

**Budapest**

**81 m<sup>2</sup>, 3-bedroom, double balcony, sunny apartment with winter garden option and garage for sale.**

**Property ID: HU25439572**



**PURCHASE PRICE: 159.000.000 HUF • LIVING SPACE: ca. 81 m<sup>2</sup> • ROOMS: 4**

**Property ID: HU25439572 - 1138 Budapest**

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## At a glance

Property ID	HU25439572	Purchase Price	159.000.000 HUF
Living Space	ca. 81 m <sup>2</sup>	Condition of property	Like new
Rooms	4	Construction method	Solid
Bedrooms	3	Equipment	Terrace, Guest WC
Bathrooms	2		
Year of construction	2019		
Type of parking	1 x Underground car park, 8000000 HUF (Sale)		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Power Source	District heating	Energy efficiency class	B

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## The property



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## A first impression

Brand new, 83 m<sup>2</sup>, double balcony, 3-bedroom apartment for sale in Vizafogó, 13th district, with excellent transport links In one of the most popular parts of the 13th district, in Vizafogó, a quiet yet excellent infrastructure, we offer for sale a living room + 3-bedroom apartment in a modern condominium built in 2019, with two separate balconies, a total of 20 m<sup>2</sup>. Thanks to the location and orientation of the apartment, it is bathed in natural light all day long, the living room receives sunlight from three directions. The balcony and terrace are completely separate, so they can have a separate function - the terrace can even be transformed into a cozy winter garden. Special features and main characteristics: Extremely bright, spacious spaces Each bedroom has a separate entrance Two separate balconies Possibility of creating a winter garden Electric shutters on all windows Air conditioning Bathroom with shower, double toilet, separate pantry Fully mechanized, modern American kitchen Low maintenance costs Garage can be purchased separately (large, easily accessible, 8 million HUF) Location - why is Vizafogó unique? The area is both calm and extremely practical: quiet side streets, green parks, yet everything you need for a comfortable everyday life is within a few minutes' walk. A few minutes walk to the Danube bank and Margaret Island - ideal for sports and relaxation Dagály Thermal and Beach Bath, Duna Arena in the immediate vicinity M3 metro, tram 1, trolleybus 79, bus 15 and 32, and bicycle path are easily accessible Schools, kindergartens, playgrounds, doctor's office, library, community center nearby Shopping opportunities, restaurants, cafes a few minutes away This property is an ideal choice for those who want a modern, well-equipped, immediately move-in home that provides both peace and all the comforts of city life.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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