last years.



LOVED BY TOURISTS



THIS PROPERTY IS OFFERED TO YOU BY

SIMCHEN ASSET MANAGEMENT GMBH

LAVESSTR. 4/5

30159 HANNOVER

GERMANY

HANS-JÜRGEN SIMCHEN

SIMCHEN@SIMCHEN.COM

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