Budapest

# II. kerületi 60 nm-es erkélyes , napos, nagypolgári ingatlan eladó

*Property ID: HU25439648*



PURCHASE PRICE: 300.000 EUR • LIVING SPACE: ca. 60 $m^2$ • ROOMS: 1

Property ID: HU25439648 - 1024 Budapest


- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

Property ID: HU25439648 - 1024 Budapest

# At a glance

| | |
|---|---|
| Property ID | HU25439648 |
| Living Space | ca. 60 m² |
| Roof Type | Pitched roof |
| Floor | 3 |
| Rooms | 1 |
| Bedrooms | 1 |
| Bathrooms | 1 |

| | |
|---|---|
| Purchase Price | 300.000 EUR |
| Type | Apartment |
| Condition of property | Completely renovated |
| Construction method | Solid |

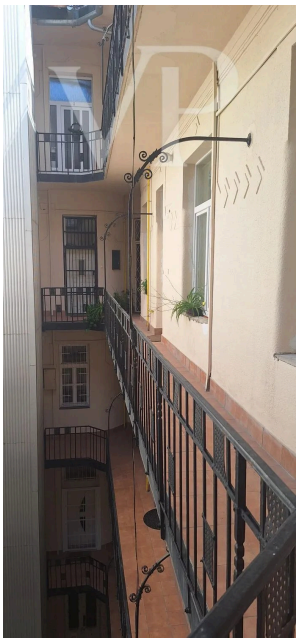
Property ID: HU25439648 - 1024 Budapest

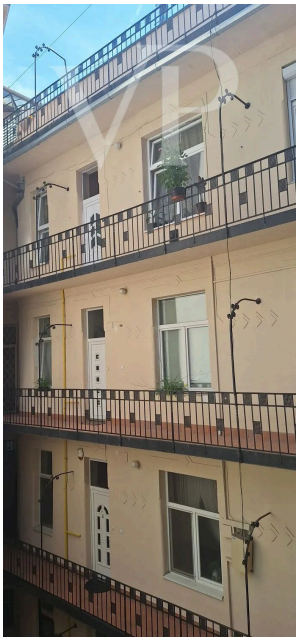
# Energy Data

| | |
|---|---|
| Power Source | Gas |
| Energy information | At the time of preparing the document, no energy certificate was available. |

