Budapest – XIII. kerület

# Waterfront Living - Modern Waterfront Homes on the Banks of the Danube in the XIII. district

*Property ID: HU26439750*



PURCHASE PRICE: 366.400 EUR • LIVING SPACE: ca. 60.36 $m^2$ • ROOMS: 3

Property ID: HU26439750 - 1138 Budapest – XIII. kerület


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# At a glance

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|---|---|
| Property ID | HU26439750 |
| Living Space | ca. 60.36 m² |
| Rooms | 3 |
| Bedrooms | 2 |
| Year of construction | 2027 |

| | |
|---|---|
| Purchase Price | 366.400 EUR |
| Type | Apartment |
| Condition of property | First occupancy |

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# The property





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# A first impression

Waterfront Living - Modern Waterfront Homes on the Banks of the Danube in the XIII. district

We are offering premium-quality apartments for sale in the Waterfront Living residential complex, located in one of Budapest's most dynamically developing districts, where the tranquility of the waterfront and the comfort of urban living meet in perfect harmony.

The proximity of the Danube, well-maintained green areas, and modern architectural solutions provide a truly unique lifestyle experience. Thanks to the large glass surfaces, the apartments are bright and filled with natural light, while the clean design and timeless materials give the buildings an elegant, contemporary appearance. Thoughtful planning ensures that closeness to nature becomes part of everyday life.

Wide Selection of Apartments
The 377-unit residential complex offers homes ranging from 30 to 135 m², with a diverse apartment mix—ideal for everyone from singles to families. Most apartments feature spacious balconies or terraces. The primary focus in the interior design was to create modern, livable, and comfortable homes.

Excellent Location
Fast and convenient access to the city center and the Váci Road office corridor, yet situated in a quiet, safe, and well-maintained environment. The continuous development of the area and excellent transport connections make this a long-term value investment.

Technical Specifications & Sustainability
The buildings are rated AA+ and equipped with an air-to-water heat pump system, providing an energy-efficient and environmentally friendly solution.
•Underfloor heating
•Ceiling heating and cooling
•Individually controlled thermostats in each room
•Private ventilation system
•SmartHome control

Building Solutions & Infrastructure
•Green roofs and modern heat pump systems
•Electric vehicle charging with cost-sharing system
•Elevators in every building with full accessibility
•Convenient underground parking spaces

Premium Apartment Features
•Triple-glazed aluminum windows with electric shading
•Enhanced soundproof interior walls
•Terraces and balconies level with the apartment floor
•Large glass surfaces and light-filled spaces
•Clean, modern interiors with premium finishes

Intelligent & Sustainable Building Systems
•KNX-based smart home system with video intercom
•Individual heat pump and underfloor temperature control per apartment
•Central ventilation system with heat recovery
•Extra-quiet exhaust fans in bathrooms
The modern mechanical systems ensure a pleasant temperature and high comfort throughout the year while reducing energy consumption.

Parking & Storage
The residential complex features a three-level underground garage, as well as storage units and bicycle storage.
•Garage spaces: HUF 7,245,000 – 14,700,000
(average price: approx. HUF 11.2 million)
•Storage units: approx. HUF 4.8 million
Certain garage spaces can only be purchased together with a storage unit.

THE PRESENT APARTMENT is located on the 5th floor. In addition to its 60 square meters of interior space, it also features a 7.77 sqm terrace.
Listing price:
HUF 137 440 000

Completion
The project is expected to reach technical completion by December 1, 2027.
Please note that the final price may vary depending on the current EUR/HUF exchange rate.
Choose Waterfront Living if you are looking for the tranquility of the waterfront, the comfort of modern urban living, and high quality—all in one place!

I look forward to your call at +36 70 774 95 00!

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# Contact partner

For further information, please contact your contact person:

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