



KOMÁROM-ESZTERGOM COUNTY • HUNGARY

BOLDOGASSZONY ESTATE

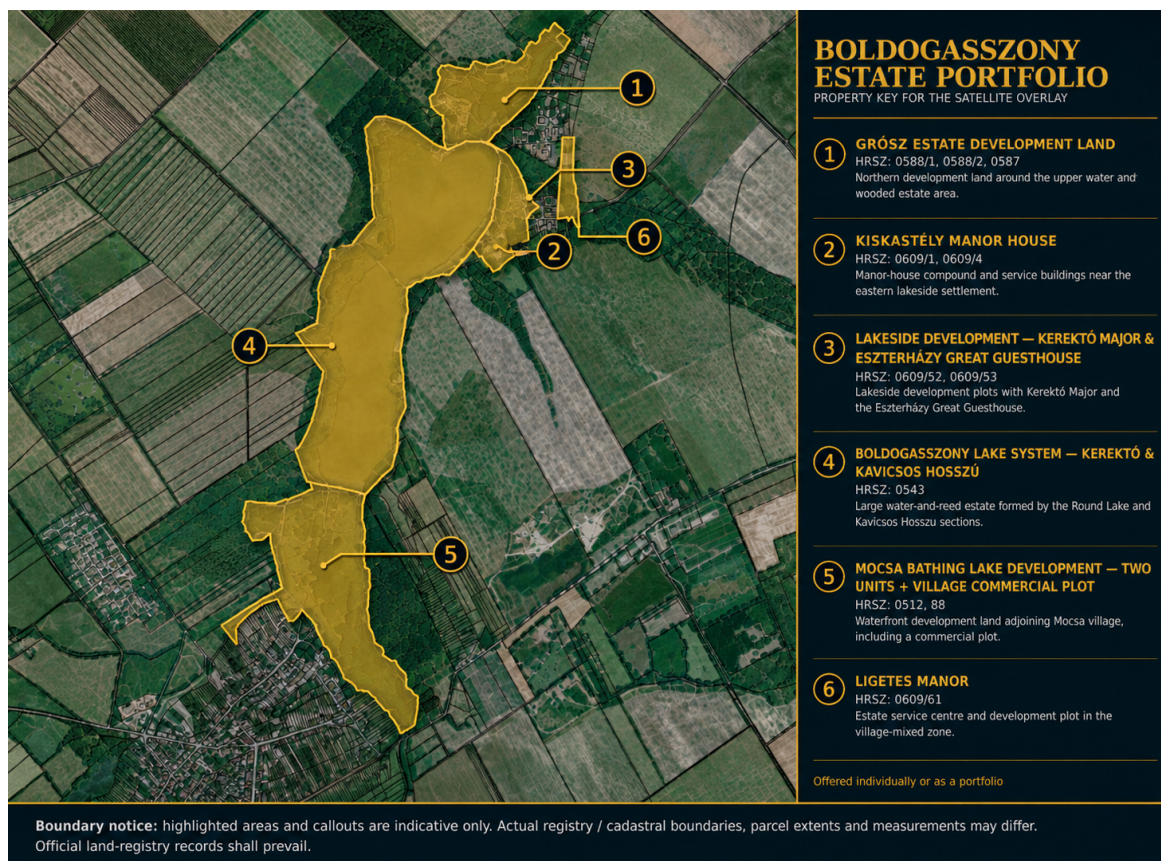
*Water, woodland and history —
a private estate of exceptional scale.*

Six distinct properties • Approx. 150 hectares • Available individually or as a portfolio

AN ESTATE OF EXCEPTIONAL SCALE

Boldogasszony Estate brings together historic lakes, mature woodland, heritage architecture and development land between Tata and Komárom in north-western Hungary. Its six constituent properties can be acquired individually, in any combination or as a single 149.22-hectare portfolio. Each is capable of standing alone, while together they recreate a substantial part of the former Esterházy estate landscape.

The estate occupies a strategic position on the Budapest–Vienna investment corridor. The Tata–Környe interchange of the M1 motorway is less than ten minutes away by car; Tata, with its castle, thermal lake and established visitor economy, is eight kilometres to the east; and Komárom and the Slovak border are nine kilometres to the west. Despite this connectivity, the estate offers a secluded, discreet and secure setting.



THE SIX PROPERTIES

Property and constituent assets	Total area	Page
Grósz Forest Estate & Development Land	16.87 ha	3
0588/1 Waterside tourism woodland and parkland development area		
0588/2 Forest villa with private lake		
0587 Grósz seven-lake water system		
Kiskastély Manor Estate	1.39 ha	6
0609/1, 0609/4 Kiskastély manor and mature parkland		
0609/3, 0630/28 Manor garden and Kacsás Lake		
Kerek-tó Lakeside Development	6.89 ha	10
0609/53 Esterházy Grand Guesthouse		
0609/52 Lakeside development land		
Boldogasszony Lake System	84.83 ha	13
0543 Kerek-tó and Kavicsos Hosszú Lake		
Mocsa Bathing Lake & Development Land	36.91 ha	15
0512/1, 0512/2, 88/2 Water and waterside areas		
Ligetes Manor & Development Land	2.33 ha	18
0609/61 Buildings and landscaped grounds		
Portfolio total	149.22 ha	

Pricing is available to qualified parties upon request.

LOCATION AND CONNECTIVITY

The estate lies in the historic landscape at the foot of the Gerecse Hills, shaped by centuries of monastic ownership and Habsburg-era estate management. Its lakes benefit from continuous natural replenishment; its woodland is mature and productive; and its manor and farmstead architecture reflects the quality of early twentieth-century ecclesiastical craftsmanship.

