

BUDAPEST  
**HIGHLAND**  
GOLF CLUB

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**INVESTMENT  
OPPORTUNITY**

**Aerial view of Budapest Highland Golf Club  
(Budapest, XXII. district)**



## **Inner city golf club & development land in Budapest, Hungary for sale**

- Highland Golf Club was nominated and awarded 'The Club of the Year' in 2010 and 2011.
- Highland Golf Club is situated on a unique piece of land within the boundaries of Budapest, 15 minutes from city center. Highland is a golfing complex, operating since 2007 and consists of a 9 hole, PAR 36 golf course, a comprehensive training center including a clubhouse, a driving range, putting, chipping, pitching areas, and a 3 hole PAR 3 practice course.
- Highland Golf Club has the largest golf club membership in Hungary with 450+ active members, out of which 150 members regularly compete at national golf tournaments.
- The number of golfers in Hungary is relatively low (2.500 persons) compared to the similar sized Austria (100.000 golfers) and Czech Republic (60.000 golfers), giving way for rapid expansion.
- Highland organizes its own tournaments and provides various social functions to its members.
- Its customer base comes mainly from the affluent South Buda region of Budapest (II, XII, XI, XXII, districts) and the agglomeration (Budaörs, Érd, Törökbálint).
- The owners of Highland are offering the golf club and related land for sale.
- A piece of the bordering land (24 000 sqm) suitable for the development of golf related apartments or a golf hotel is also part of the offer.
- Asking price for the golf club (296 000 sqm) and the adjacent development land (24 000 sqm) is EUR 4,75 million.