Property ID: HU25439648 - 1024 Budapest

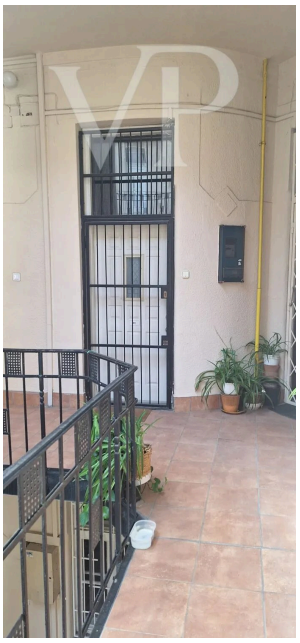
# The property





Property ID: HU25439648 - 1024 Budapest

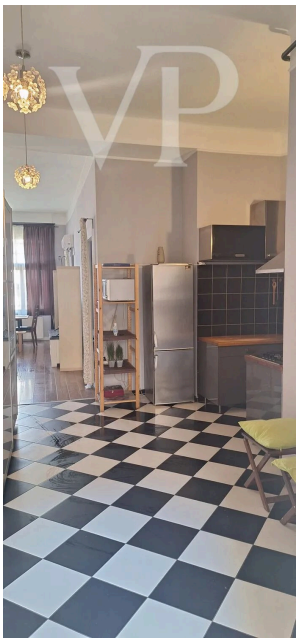
# The property





Property ID: HU25439648 - 1024 Budapest

# The property





Property ID: HU25439648 - 1024 Budapest

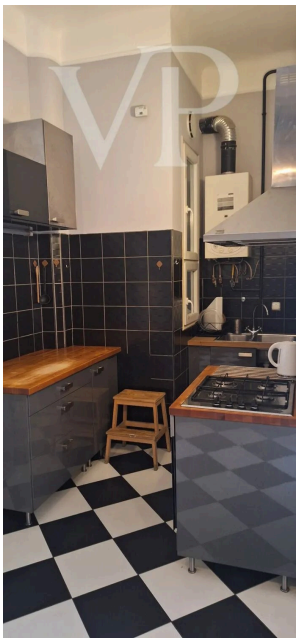
# The property

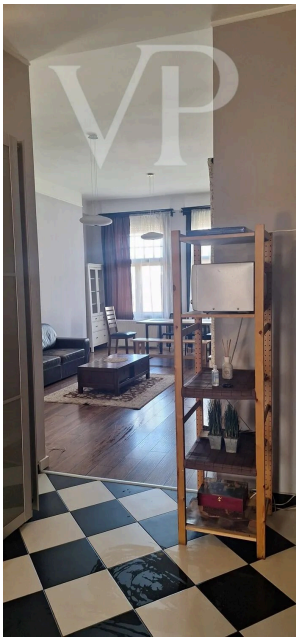




Property ID: HU25439648 - 1024 Budapest

# The property

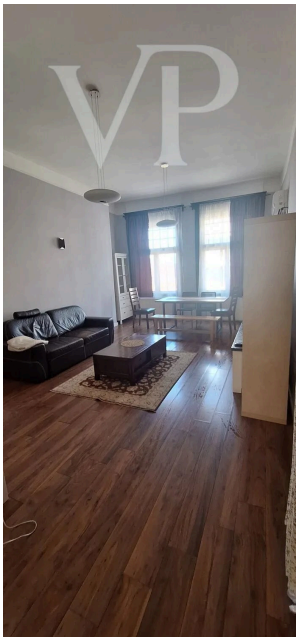




Property ID: HU25439648 - 1024 Budapest

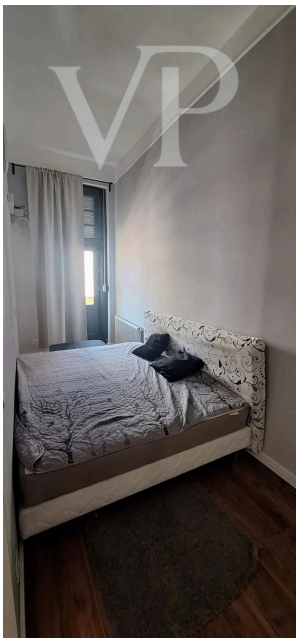
# The property

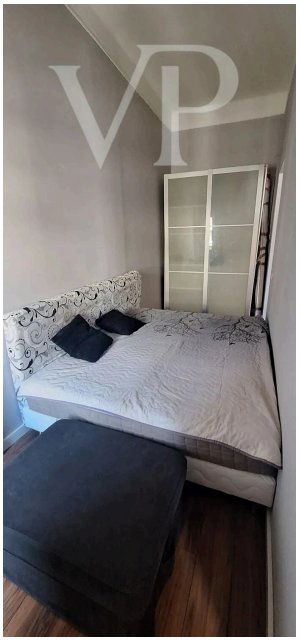


Property ID: HU25439648 - 1024 Budapest

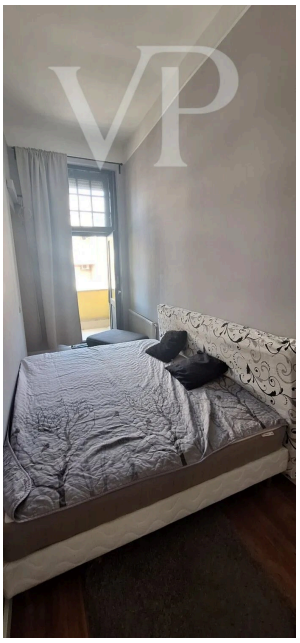
# The property

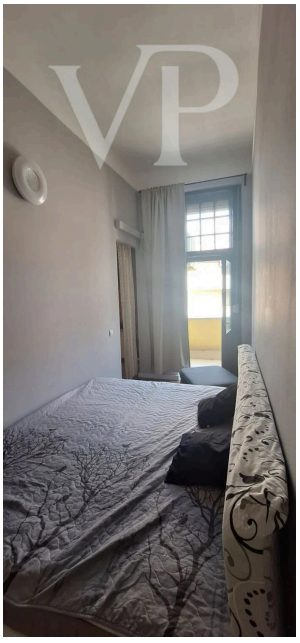




Property ID: HU25439648 - 1024 Budapest

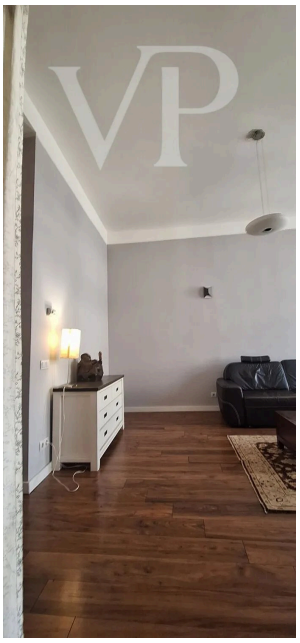
# The property

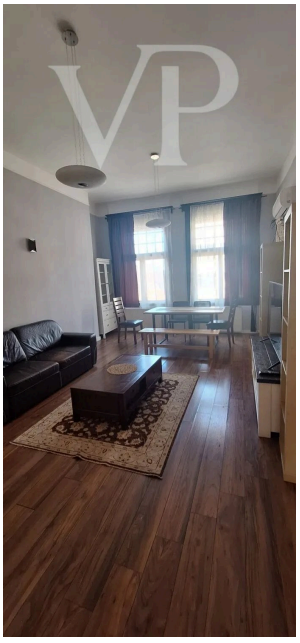




Property ID: HU25439648 - 1024 Budapest

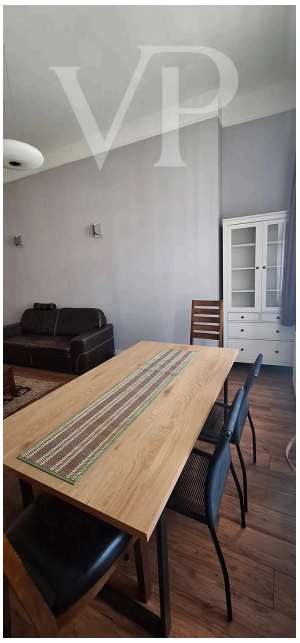
# The property





Property ID: HU25439648 - 1024 Budapest

# The property

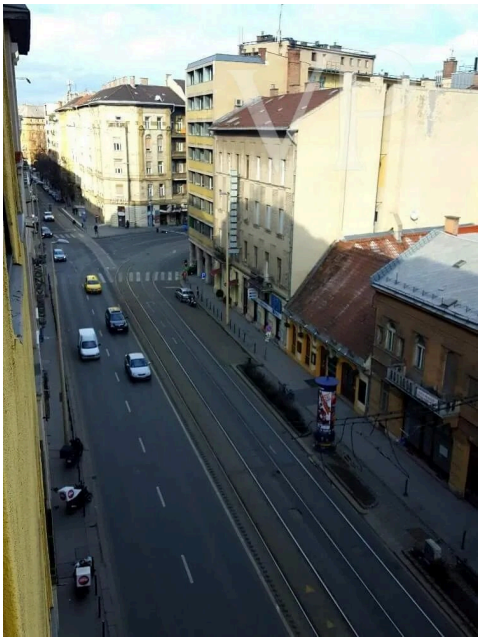




Property ID: HU25439648 - 1024 Budapest

# The property





Property ID: HU25439648 - 1024 Budapest

# A first impression

On the one-way Margit körút close to the Margaret Island for sale a 57 sqm, but actually 60 sqm 1.5 bedroom apartment with balcony on the 3rd floor.
The property has been completely renovated 10 years ago, 2 years ago it was cleaned and painted, the furniture was also added to the property.
Can be rented out for short or long term.
The price includes the furniture.
The property has a loft apartment sign.
The entrance door leads into a large space with entrance hall and kitchen. From here, the bathroom opens to the left, which also includes the toilet.