- 8 km to Tata
- 9 km to Komárom
- ≈10 min to the M1 motorway
- ≈70 km to Budapest
- ≈180 km to Vienna
- Rail connections at Tata and Komárom

GRÓSZ FOREST ESTATE & DEVELOPMENT LAND

168,657 m² (16.87 hectares) · Cadastral parcel nos. 0587, 0588/1 and 0588/2



Lakes · 50,253 m² · 0587

VHT · 5% site coverage · 4.5 m height;
water-sports and leisure designation



Woodland · 86,688 m² · 0588/1

EK · 5% site coverage · 7.5 m height;
tourism-related uses



Pasture · 31,716 m² · 0588/2

EK · 5% site coverage · 7.5 m height;
tourism-related uses



420 m²

Modernised single-storey forest lodge



8 bedrooms

Including six en-suite bedroom suites



Up to 25 lakeside units

Concept allows an approx. 100 m² building
footprint per unit



Approx. 5,000 m²

Indicative total gross floor area under the
current concept



Seven interconnected ponds

Sequential overflow with continuous natural
spring-water replenishment



Road access and utilities

Access from Road 8132; electricity with private
transformer, gas, mains water, borehole,
biological wastewater treatment and soakaway

A self-contained forest and waterside estate combining a modernised eight-bedroom lodge, productive woodland, open pasture and an engineered cascade of seven interconnected ponds. Existing infrastructure provides a credible base for private-estate, retreat, hospitality or nature-led development strategies.



Forest lodge — aerial view



Forest lodge — principal elevation

The Forest Lodge

At the heart of the estate is an approximately 420 m², single-storey brick lodge. Originally constructed in the 1940s, it has since undergone comprehensive modernisation, including replacement external and internal joinery, thermal insulation, and renewed electrical and water systems. The result retains the character of a traditional forest retreat while providing contemporary residential comfort.

The accommodation comprises eight bedrooms, six of them en-suite, together with an approximately 100 m² dining salon centred on a water-jacketed fireplace, a 40 m² sitting room, study, library and plant room. Two independent entrances support flexible operation as a private residence, multi-generational retreat or guest lodge.

