

Budapest - XII. kerület

# Spacious, Convertible Apartment with Balcony in Orbánhegy – 52 m<sup>2</sup> + 6 m<sup>2</sup> Balcony

Property ID: HU25439549



**PURCHASE PRICE: 239.000 EUR • LIVING SPACE: ca. 52 m<sup>2</sup> • ROOMS: 2**

**Property ID: HU25439549 - 1124 Budapest - XII. kerület**

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

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## At a glance

<b>Property ID</b>	<b>HU25439549</b>	<b>Purchase Price</b>	<b>239.000 EUR</b>
<b>Living Space</b>	<b>ca. 52 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Rooms</b>	<b>2</b>	<b>Condition of property</b>	<b>Needs renovation</b>
<b>Bedrooms</b>	<b>1</b>		
<b>Bathrooms</b>	<b>1</b>		
<b>Type of parking</b>	<b>1 x Car port, 6000000 EUR (Sale)</b>		

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## The property



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## A first impression

One of the most desirable areas of Budapest's 12th district, Orbánhegy, is this 52 m<sup>2</sup> apartment is on salet with a 6 m<sup>2</sup> balcony, currently featuring 1 bedroom. The flat is ready to move in after a simple repaint, and offers an excellent opportunity for full renovation—easily convertible into a 2-bedroom layout.

The balcony faces a quiet, green environment, making it the perfect spot for morning coffee or evening relaxation.

### Key Features:

- Floor area: 52 m<sup>2</sup> + 6 m<sup>2</sup> balcony
- Layout: living room, bedroom, separate kitchen, bathroom, entry hall
- 2nd floor (no elevator)
- Livable condition after cosmetic painting
- Great layout – convertible to 2 bedrooms
- Quiet, green surroundings
- Well-maintained building with few units
- Excellent infrastructure and public transport nearby

Why is this a great opportunity?

You can move in in this condition, but renovating in different level can add extra values..

The balcony adds extra charm and space, and a smart redesign can significantly boost its market appeal.

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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**Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest**

**Tel.: +36 70 9532513**

**E-Mail: [hungary@von-poll.com](mailto:hungary@von-poll.com)**

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