

**Budapest**

# 4-room green belt apartment for sale in the cozy Völgy street

**Property ID: HU25439597**



**PURCHASE PRICE: 780.000 EUR • LIVING SPACE: ca. 97 m<sup>2</sup> • ROOMS: 4**

**Property ID: HU25439597 - 1021 Budapest**

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## At a glance

Property ID	HU25439597	Purchase Price	780.000 EUR
Living Space	ca. 97 m <sup>2</sup>	Condition of property	First occupancy
Floor	2	Construction method	Solid
Rooms	4	Equipment	Terrace, Guest WC
Bedrooms	3		
Bathrooms	2		
Year of construction	2025		
Type of parking	1 x Garage, 30.84 EUR (Sale)		

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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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## The property



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## The property



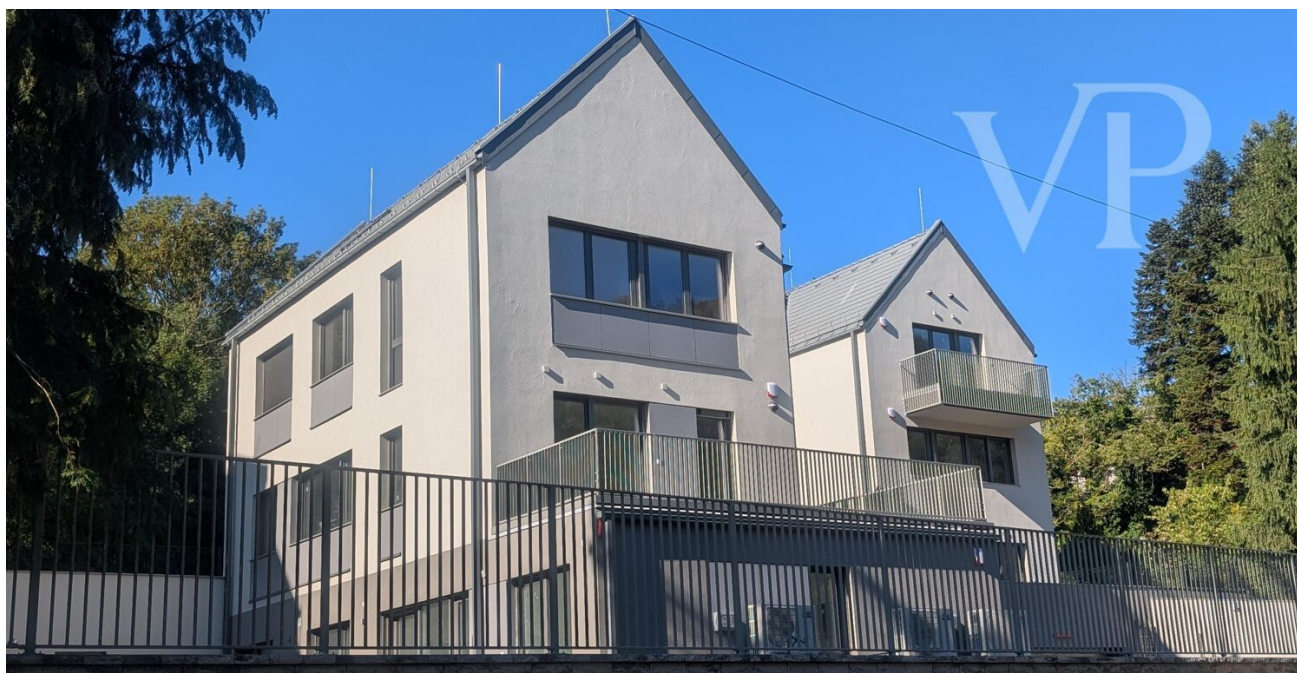
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## A first impression

Völgy Garden – premium home in the green belt of Buda

Völgy Garden, being built in Hűvösvölgy, is an exclusive, sustainable residential project that offers modern architecture, complete privacy and uncompromising comfort. Five apartments are being built in just two buildings – only three are available now.

Apartment A2 – a garden house experience in the city Spacious, bright spaces, a huge private garden and a large terrace – ideal for breakfasts, friendly gatherings or quiet afternoons. The perfect choice for those who would like to combine a modern lifestyle with tranquility.

CLT technology – future-proof architecture:

High load-bearing capacity, earthquake-resistant structure

Excellent heat and sound insulation

Fast, noise-free construction

Natural, aesthetic appearance

Minimal ecological footprint

Accessories:

- Garage: A parking space is included in the price of the apartments for sale, and additional spaces can be purchased. 12 million HUF / pc, with electric car charger

installation, separate meter

- Storage: 1,200,000 HUF / m<sup>2</sup>

Price of the property: 296.4 M HUF

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## All about the location

Important distances by car:

- Széll Kálmán Square – 13 minutes
- MOM Park – 15 minutes
- Kolosy Square – 15 minutes
- Deák Ferenc Square – 29 minutes
- Nyugati Railway Station – 22 minutes
- Ferenciek Square – 23 minutes

NEARBY INTERNATIONAL SCHOOLS:

- American International School – 9 minutes
- British International School – 14 minutes
- Greater Grace International School – 8 minutes
- Britannica – 16 minutes
- German School – 11 minutes
- French School – 8 minutes
- Lauder – 9 minutes
- AKG – 15 minutes

Everyday comfort and relaxation:

- Budagyöngye, Rózsakert Shopping Center – everything important is within reach
- Rózsadomb Center and Czeizel Institute – at the service of the family
- Apáthy Rock – one of the most beautiful panoramas of Buda
- Sports, hiking, nature – without borders

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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