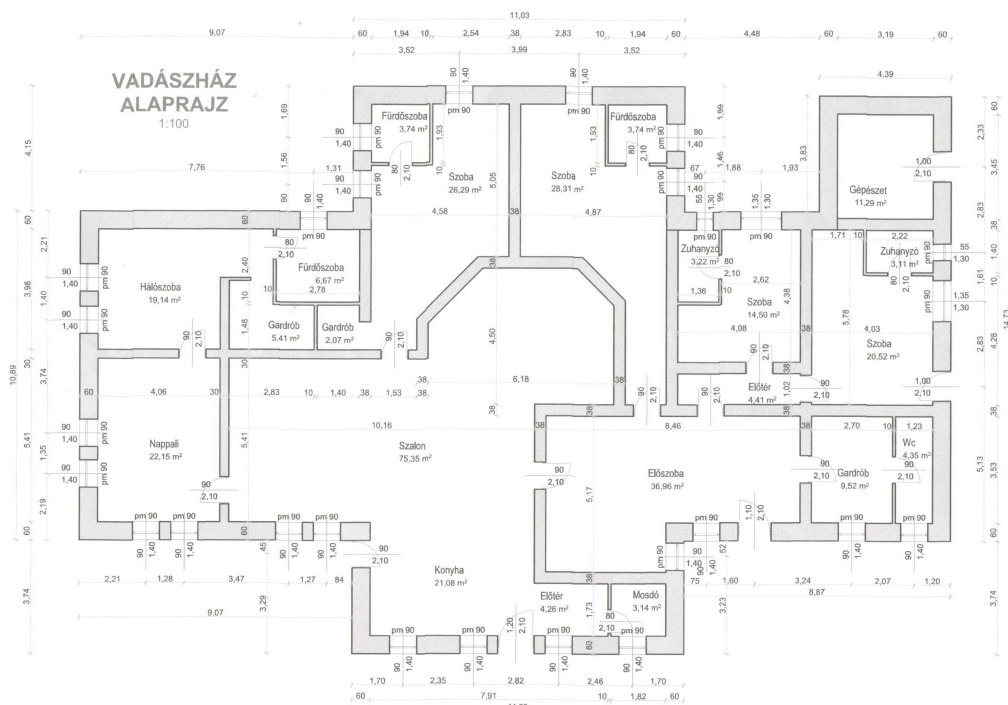


Forest lodge dining salon



One of the lodge bedrooms

Floor Plan



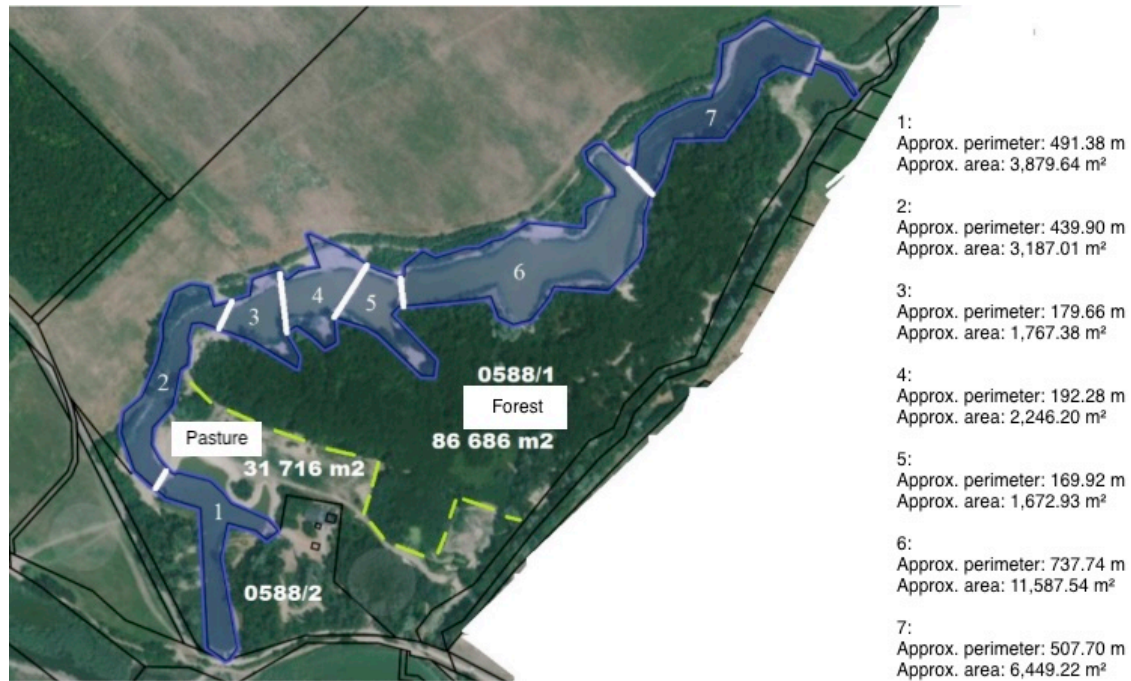
Forest lodge floor plan

Woodland, Pasture and Planning Context

The estate includes 86,688 m² of mixed woodland, with poplar, acacia and hackberry represented, and 31,716 m² of pasture. Together they provide both productive land and a strong landscape setting. The applicable EK designation allows accommodation, educational, visitor and commercial buildings, subject to a maximum 5% site coverage and 7.5 m building height.

Seven-Stage Sequential-Overflow Lake System

The 50,253 m² registered water-reservoir area contains seven ponds arranged at progressively lower elevations. Spring water enters the upper basin and passes through constructed overflows to each lower pond in sequence. The inter-basin connections and water-control structures are existing improvements, giving an incoming owner an established water-management system rather than an undeveloped water asset.



Seven-stage lake system and existing water-control infrastructure

Development Concept

The estate offers development potential for up to 25 independent lakeside units, with an indicative building footprint of approximately 100 m² per unit. Assuming a two-storey configuration, this could provide a total gross floor area of approximately 5 000 m². The owner's accompanying business plan envisages a smaller-scale scheme comprising 12–15 timber-built houses.



Development concept visualisation



Development concept visualisation

KISKASTÉLY MANOR ESTATE

13,861 m² (1.39 hectares) · Cadastral parcel nos. 0609/1, 0609/4, 0609/3 and 0630/28



Manor and mature parkland

Parcels 0609/1 and 0609/4; 13,861 m² registered manor and park area



Manor garden and Kacsás Lake

Parcels 0609/3 and 0630/28; associated garden and water areas



Approx. 3,000 m² footprint

Approx. 9,000 m² GFA; indicative further capacity under LKe-Sz3, 30% coverage and 7.5 m height



Principal suite + 8 suites

Ground-floor principal suite and eight en-suite bedrooms above



308 m² guesthouse

Independent two-storey building constructed from Siberian logs



220 m² service building

Kitchen and staff functions, supplemented by four staff apartments



Pool · sauna · fitness

Grill terrace and garaging for approximately ten vehicles



1904 · 920 m²

Two-storey principal house; more than 1,700 m² across the complex



Utilities and security

Mains services, artesian well, industrial power, stone wall, infrared perimeter protection and CCTV

The architectural and historic centrepiece of the portfolio: a 1904 manor house of approximately 920 m², set in mature parkland and supported by a substantial guest, staff and leisure complex. The estate is immediately suited to high-quality private occupation and also offers repositioning potential for boutique hospitality or representative use.



Kiskastély principal elevation



Inner courtyard and swimming pool

The Historic Manor House

Kiskastély was built in 1904 by craftsmen working to the exacting standards associated with ecclesiastical construction of the period, reflecting the property's historic connection with Pannonhalma Archabbey. It has undergone two major programmes of work: a prominent refurbishment ahead of a high-level state visit in the 1980s and a comprehensive renovation in the early 2000s. It has been continuously maintained since.

The two-storey principal house provides approximately 920 m² across the ground and first floors. Its arrangement supports both private family life and formal entertaining or representative functions.

Floor Plans



Ground-floor plan



First-floor plan

Interior Accommodation

Ground floor: picture gallery, drawing room with fireplace, private library, formal dining room, professionally specified kitchen, veranda and winter garden, together with a principal suite incorporating generous bathroom and dressing accommodation.

First floor: eight en-suite bedroom suites, shared lounge, music room and kitchenette. This level can operate independently for family, guests or private hospitality use.



Drawing room with fireplace



Principal suite

*First-floor suite**Entrance hall and staircase*

Guest, Service and Leisure Facilities

The wider complex exceeds 1,700 m² of existing floor area. It includes a 308 m², two-storey Siberian-log guesthouse; a 220 m² kitchen and staff building; four staff apartments; a rest house with sauna; workshops; and storage. Within the protected inner courtyard are an ecologically managed swimming pool, sauna house, grill terrace, fitness room and garaging for approximately ten vehicles.

The precinct is secured by a stone wall more than two metres high, infrared perimeter protection and CCTV. Utilities include mains water and gas, industrial-capacity electricity, an artesian well drawing karst water, and an on-site biological wastewater and soakaway system. The LKe-Sz3 designation indicates further development capacity, subject to confirmation, of approximately 3,000 m² of additional footprint and 9,000 m² of gross floor area.

