

H É V Í Z

MULTIFUNCTIONAL
FAMILY HOUSE

optimum **PLUS**



LOCATION

Hévíz offers the unique atmosphere of its healing thermal lake and the comfort of a well-kept, peaceful small town — just minutes from the shores of Lake Balaton. Clean air, manicured green areas and a harmonious ambience make this region truly special. The area's rich historical heritage, excellent services, high-quality restaurants and year-round balanced lifestyle all contribute to a consistently high quality of life.

Szabó Lőrinc Street is a newly forming gem in Hévíz: a quiet cul-de-sac under development, where only new, modern family homes are being built. The refined environment is further elevated by the soon-to-be-completed asphalt road and the absence of through-traffic.

City centre	1 km
Keszthely	8 km
Hévíz-Balaton Airport	14 km
Budapest	193 km
Vienna	194 km

MASTERPLAN

A good house isn't just four walls, a few rooms and a kitchen. A good house is not only aesthetic — it is functional.

Two separate buildings smartly divide the functional spaces (garage, storage, laundry room and guest apartment) from the family's intimate living area (two bedrooms, living room, kitchen, pantry, bathroom). Between them lies a cosy inner courtyard that provides shelter from unwanted views. Large, natural-wood sliding doors open the living room toward the terrace, making the garden a seamless extension of the home.

The spacious garage and abundant storage options will delight the man of the house, while the woman of the house will appreciate the separate laundry room, the generous pantry, and the direct access to the covered outdoor kitchen — all complemented by a fully equipped indoor kitchen.

The separate guest room with its own kitchenette and bathroom provides privacy for visiting family, guests, or even live-in help.



GARAGE

A STATEMENT OF STATUS

THE FIRST MOMENT MATTERS..

The gate, the clean lines, the noble materials. The driveway already signals on arrival: this is the beginning of a new level — in style, awareness and maturity.

Entering here means stepping into a higher quality of life; into a place where care is visible, quality is tangible, and silence is not a lack, but a privilege. This place is not a destination — it is a state of arrival.

Polished concrete, a generous space for two cars and recreational vehicles. A tasteful upholstered foyer with a washroom. Coming home begins here — with comfort that feels natural.





QUIET LUXURY

FUNCTIONALITY

A spacious laundry room with terrace access. A bright corridor lined with built-in cabinets. Every detail carefully considered — because true luxury is not spectacle, but consistency.

TECHNOLOGY

INVISIBLE COMFORT

Behind exceptionally high-quality materials and the thoughtful shaping of interior and exterior spaces lies equally high technical sophistication.

Intelligent, quiet, reliable systems.

Energy-efficient underfloor heating powered by air-source heat pump, split air-conditioning units for summer comfort, solar panels, electric-vehicle charger preparation, room-by-room heat control (also remote-accessible), LED lighting inside and out, built-in furniture, fully integrated kitchen with appliances and wine cooler, walk-in closets with built-in lighting, beds, landscaping with plants and automated irrigation.

Safety is ensured by an alarm and camera system.





GUEST APARTMENT

PRIVATE SPACE
FOR BOTH SIDES

A hidden entrance with its own kitchen, bathroom and terrace. Closeness without sacrificing personal space. A fine balance — for thoughtful hosts and respected guests.

GUEST BATHROOM

IMPRESSIVE COMPLETENESS

The bathroom combines modern elegance with comfort. A spacious, naturally lit room featuring a minimalist shower zone partially framed with glass. Premium surfaces, carefully selected colours and subtle yet characterful details create a calm, uncompromising atmosphere reminiscent of a boutique spa.



GUEST BEDROOM

FOCUS ON COMFORT



The overall high quality and full equipment of the apartment make one thing clear: guests will truly feel at home. It is a reflection of the host's elegance, attentiveness and care.





INNER COURTYARD

THE HARMONY OF
CONNECTION AND DISTANCE

A carefully designed, bright and green space that both connects and separates. Quiet, airy, elegant — a celebration of balance.





