

**Budapest**

# Classic villa atmosphere in a new build apartment

**Property ID: HU24439464**



**PURCHASE PRICE: 1.016.000 EUR • LIVING SPACE: ca. 202 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 500 m<sup>2</sup>**

**Property ID: HU24439464 - 1021 Budapest**

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

**Property ID: HU24439464 - 1021 Budapest**

## At a glance

<b>Property ID</b>	<b>HU24439464</b>	<b>Purchase Price</b>	<b>1.016.000 EUR</b>
<b>Living Space</b>	<b>ca. 202 m<sup>2</sup></b>	<b>Condition of property</b>	<b>Like new</b>
<b>Rooms</b>	<b>4</b>	<b>Equipment</b>	<b>Terrace, Sauna, Fireplace, Garden / shared use</b>
<b>Year of construction</b>	<b>2022</b>		
<b>Type of parking</b>	<b>2 x Garage</b>		

**Property ID: HU24439464 - 1021 Budapest**

## **Energy Data**

<b>Type of heating</b>	<b>Single-storey heating system</b>
<b>Energy information</b>	<b>At the time of preparing the document, no energy certificate was available.</b>

Property ID: HU24439464 - 1021 Budapest

## The property



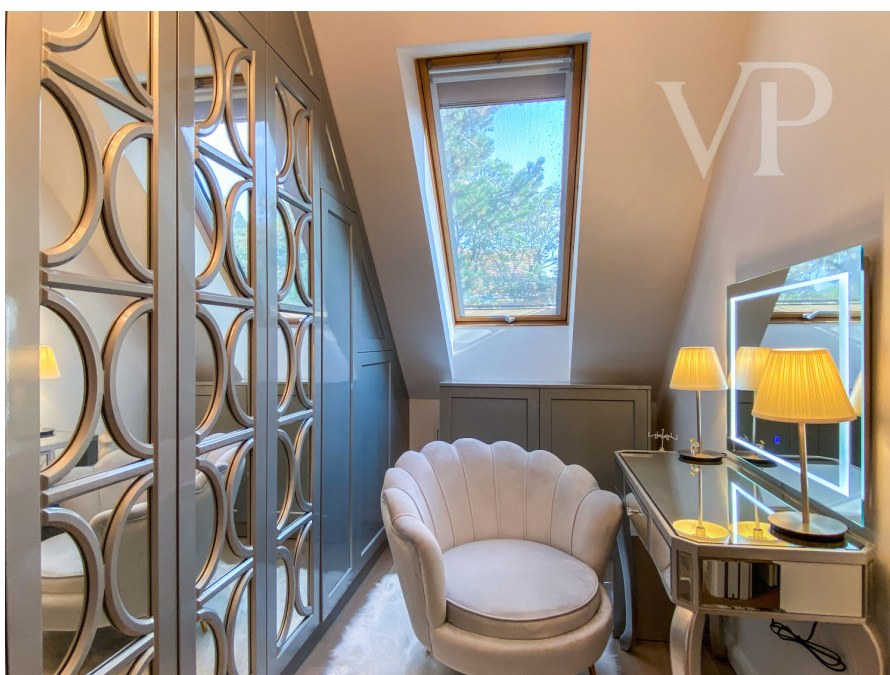
Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



Property ID: HU24439464 - 1021 Budapest

## The property



**Property ID: HU24439464 - 1021 Budapest**

## **A first impression**

On the outskirts of H?vösvölgy we offer for sale this elegant, yet cosy apartment, designed by an interior designer.

The 5 apartment building was completely renovated in 2022.

The original apartment of 36 sqm has been extended to its current 3-storey form.

The net 144 sqm apartment has a spacious terrace on each level and a 500 sqm GARDEN for private use.

In addition to the high quality materials, modern technical content has been developed.

Thanks to the well thought-out design, the 60 sqm of the wellness and relaxation area on the lower level can be used as a separate living area.

### **Technical content:**

- heat-pump heating-cooling (Wolf)
- floor and ceiling heating-cooling
- room-by-room temperature control
- heat recovery ventilation (Wolf)
- combined Finnish-infra sauna
- 3-layer glazing wood-effect plastic doors and windows
- remote-controlled electric, insulated aluminium shutters
- 2 fireplaces (1 wood-burning, 1 bioethanol)
- 2-car garage with underfloor heating
- alarm system, with possibility of alarm per level
- built-in kitchen with appliances (dishwasher, cooker hood, oven, hob, wine cooler)
- built-in wardrobes
- I-box showers
- 10-15cm insulation, external walls approx. 40cm thick
- heated garage with 2 spaces

The floor area according to OTÉK (rooms + covered parts of the apartment over 190cm height, covered terrace, half of the uncovered terraces): 202nm

**Property ID: HU24439464 - 1021 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](mailto:hungary@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

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