*Siberian-log guesthouse**Kiskastély aerial view*

Further Views of Kiskastély Manor Estate



First-floor suite



First-floor salon



Dining room



Kitchen

KEREKTÓ LAKESIDE DEVELOPMENT

68,911 m² (6.89 hectares) · Cadastral parcel nos. 0609/52 and 0609/53



65,516 m²

Kerektó Major lakeside development holding



3,395 m²

Separate plot occupied by the Esterházy Grand Guesthouse



Constructed in 1904

Historic Esterházy Grand Guesthouse



More than 600 m²

Existing, modernised accommodation building



17 en-suite units

Seven on the ground floor and ten on the first floor



40–50 guests

Current accommodation capacity



Approx. 30,000 m²

Indicative gross floor area potential



Up to 7 independent units

Potential subdivision and phased development structure



Utilities on site

96 A industrial electricity at the guesthouse, gas, water and on-site wastewater system

A 6.89-hectare lakeside development opportunity anchored by the historic Esterházy Grand Guesthouse, which already provides accommodation for approximately 40–50 guests. The adjoining development holding offers direct lake frontage and an indicative gross floor area potential of approximately 30,000 m².

The Esterházy Grand Guesthouse

Constructed in 1904 with load-bearing walls approximately one metre thick, the guesthouse has recently undergone comprehensive modernisation while retaining its substantial historic character. More than 600 m² of existing accommodation comprises seven en-suite units, a residents' lounge and club room, dining room, kitchen and laundry on the ground floor, with ten further en-suite units above. The current configuration accommodates approximately 40–50 guests; alternatively, the building could be arranged as an eight-bedroom private residence.

