Budapest

Klaszikus nagypolgári lakás

Property ID: HU26439902



PURCHASE PRICE: 575.000 EUR • LIVING SPACE: ca. 206 m^2 • ROOMS: 5

Property ID: HU26439902 - 1064 Budapest

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

Property ID: HU26439902 - 1064 Budapest

At a glance

Property ID	HU26439902	Purchase Price	575.000 EUR
Living Space	ca. 206 m²	Type	Apartment
Floor	2	Equipment	Guest WC
Rooms	5		
Bedrooms	4		
Bathrooms	2		

Property ID: HU26439902 - 1064 Budapest

Energy Data

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

Property ID: HU26439902 - 1064 Budapest

The property





Property ID: HU26439902 - 1064 Budapest

The property





Property ID: HU26439902 - 1064 Budapest

The property



Property ID: HU26439902 - 1064 Budapest

A first impression

Perfect for an exclusive office or private practice: a 206 m² upper-class property with 5 rooms in the Inner 6th District!
Located in one of Budapest's most prestigious downtown areas, the Inner 6th District, we are offering for sale an exceptional 206 m² upper-class apartment with 5 rooms. Due to its location, impressive size, and classic elegance, this property is the perfect choice for a law office, notary public's office, corporate headquarters, private clinic, or exclusive medical practice.

Key Features and Business Benefits
Unparalleled location and prestige: Situated in a bustling, easily accessible part of the 6th District, this property lends a premium image to your business and immediately inspires confidence in your clients and patients.

Ideal layout for medical practices and offices: The 206 m² floor area and 5 spacious rooms allow for the creation of separate treatment rooms, medical offices, consultation rooms, or office workstations. The spacious foyer is perfectly suited for creating a professional reception area and waiting room.

Two bathrooms: An excellent opportunity to completely separate staff restrooms from client/patient restrooms.

Modern comfort and cost-effectiveness: The property, which is in good condition, is heated by a custom gas-fired circulation system. Thanks to the thick walls and good insulation, maintenance costs are extremely low.

Location and Accessibility
The property's greatest asset is its location. It is just a few steps away from Andrássy Avenue, known as both the diplomatic quarter and a cultural hub.

Excellent public transportation: Metro lines, buses, and trolleybuses are right nearby, so employees, clients, and patients can reach you quickly and conveniently from anywhere in the city.

Infrastructure: Premium cafés, restaurants, and parking options (multi-story parking garages) in the surrounding area ensure a seamless daily routine.

Why is this property the key to your business?
Thanks to its grand, spacious rooms, high ceilings, and monumental doors, the property exudes an imposing, elegant atmosphere that a modern office building rarely can provide. The thick walls provide excellent sound insulation, ensuring discretion

during meetings or medical examinations.

Thanks to its flexibly configurable interior spaces, the property can easily be adapted to meet even the strictest regulatory requirements (e.g., ANTSZ) necessary for opening medical practices.

In-person viewing and information:
If you would like to view this exceptional downtown property in person or need further detailed information, please feel free to contact us any day of the week!

We provide our buyer clients with free, bank-independent loan counseling to help them make the most favorable financing decision. Upon request, we provide comprehensive professional and legal support throughout the sale process (legal representation, energy performance certificate, electrical safety inspection).

The energy certificate is currently being prepared; the listing will be updated as soon as it is available.

Check out the additional details in the listing!
More information, easier decision-making.

Property ID: HU26439902 - 1064 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