THE PANTRY

A STATEMENT OF LIFESTYLE

Spacious, bright, lined with beautiful wooden shelving. Located right next to the outdoor kitchen. A sense of order, abundance and structure. Functionality with a sense of dignity.







A glass door connects the pantry with the interior and exterior kitchens — a smart and practical layout that ensures effortless, comfortable outdoor culinary experiences.

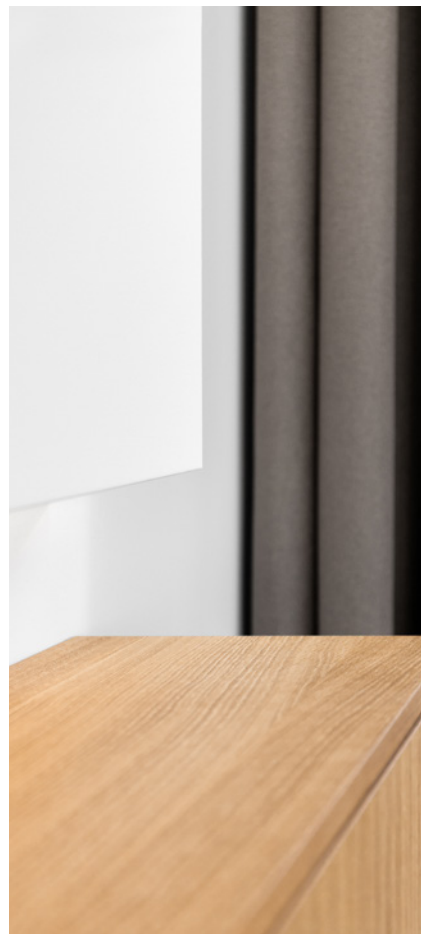
LIVING ROOM

WHERE LIGHT BECOMES
THE HOME'S DECORATION



Large glass surfaces, sliding doors, an open flow to the inner courtyard. Airy proportions, subtle rhythms. Perfectly placed lighting — exactly where life will happen.





INTELLIGENT DETAILS

LIVABLE ELEGANCE

Built-in furniture, hidden storage solutions, a reading corner with a sunlit window. Thoughtful in every centimetre, comfortable in every movement.



ENTRANCE HALL

A WORTHY ARRIVAL
AND DEPARTURE

The entrance hall is equipped to the highest standards: refined furniture, abundant storage, an elegant guest washroom. Here, everyday life becomes a celebration of style. Because arriving is not just an event — it is an experience.





PRIVATE LIVING

AREAS

Designed for real life and careful consideration, the main house protects the owner's privacy in every way. A bedroom zone with two rooms, bathroom and a second laundry room can be separated by sliding doors. A quiet, intimate space where rest is not a possibility — but a certainty.



The entire property is defined by harmony, with recurring motifs appearing across different areas and surfaces through the chosen finishes—whether in their material or texture—creating a cohesive overall atmosphere. The building's clean, stylish architectural language and its execution to the highest quality standards, combined with state-of-the-art technologies, embody the pragmatically interpreted dimension of a refined, high-end lifestyle.





TURNKEY QUALITY



Built-in kitchen, cabinets, lighting, fully equipped bathrooms. Nothing left to do — just arrive. Instantly home. Instantly livable. Instantly worthy.



MATERIALS

THAT RESONATE

Wood, natural textures, recurring motifs. Not decoration — identity.
A building that does not seek attention — because it simply doesn't need to.





FACTS

202,6 m²
NET LIVING SPACE

3
BEDROOMS

2
BATHROOMS

1
GUEST TOILET

2
LAUNDRY ROOMS

2
CARS GARAGE
WORKSHOP & STORAGE

ARRIVE

TO BE AT HOME

This house is a milestone. If you recognise yourself in it, you know: you were ready for it.
Book a viewing and step into what you have achieved.

optimum **PLUS**

WE ENVISION.

WE DESIGN.

WE BUILD.

At OptimumPLUS, we design and construct properties that provide real solutions to real life situations. We build everything as if we were building it for ourselves.

We aim for the optimum — and add the Plus.

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