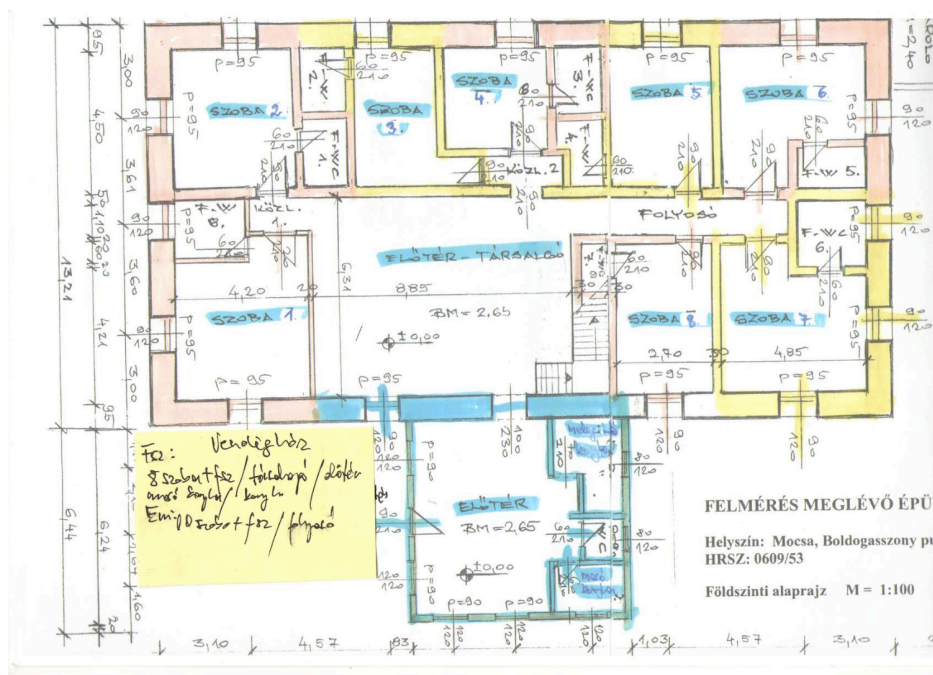


Esterházy Grand Guesthouse — aerial view

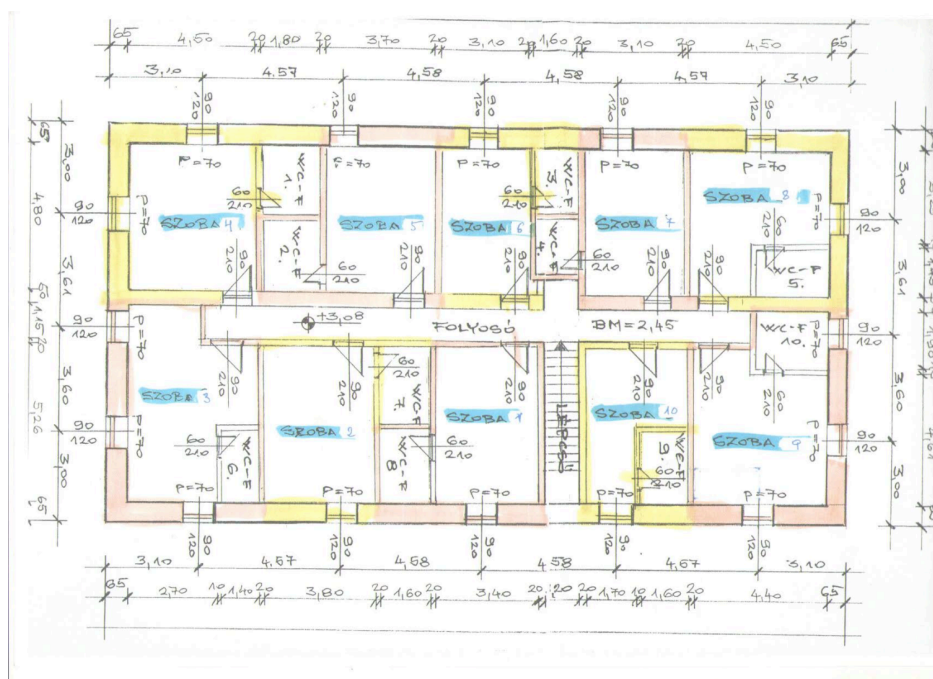


A guest suite within the historic building

Floor Plans



Ground-floor plan



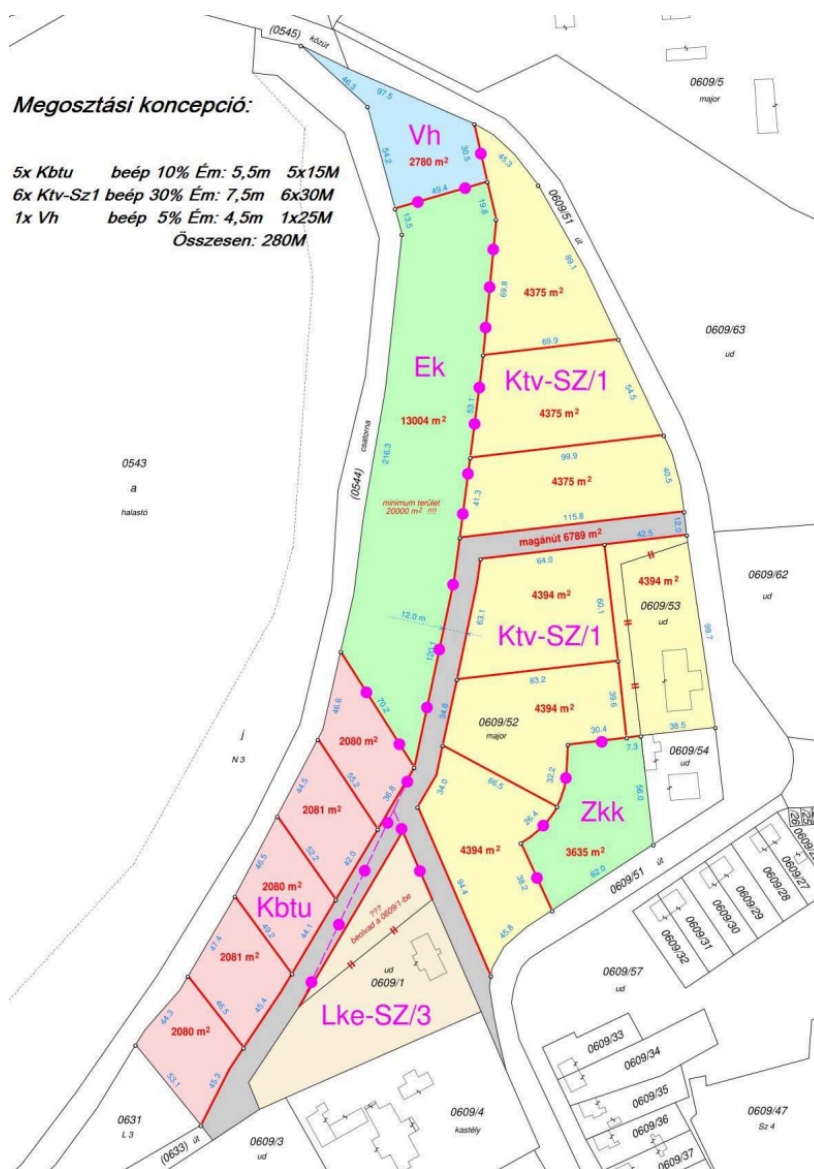
First-floor plan

Kerektó Major Development Land

The adjoining 65,516 m² holding directly borders the Kerektó lake system. Its principal development component extends to approximately 35,000 m² within the Ktv-Sz1 zone, which provides for tourism accommodation, hospitality, retail and service uses. The site benefits from concrete-road access and utilities already in place.

Indicative planning parameters comprise 30% maximum site coverage, a 7.5 m building-height limit, up to approximately 10,500 m² of building footprint and approximately 30,000 m² of gross floor area. A subdivision into as many as seven independent development units may be possible, supporting phased delivery or multiple operating concepts. All parameters are subject to confirmation with the competent planning authority.

Subdivision Plan



Indicative subdivision plan for Kerektó Major

BOLDOGASSZONY LAKE SYSTEM

848,326 m² (84.83 hectares) · Cadastral parcel nos. 0543/1, 0543/2, 0543/3 and 0543/4



848,094 m² (84.81 ha)

Main parcel 0543/1, registered as a fishpond



VHT/VT

Registration and planning classifications of the principal parcel



5% · 4.5 m

Maximum site coverage and building height



Kavicsos Hosszú · approx. 350,000 m²

Elongated lake body bordered by extensive reed beds



Kerek-tó · approx. 500,000 m²

The lake system's principal open-water body



Continuous replenishment

Natural water supply through the historic lake system



Historic fishpond system

Embankments, wintering ponds and water-control structures



Approx. 5 km

Potential lakeside walk and nature-interpretation route



Water sports and leisure

Principal function identified in the local planning framework

The natural anchor of the portfolio: an 84.83-hectare historic water estate formed around the two principal lakes of Kerek-tó and Kavicsos Hosszú. It combines open water, extensive reed margins and established fishpond infrastructure with potential for managed angling, low-impact recreation and nature-based tourism.



Boldogasszony Lake System — principal open-water landscape

A Historic Water Estate

The Boldogasszony lakes form part of a managed fishpond system whose history extends over several centuries. The property includes large open-water surfaces, extensive reed beds, wintering ponds, embankments and water-control structures, supported by continuous natural water replenishment.

Kerek-tó is the broad principal lake, reaching an estimated depth of three to four metres near the water-control structure. **Kavicsos Hosszú** is the second, elongated water body, creating an unusually long interface between open water, reed beds and shoreline, with views towards the Gerecse Hills. Subject to the relevant operating and regulatory requirements, the combined setting

may support angling, sailing, nature observation and controlled water-based recreation.



Kerek-tó — lakeside setting and existing structures



Panoramic view across the lake system

Development and Operating Potential

The VHT/VT planning context, together with the water-sports and leisure function identified in the local plan, provides a basis for controlled recreation, managed angling and eco-tourism. The main parcel is subject to a stated maximum site coverage of 5% and a maximum building height of 4.5 m.

