

**Budapest - VI. kerület**

# **464 The urban lifestyle and the charm of the past. Downtown luxury apartments for investors.**

**Property ID: HU25439506**



**PURCHASE PRICE: 998.000 EUR • LIVING SPACE: ca. 99,83 m<sup>2</sup> • ROOMS: 2**

**Property ID: HU25439506 - 1062 Budapest - VI. kerület**

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

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## At a glance

Property ID	<b>HU25439506</b>
Living Space	<b>ca. 99,83 m<sup>2</sup></b>
Rooms	<b>2</b>
Bedrooms	<b>1</b>
Bathrooms	<b>2</b>
Year of construction	<b>2024</b>

Purchase Price	<b>998.000 EUR</b>
Type	<b>Maisonette</b>
Condition of property	<b>Renovated</b>
Equipment	<b>Guest WC, Garden / shared use</b>

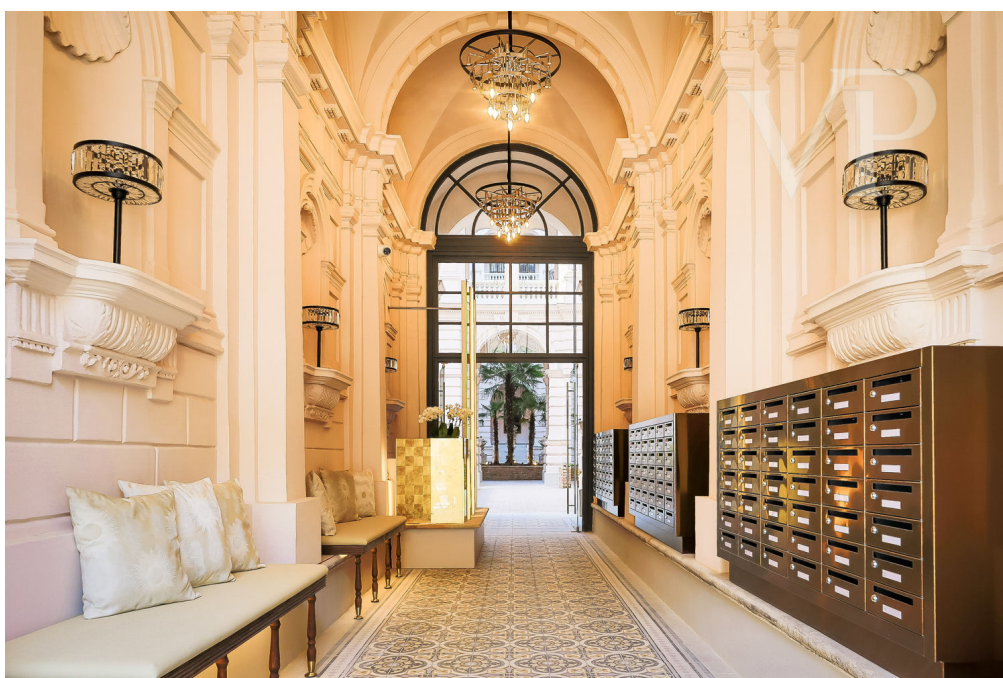
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## The property



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### 4. emelet 4. számú lakás

1.	Előtér	6,50	m <sup>2</sup>
2.	Gardrób	0,85	m <sup>2</sup>
3.	Szoba	25,73	m <sup>2</sup>
4.	Wc	1,72	m <sup>2</sup>
5.	Házt. helyiség	2,23	m <sup>2</sup>
6.	Fürdő	7,41	m <sup>2</sup>
7.	Lépcső	3,70	m <sup>2</sup>
8.	Terasz	3,29	m <sup>2</sup>
9.	Nappali	24,19	m <sup>2</sup>
10.	Fürdő	5,25	m <sup>2</sup>
11.	Konyha -étkező	22,25	m <sup>2</sup>

összes hasznos alapterület: 99,83 m<sup>2</sup>

összes nettó alapterület: 103,67 m<sup>2</sup>

terasz terület: 3,29 m<sup>2</sup>



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## **A first impression**

**In the heart of Budapest, in a historic setting, offering modern luxury, the renovated palace of Kodály körönd is an exceptional investment.**

**The newly designed apartments are located on one of the most impressive and well-known stretches of Andrássy Avenue. The square's four neo-Renaissance palaces and beautiful green belt surroundings make it one of the city's architectural masterpieces. The Kodály Circus is a World Heritage Site for its cultural and historical significance, making it a prime investment location.**

**The palace has been restored to its original state, preserving its 19th century neo-renaissance elegance and decoration. The renovated building features new apartments, luxurious interiors and exclusive services. The inner courtyards have English gardens and Renaissance courtyards, providing a pleasant green environment.**

**The palace has 25 apartments on the 4th floor, typically duplex apartments, several of which have roof terraces.**

**A few more furnished apartments are available. The price of the apartments includes the furniture.**

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## Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Budapest**

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