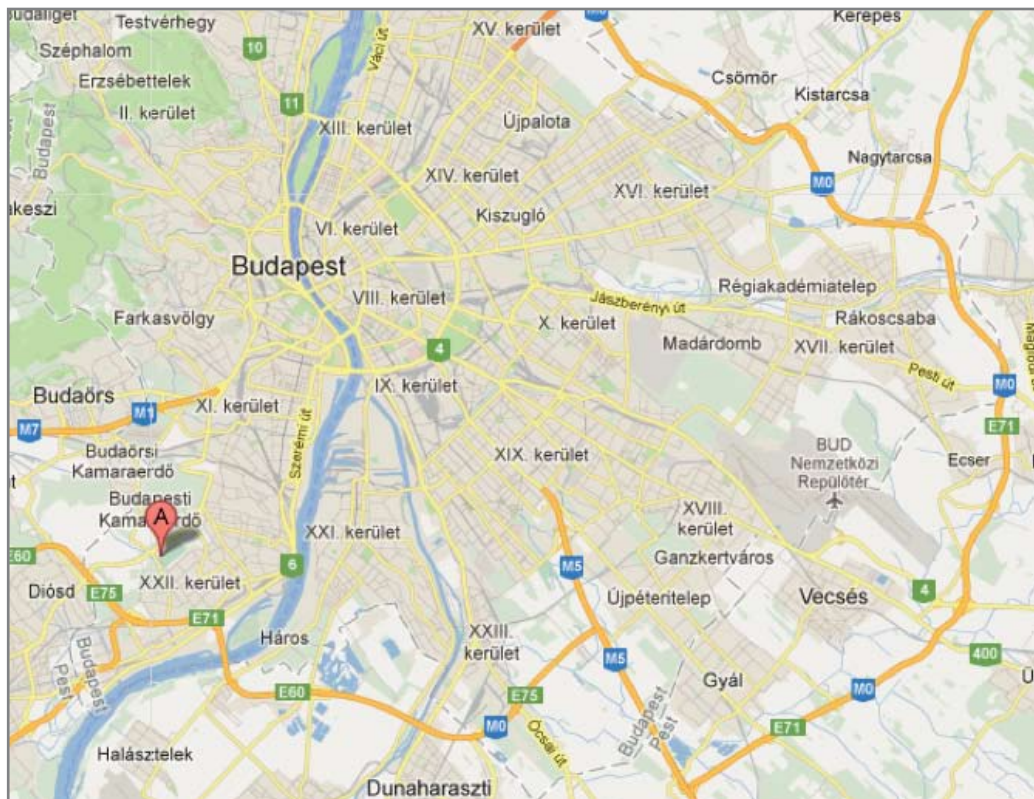
## Pictures of Highland



## Architect's 3D rendering of golf apartments

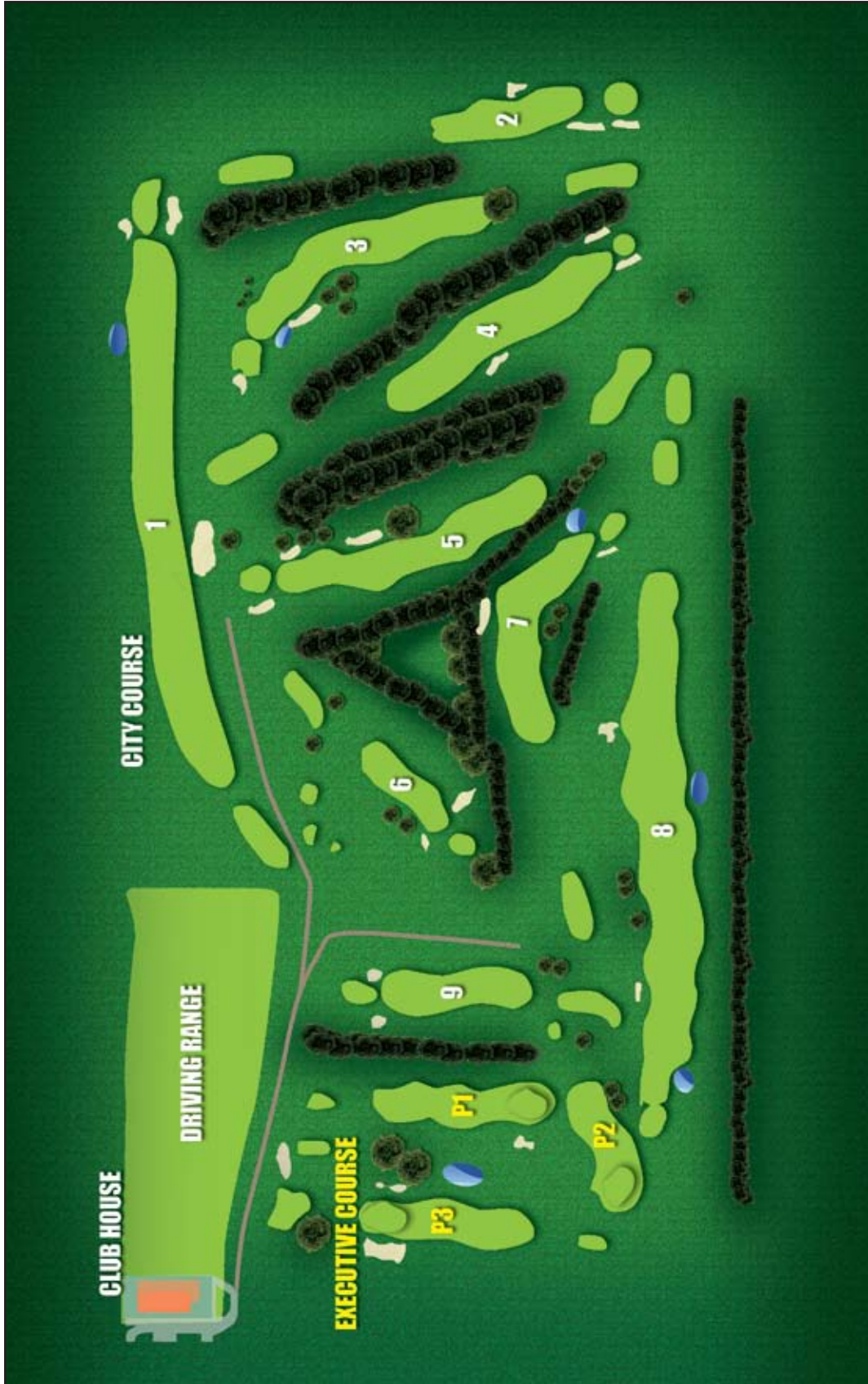


## Technical parameters and description of Highland Golf Club:



Type of terrain of the course:	flat (plateau)
Elevation above sea level:	180 meters
Vertical difference in terrain:	15 meters
Number of holes:	9 + 3 holes
Par:	36 (9 hole course) + 9 (3 hole executive course)
Course length:	2750 m (9 hole course) + 380 m (3 hole course)
Number of bunkers:	23
Practice range:	280 meters long , 60 meters wide
Number of practice mats:	28
Total area:	29,6 hectares
Total course area:	20 hectares
Total irrigated area:	13 hectares
Irrigation system:	two drilled wells with a capacity of about 500 m <sup>3</sup> /day, water reservoir with 5 000 m <sup>3</sup> capacity, Grundfos pump, Rainbird irrigators (overall 232 irrigation heads)
Clubhouse:	500 m <sup>2</sup> floor area including reception, bar/restaurant, golf shop, conference room (for 60 persons), changing rooms, offices, service areas

# Golf course map



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