

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: 84.900.000 HUF • LIVING SPACE: ca. 52 m<sup>2</sup> • ROOMS: 2



Property ID: HU25439549 - 1124 Budapest – XII. kerület



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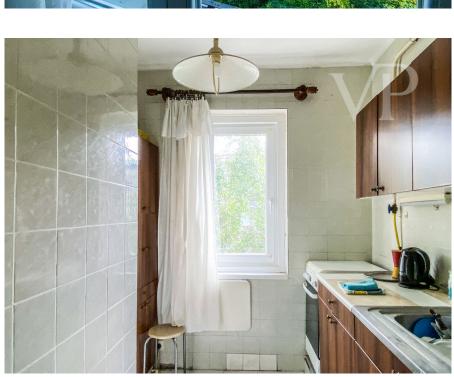


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## At a glance

Property ID	HU25439549
Living Space	ca. 52 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Type of parking	1 x Car port, 6000000 HUF (Sale)

Purchase Price	84.900.000 HUF
Condition of property	Needs renovation





## The property

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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> apartmen 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:

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