The established fishpond infrastructure, natural water supply and approximately five kilometres of potential lakeside route could support fishing stations, birdwatching points and nature trails as part of a coherent operating concept. Any works, change of use or commercial programme would remain subject to planning, environmental, water-management and other applicable approvals.

MOCSA BATHING LAKE & DEVELOPMENT LAND

369,103 m² (36.91 hectares) · Cadastral parcel nos. 0512/1, 0512/2 and 88/2



355,449 m² · VHT

5% site coverage, 4.5 m height; water-sports and leisure function



7,300 m² · Kbtu

10% site coverage, 5 m height; tourism designation



6,354 m²

Gksz Sz/2 · 40% · 9 m; commercial-service plot



Registered fishpond

Land-registry description of the principal waterside parcel



Kocs–Mocsa watercourse

Water replenishment supported by active natural springs



Utilities at the boundary

Direct connection to Mocsa's infrastructure; water, gas and sewerage



Tópart Street access

Direct village approach and public-road bridge



Reported motorway investment

A nearby interchange is described as under construction; status to be verified



Seventeenth-century origins

Documented historic fishpond setting

A 36.91-hectare waterfront and wetland estate adjoining Mocsa village, with three complementary planning components: a major water-management holding, a dedicated tourism parcel and a commercially zoned service plot. This combination offers a practical route to pair nature-led recreation with visitor facilities and supporting commercial infrastructure.



Mocsa Bathing Lake & Development Land — property boundary shown by dashed line

Setting, Access and Water Supply

Mocsa Bathing Lake lies on the western edge of the village, connecting a natural waterside landscape directly with the local road network, utilities and service infrastructure. The lake forms part of a fishpond system documented from the seventeenth century. It is supplied by the

Kocs–Mocsa watercourse and functioning natural springs.

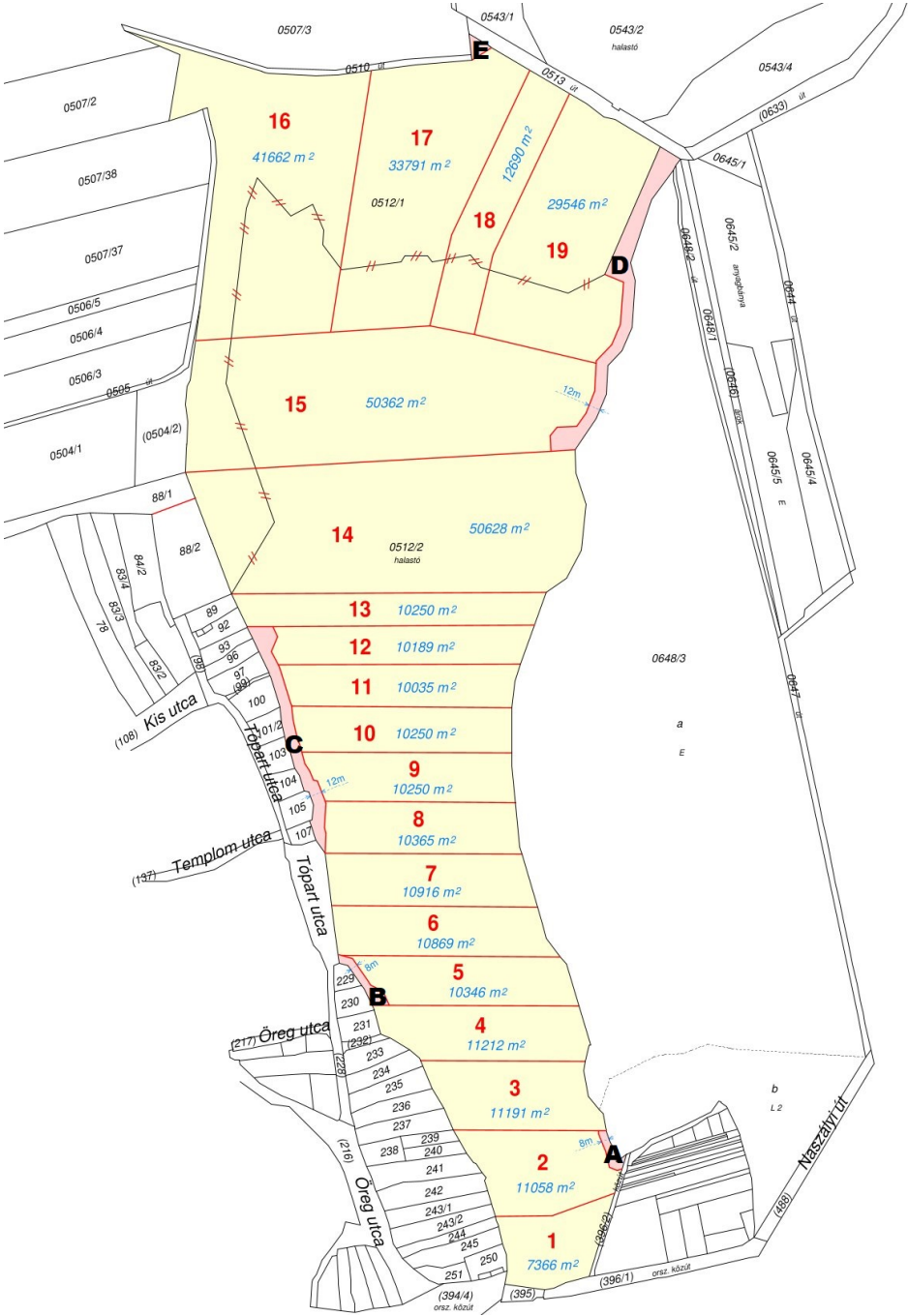
The property is approached from Tópart Street across a public-road bridge, while water, gas and sewerage are reported at the site boundary. Source documentation also refers to a nearby motorway interchange under construction; investors should verify the current programme, route and delivery status as part of due diligence.

