

Budapest

# RARE opportunity in GELLÉRTHEGYEN

Property ID: HU24439474



PURCHASE PRICE: 349.000.000 HUF • LIVING SPACE: ca. 123 m<sup>2</sup> • ROOMS: 5

Property ID: HU24439474 - 1118 Budapest

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## At a glance

|                      |                                               |
|----------------------|-----------------------------------------------|
| Property ID          | HU24439474                                    |
| Living Space         | ca. 123 m²                                    |
| Rooms                | 5                                             |
| Bedrooms             | 4                                             |
| Bathrooms            | 2                                             |
| Year of construction | 2023                                          |
| Type of parking      | 2 x Underground car park, 17000000 HUF (Sale) |

|                       |                     |
|-----------------------|---------------------|
| Purchase Price        | 349.000.000 HUF     |
| Condition of property | First occupancy     |
| Equipment             | Garden / shared use |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Power Source       | Air-to-water heat pump                                                      |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## A first impression

RARE opportunity in GELLÉRTHEGYEN

You can own a newly built apartment in the XI district of Gellérthegy.  
The house has only 1 apartment available.

Thanks to the well thought-out design, in addition to the modern technical content, an important aspect was to make nature an integral part of everyday life:  
the large floor-to-ceiling glass windows allow you to enjoy the changing seasons.

Ground floor apartment:

123 sqm, 1 living room with American kitchen, 4 bedrooms, two bathrooms, guest toilet

Duplex with two entrance

Private garden area

2 parking spaces available for purchase

Storage facilities

Possibility of multi-generation or separate home office

Technical parameters:

Windows: custom made with aluminium insulated glazing

Shading: electrically operated aluminium external shutter

Door: multi-point locking security standard door

Heating/cooling: air-to-water heat pump, underfloor heating

Dehumidification ventilation system

Clean, well-kept garden.

Location:

Gellérthegy is one of Budapest's most exclusive and sought-after neighbourhoods, with unrivalled panoramic views and green belt tranquillity. It is located in the heart of the city, yet in a quiet, elegant environment with excellent transport links and prestige. Here you are not just buying property, you are buying a lifestyle - the view of the Danube, the proximity of the Citadel and the surrounding historic villas provide a special atmosphere. It is an ideal choice for both investment and home.

Sale Price:

Flat: 123 sqm + 28 sqm terrace: 874 000 EUR

Teremgarage parking space: 42 600 EUR/ garage ( available: 2 pcs)

Storage: 8 sqm: 40 000 EUR

For more information, please feel free to call.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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