Budapest

I. KERÜLET – PRESZTÍZS, ÉRTÉKÁLLÓSÁG, KIVÁLÓ BEFEKTETÉS

Property ID: HU26439806



PURCHASE PRICE: 525.000 EUR

Property ID: HU26439806 - 1016 Budapest

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At a glance

Property ID	HU26439806

Purchase Price	525.000 EUR
Retail space	Sales area
Total Space	ca. 242 m²

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The property





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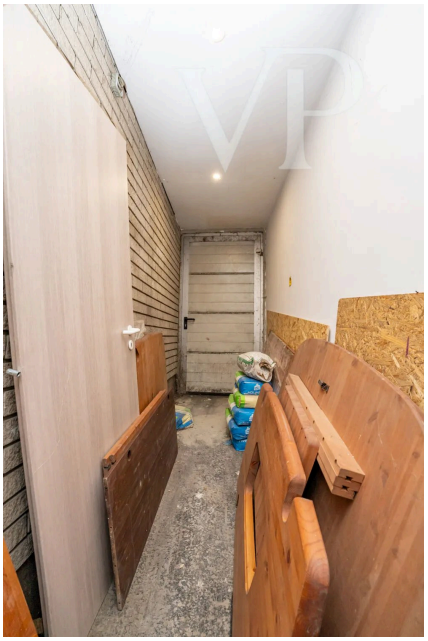




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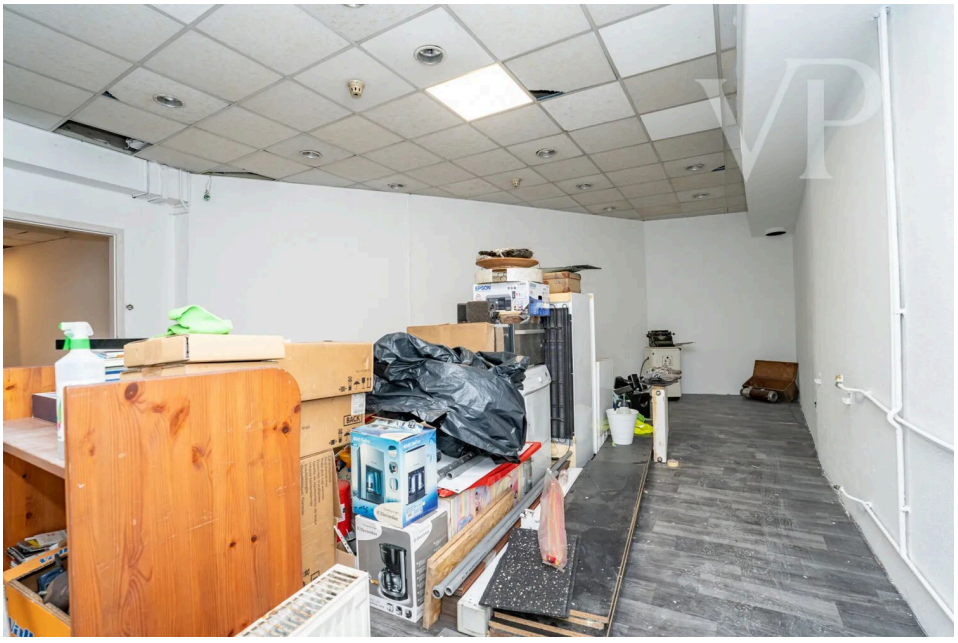




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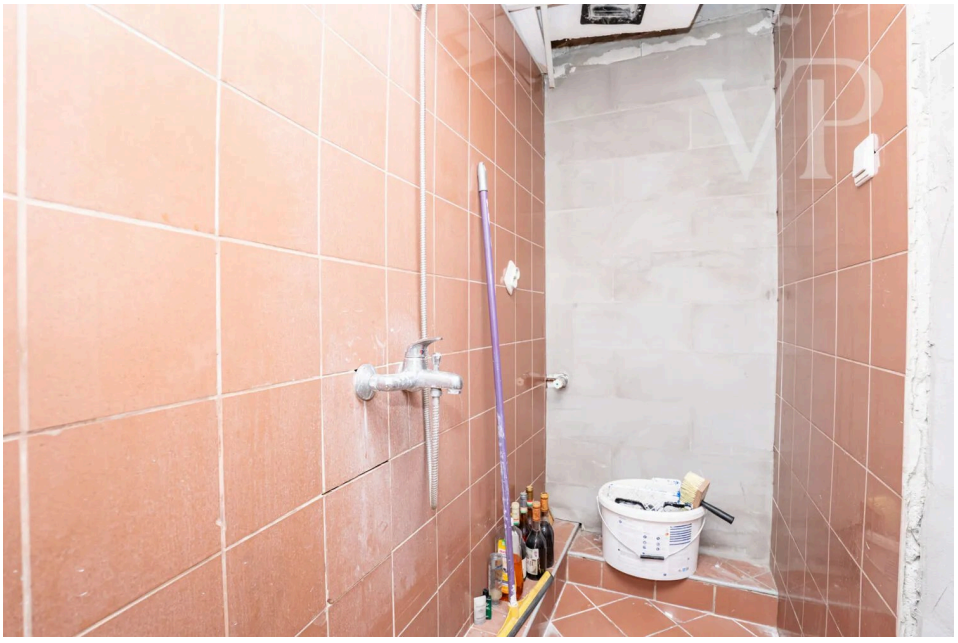




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A first impression

In one of the most exclusive and sought-after districts of Budapest, in the heart of the I. district, we offer for sale a 242 sqm street front commercial premises with unique features for 199 M FT!
The prestige of the Buda side, the historic surroundings and the excellent infrastructure and transport all contribute to the long-term value of this property - either for your own business or for investment.

Located at the foot of Gellért Hill, on the busy, highly visible Hegyalja Road, the property has a total floor area of 242 m², currently registered under two separate parcel numbers (approx. 91 m² and 149 m²), so it can be used as two separate units. This may be particularly attractive for investors as several rental or utilisation schemes can be easily realised.

The property is unencumbered and is located in an apartment building with only 7 flats, which provides a calm and orderly environment. The premises can be taken into possession immediately, so the new owner can start using the property within a short period of time.

The longitudinal layout of the street-fronted premises has multiple entrances, which not only increases functionality but also allows for different business concepts. The property is ideal as a showroom, office, service unit or even for beauty, health or educational activities. It could be an ideal choice for a beauty salon, massage studio, language school, service centre or even a premium shop.

The property is in good technical condition:
- the electricity lines were replaced 3 years ago,
- Industrial electricity is available,
- electric shutters and alarm system for added security.

Maintenance costs are favourable: common charges are low and utility bills are metered.

The property is in an excellent location:
- excellent public transport (8E, 108E, 110, 112, 908 buses within walking distance),
- fast access by car (BAH junction, M1, M7 motorways),

The area is constantly developing and is highly prestigious, so the value of the property is guaranteed in the long term.

The property is owned by a company, so if required, the purchase can also be realized in a company construction, which can offer additional financial benefits.

This property is the perfect choice for those looking for a prominent, accessible, versatile, value-added commercial property in one of the best locations in Budapest.

If you are interested in this special opportunity, please contact me - I am available for viewing even at weekends or in the evenings.

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Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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