Budapest

Elegant apartment at the foot of Rózsadomb II. District - on the border between greenery and urban comfort

Property ID: HU26439692



PURCHASE PRICE: 742.000 EUR • LIVING SPACE: ca. 138 m^2 • ROOMS: 3

Property ID: HU26439692 - 1024 Budapest

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At a glance

Property ID	HU26439692
Living Space	ca. 138 m²
Floor	4
Rooms	3
Bedrooms	2
Bathrooms	1

Purchase Price	742.000 EUR
Type	Apartment
Condition of property	Completely renovated
Equipment	Guest WC

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Energy Data

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

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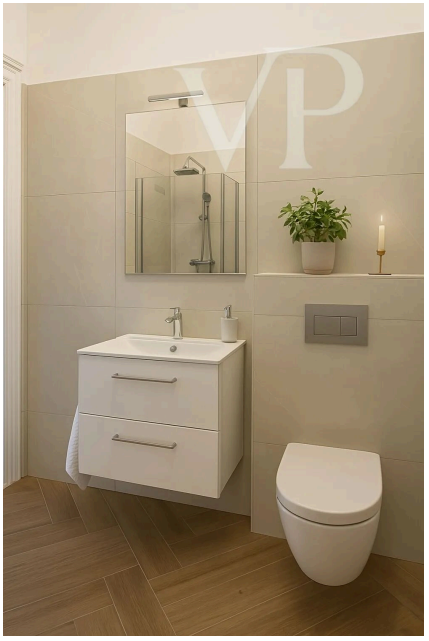
The property





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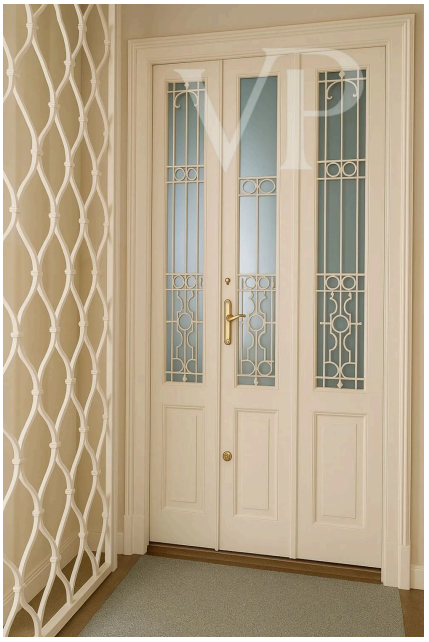
The property





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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

We offer for sale a bright, spacious, tastefully renovated, 3-bedroom 138 m2 4th floor apartment on one of the best, yet quiet locations of the 2nd district, at the foot of the Rózsadomb. In addition to the 138 m2, the apartment also has a loggia.

Entering the apartment, you are greeted by a spacious entrance hall. The living room is a 29 m² elegant room with a round window, which gives a bright and generous sense of space, a loggia with a window is also connected to it. The south-facing orientation provides a sunny, cosy atmosphere during the day. The 3.15 m ceiling height and the corner location give an elegant sense of space.

Two particularly large bedrooms have been created, both with separate access (29.5 m² and 26 m²). The apartment has a bathroom with shower and toilet (5.4 m²) and a separate guest toilet.

The 21.4 m² fully equipped kitchen can also be used as a dining room due to its spacious size. The kitchen also has a separate pantry, which is very practical.

The layout and layout of the apartment is well thought out and really livable. All rooms are separate, making it ideal for couples, families and those who want a separate study or guest room.

About
The house is in good order and there is a lift to the apartment. There is no corridor in the house and only one immediate neighbour, which makes it very quiet.

The common costs are 20.000 Ft/month, which includes cleaning of the common areas and garbage collection. The renovation fund contribution is 20.000 Ft/month. The central heating is about 35.000 HUF/month.

Due to the floor plan and the representative spaces, the apartment is ideal as a home or even as an office or company headquarters.

Technical information
The apartment has been completely renovated 2,5 years ago.
The windows and doors have been replaced with 3 layers of insulated windows, the entire electrical and water network has been renewed. The living room and one bedroom are air-conditioned.
Water and electricity consumption is metered.
The modern kitchen is fully equipped.
Furniture not included in the purchase price, but can be negotiated separately if

required.

Location - excellent location!
One of the most livable parts of Bel-Buda: green, quiet environment, yet with excellent infrastructure. The transport hub of Széll Kálmán Square is just a few minutes away, so you can quickly reach any point of the city.

The Mammut Shopping Centre and the Fény Street Market are in the immediate vicinity. For recreation and sports, the Városmajor and the Marczibányi Square Sports Centre are within easy reach. The Millenáris Park is also in the immediate vicinity. Kindergarten, school, playground are all within walking distance.

Street parking is available for residents of the district for 15.000 HUF/year.
Closed courtyard parking is available on request for an extra fee.

Due to the excellent layout and location, the apartment is easily rentable and could also be used for business purposes, such as offices or salon-type activities.
The property is tenant occupied, making it a perfect choice for a good investment!

Price: 259.980.000 HUF - the euro price is for information only, the HUF amount is the relevant one.

See the property in person at an appointment!

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Contact partner

For further information, please contact your contact person:

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