Three Complementary Planning Components

- **Principal waterfront holding** (355,449 m²): VHT water-management zoning with 5% maximum site coverage and a 4.5 m maximum building height. Based on the stated parameters, the indicative maximum footprint is approximately 17,772 m² and the indicative gross floor area approximately 35,545 m². Water sports and leisure are the principal functions identified in the local planning framework.
- **Tourism parcel** (7,300 m²): Kbtu zoning with 10% maximum site coverage and a 5 m maximum building height. This equates to an indicative maximum footprint of 730 m² and indicative gross floor area of 1,460 m², for tourism and visitor-economy uses.
- **Commercial-service plot** (6,354 m²; parcel 88/2): Gksz Sz/2 zoning with 40% maximum site coverage and a 9 m maximum building height. The stated parameters imply an indicative footprint of approximately 2,540 m² and gross floor area of approximately 7,620 m², suitable for commercial and service uses that could support the wider destination.

All calculations are indicative and require confirmation against the current local building code, cadastral position and applicable authority interpretations.

Subdivision Plan



Indicative subdivision and planning layout

LIGETES MANOR & DEVELOPMENT LAND

23,345 m² (2.33 hectares) · Cadastral parcel no. 0609/61



Approx. 1,260 m²

Existing single-storey building stock



Approx. 40 rooms

13 bathrooms; offices, workshops, apartments and storage



Vt-Sz/2

Settlement-centre mixed-use zoning with a broad range of permitted uses



+5,500 m²

Indicative additional building footprint



+15,000 m²

Indicative additional gross floor area



Up to 3 levels

Potential vertical configuration of future development



30% · 7.5 m

Maximum site coverage and building height



Established utilities

Industrial electricity, water, gas and on-site biological wastewater system



Up to 7 independent units

Potential subdivision; 3,000 m² minimum plot size

A 2.33-hectare parkland property combining approximately 1,260 m² of existing buildings with significant additional development capacity. Its Vt-Sz/2 settlement-centre mixed-use designation is the broadest in the portfolio, creating flexibility for residential, hospitality, service or institutional repositioning.



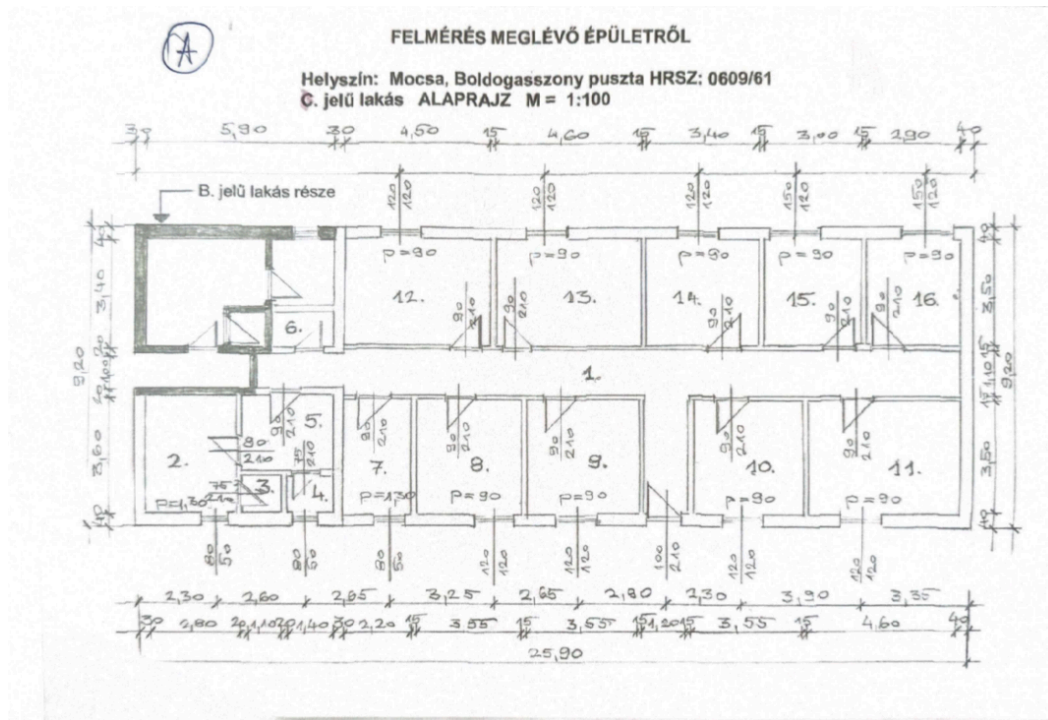
Ligetes Manor buildings and parkland

Existing Building Complex

The property contains approximately 1,260 m² of single-storey buildings, comprising offices, workshops, the Brigadér Apartment House, newer apartment-style accommodation and ancillary storage. In total, the complex provides approximately 40 rooms and 13 bathrooms. The buildings

sit within more than 20,000 m² of park-like grounds with mature pine planting.

