

Budapest – II. kerület

# NEWLY BUILT APARTMENT IN THE PETNEHÁZYRÉT AREA OF DISTRICT II.

Property ID: HU23439356



PURCHASE PRICE: 188.700.000 HUF • LIVING SPACE: ca. 94 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 3.093 m<sup>2</sup>

Property ID: HU23439356 - 1021 Budapest – II. kerület

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

Property ID: HU23439356 - 1021 Budapest – II. kerület

## At a glance

|                 |                                                    |                |                                                         |
|-----------------|----------------------------------------------------|----------------|---------------------------------------------------------|
| Property ID     | HU23439356                                         | Purchase Price | 188.700.000 HUF                                         |
| Living Space    | ca. 94 m <sup>2</sup>                              | Equipment      | Terrace, Guest WC,<br>Fireplace, Garden /<br>shared use |
| Rooms           | 4                                                  |                |                                                         |
| Bedrooms        | 3                                                  |                |                                                         |
| Bathrooms       | 2                                                  |                |                                                         |
| Type of parking | 2 x Underground car<br>park, 8000000 HUF<br>(Sale) |                |                                                         |

Property ID: HU23439356 - 1021 Budapest – II. kerület

## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Central heating                                                             |
| Energy information | At the time of preparing the document, no energy certificate was available. |

Property ID: HU23439356 - 1021 Budapest – II. kerület

## The property



Property ID: HU23439356 - 1021 Budapest – II. kerület

## The property



Property ID: HU23439356 - 1021 Budapest – II. kerület

## The property



Property ID: HU23439356 - 1021 Budapest – II. kerület

## A first impression

NEWLY BUILT Condominium in the PETNEHÁZYRÉT part of the II. district In one of the most exclusive parts of the II. district, in a 4-apartment condominium, 2 ground floor and 2 upper floor apartments are FOR SALE. All of them are structurally ready. It is waiting for the Owner to shape it according to his own taste, for which even the house's contractor can be asked. The design of the huge, 3093 sqm GARDEN belonging to the house offers many opportunities for the new owners. A heated driveway leads to the garage. The apartments only include 5% VAT. Green credit can be applied for.

TECHNICAL parameters: -Electric heating/cooling air/water iCON controlled 9kw Mitsubishi heat pump, (floor heating, ceiling cooling, tempering ceiling heating) -Front doors and windows REHAU GENE0 PHZ plastic doors and windows laminated on both sides with 3-layer glazing, shutters and electrically operated Alumark blinds, remote controlled Becker control. -Alarm system Paradox with motion and opening sensor.

APARTMENT parameters: 1 APARTMENT: Ground floor/1 net: 94 sqm 2 terraces: 35 sqm, 21, sqm 37 sqm living room/dining room/kitchen 3 bedrooms 2 bathrooms utility room pantry List price: 207.4 million HUF 2. APARTMENT: Ground floor/2 net 105 sqm 23 sqm terrace 42 sqm living room/dining room/kitchen 2 bathrooms utility room pantry Guide price: 198.05 million HUF 3. APARTMENT: Floor/3. net: 94 sqm 14 sqm terrace 2 sqm loggia 34 sqm living room/dining room/kitchen 3 bedrooms 2 bathrooms + 1 separate toilet Guide price: 188.7 million HUF 4. APARTMENT: Floor/4 net: 90 sqm 2 terraces: 13 sqm, 10 sqm 39 sqm living room/dining room/kitchen 3 bedrooms 2 bathrooms + 1 separate toilet Guide price: 187.775 million To be purchased for the apartments: 8/9 sqm storage: 6 million HUF 2-room garage space: 16 million HUF. The advertisement includes the data for the Floor/3 apartment.

Property ID: HU23439356 - 1021 Budapest – II. kerület

## 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](mailto:hungary@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)