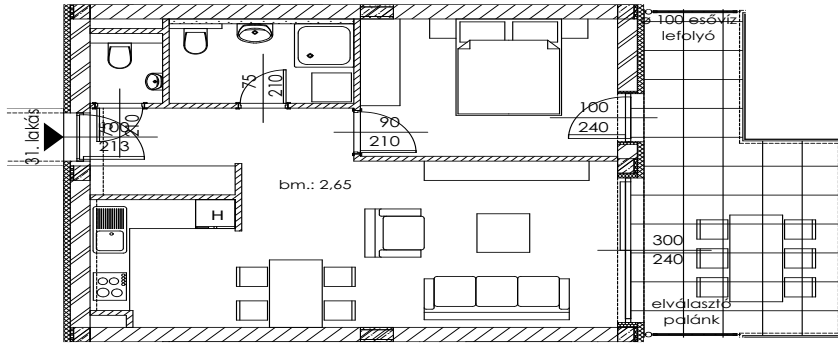
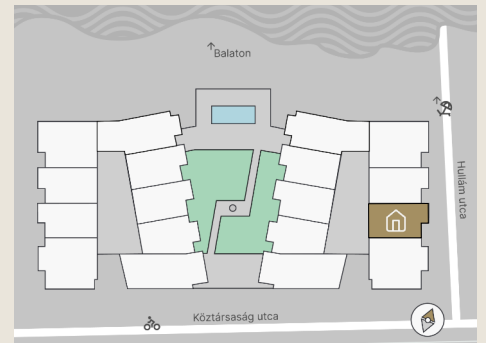




# A.31

Apartment size: 48,80 m<sup>2</sup>  
Terrace size: 16,71 m<sup>2</sup>



Entrance Hall	6,03 m <sup>2</sup>
Living Room	20,14 m <sup>2</sup>
Room I	11,12 m <sup>2</sup>
Room II	-
Kitchen	5,60 m <sup>2</sup>
Bathroom	4,54 m <sup>2</sup>
WC	1,37 m <sup>2</sup>
Storage	-

The property measurements are based on the permit plans and may change slightly during the finalization of the construction plans and execution process.



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LelleWave Residence is being built in Balatonlelle, **just 100 meters from the waterfront**, on the corner of Köztársaság and Hullám Street. The building is located only a 7-minute walk from the city center, putting all urban services within easy reach.

## Key Highlights of LelleWave Residence:

- ✓ Financing: **20%** down payment, **80%** upon handover.
- ✓ Value-retaining location with continuously growing demand.
- ✓ Ideal for both personal use and rental investment.
- ✓ Balatonlelle is **among the top 5 most popular destinations** at Lake Balaton.
- ✓ Premium Quality: High-end construction with energy-efficient smart solutions.