Floor Plan



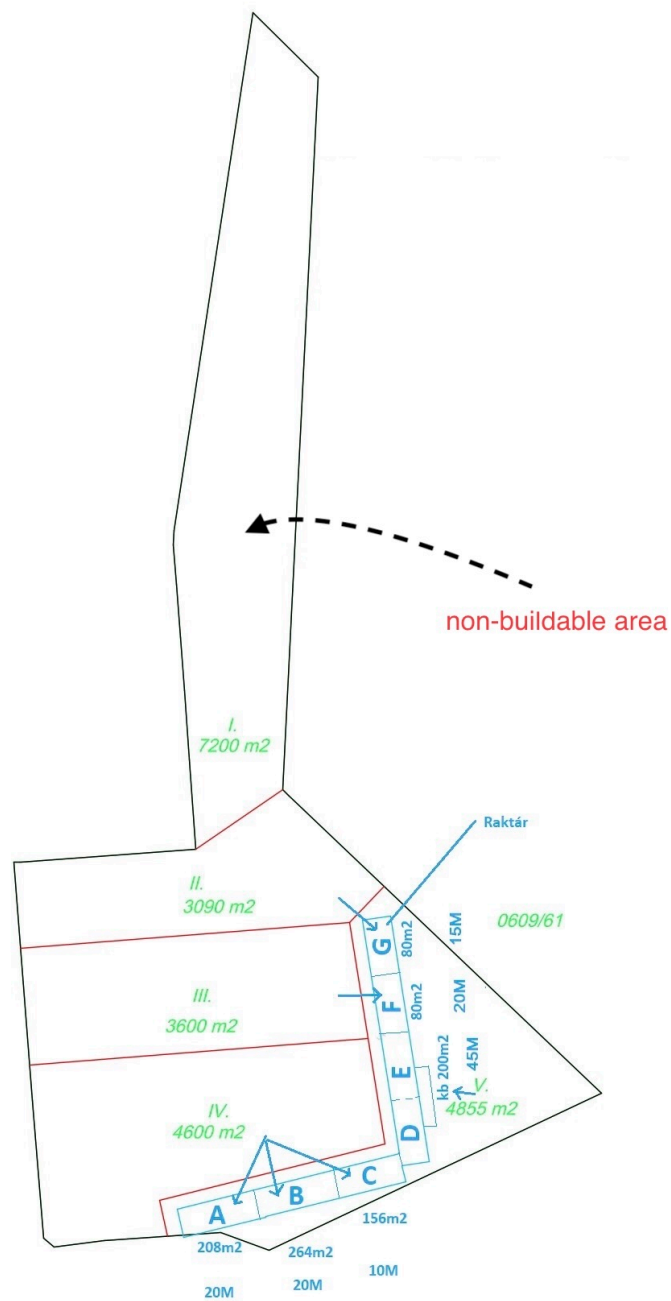
Ground-floor plan

Development Capacity

The Vt-Sz/2 designation permits residential, retail, accommodation, administrative, educational, healthcare, cultural, sports and recreational uses, providing the portfolio's most versatile planning framework. The stated remaining capacity is approximately 5,500 m² of additional footprint and approximately 15,000 m² of additional gross floor area across as many as three levels.

Subdivision into up to seven independent units may be possible, subject to a minimum plot size of 3,000 m². These figures are indicative and remain subject to planning confirmation, design development and all necessary approvals.

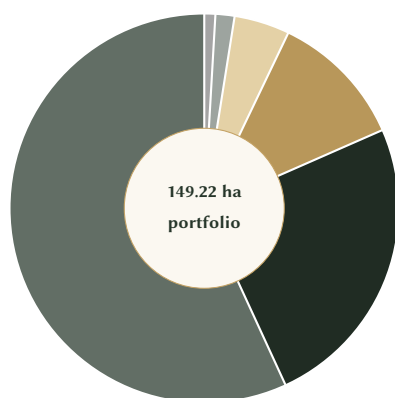
Subdivision Plan



Indicative subdivision plan

PORTFOLIO ASSET PROFILE

Across six independently transferable properties and 149.22 hectares, Boldogasszony Estate combines established residential and hospitality buildings, historic water infrastructure, woodland and waterside land, and clearly identifiable development components under tourism, mixed-use and commercial-service planning designations.



REGISTERED AREA BY PROPERTY

 Boldogasszony Lake System	84.83 ha	56.9%
 Mocsá Bathing Lake	36.91 ha	24.7%
 Grósz Forest Estate	16.87 ha	11.3%
 Kerektó Lakeside Development	6.89 ha	4.6%
 Ligetes Manor	2.33 ha	1.6%
 Kiskastély Manor Estate	1.39 ha	0.9%

INVESTMENT PROFILE

The portfolio combines immediately usable residential, accommodation and service buildings with historic lake infrastructure and zoning-based development opportunities across tourism, water recreation, commercial-service and mixed-use planning categories.

ASSET AND DEVELOPMENT PROFILE

Asset	Scale and Key Metric	Principal Positioning
Grósz Forest Estate & Development Land	16.87 ha; approx. 5,000 m ² indicative GFA	Forest residence, lakeside units and guest accommodation
Kiskastély Manor Estate	1.39 ha; more than 1,700 m ² existing floor area	Heritage private estate, boutique hospitality or representative use
Kerektó Lakeside Development	6.89 ha; approx. 30,000 m ² indicative GFA	Existing 40–50 guest capacity and lakeside tourism development
Boldogasszony Lake System	84.83 ha; VHT/VT, 5% coverage, 4.5 m height	Water recreation, angling, eco-tourism and nature routes
Mocsá Bathing Lake & Development Land	36.91 ha; 7,300 m ² Kbtu and 6,354 m ² Gksz Sz/2	Waterfront recreation, tourism and commercial-service uses
Ligetes Manor & Development Land	2.33 ha; approx. 15,000 m ² additional GFA	Mixed residential, accommodation, service and institutional uses

The chart shows each property's share of the portfolio's total registered area; it is not a land-use or zoning analysis. The six registered areas total 1,492,203 m² (149.2203 hectares). Hectare and percentage figures are rounded. All development capacities are indicative and remain subject to title review, surveys, design development, planning confirmation and all required authority approvals.

ACQUISITION ENQUIRIES

The six properties comprising Boldogasszony Estate are available individually, in any combination or as a single portfolio. Qualified parties are invited to enter into a direct and confidential discussion.

All enquiries will be handled in strict confidence. Property inspections are by prior appointment only.

CONTACT

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