

Budapest – II. kerület

## Location, opportunity, potential. Apartment for renovation near Széll Kálmán Square.

Property ID: HU25439547



PURCHASE PRICE: 475.000 EUR • LIVING SPACE: ca. 175 m<sup>2</sup> • ROOMS: 3

Property ID: HU25439547 - 1025 Budapest – II. kerület

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

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## At a glance

Property ID	HU25439547
Living Space	ca. 175 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	2

Purchase Price	475.000 EUR
Condition of property	Needs renovation
Equipment	Terrace

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## Energy Data

Energy Source	Heavy natural gas	Energy Certificate	Energy demand certificate
		Energy efficiency class	E
		Year of construction according to energy certificate	1988

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## The property





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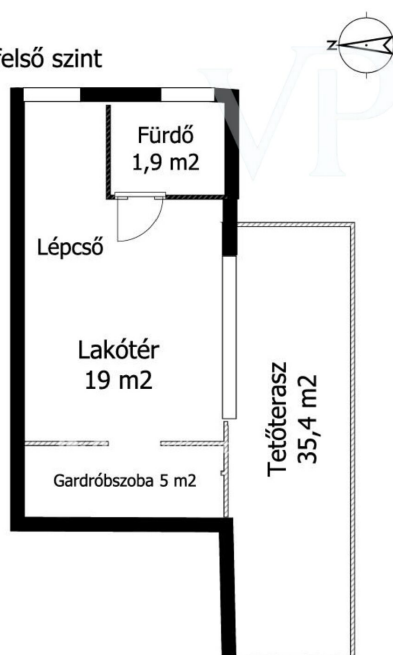
## The property



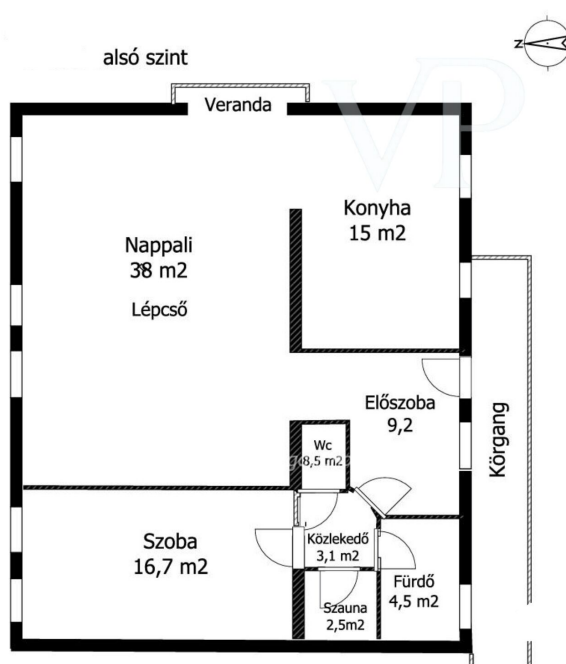
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## The property

tetőtéri felső szint



alsó szint





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## A first impression

Location, opportunity, potential – all in one place!

We are offering for sale a two-story apartment in need of renovation in one of the most popular, quiet areas of District II with excellent transport links. The property is located on the second floor of a well-maintained condominium in a green area, yet only a 10-minute walk from Széll Kálmán Square and the Mammut Shopping Center.

The current condition of the apartment allows the new owner to design their home according to their own ideas. The spacious, easily divisible interior (lower level approx. 110 sqm, upper level approx. 60 sqm), the sunny 35 sqm terrace, and the air conditioning preparation all contribute to the creation of a modern, comfortable living space.

The apartment also comes with a parking space in the garden and a dry, private storage room – included in the price.

The condominium is well maintained, does not have an elevator, but the staircase is bright and tidy.

The location is unparalleled:

Széll Kálmán Square, the Mammut shopping center, Buda's best schools, restaurants, shops, and Városmajor Park are all within a few minutes' walk, ensuring a walkable urban lifestyle for the new owner.

The property is unencumbered and available for immediate possession.

The perfect choice for personal use, families, or even as an investment – for buyers who appreciate well-located, easily adaptable properties.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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