From the hallway you enter the spacious living room with the bedroom on the right and a balcony of about 1 sqm.

But with a nice view of the city. The apartment is located on the 3rd floor of the building, but the high ground floor and mezzanine make it feel like being on the 5th floor.
Do not look at it if you are afraid of heights.

The building is a twin building, so there is a double lift.

The building was built in 1930 using traditional construction methods, with brickwork, reinforced concrete slab and tiled gable roof. It is well maintained.
The property has old double glazed windows with shutters. The interior doors are in good as new condition, the front door has a metal fire door.

The kitchen has a dishwasher, gas stove, oven, extractor hood, microwave, fridge-freezer. The furniture is IKEA.

The property has a useful floor area of 60 m², registered as a condominium with a separate parcel number.

The heating is provided by a gas boiler with radiators.
On summer days the air conditioning ensures a pleasant heat.
The property is bright, with lots of natural light coming in through the windows.
In summer, a cross-fire can easily be made.

The infrastructure of the area is excellent: shops, services and public transport (tram, bus, metro) are within walking distance.

It is also an excellent opportunity for investors!
It is currently rented and would remain tenant.

The property can be viewed by appointment, even on weekends.

Please contact me

Property ID: HU25439648 - 1024 Budapest

# Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest
Tel.: +36 70 9532513
E-Mail: hungary@von-poll.com

*To the Disclaimer of von Poll Immobilien GmbH*

www.von-poll.com