

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

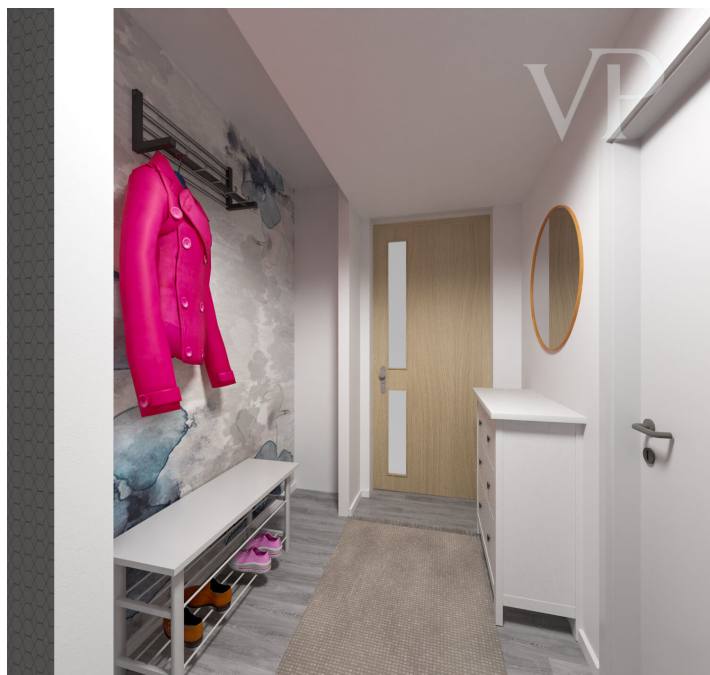
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## Energy Data

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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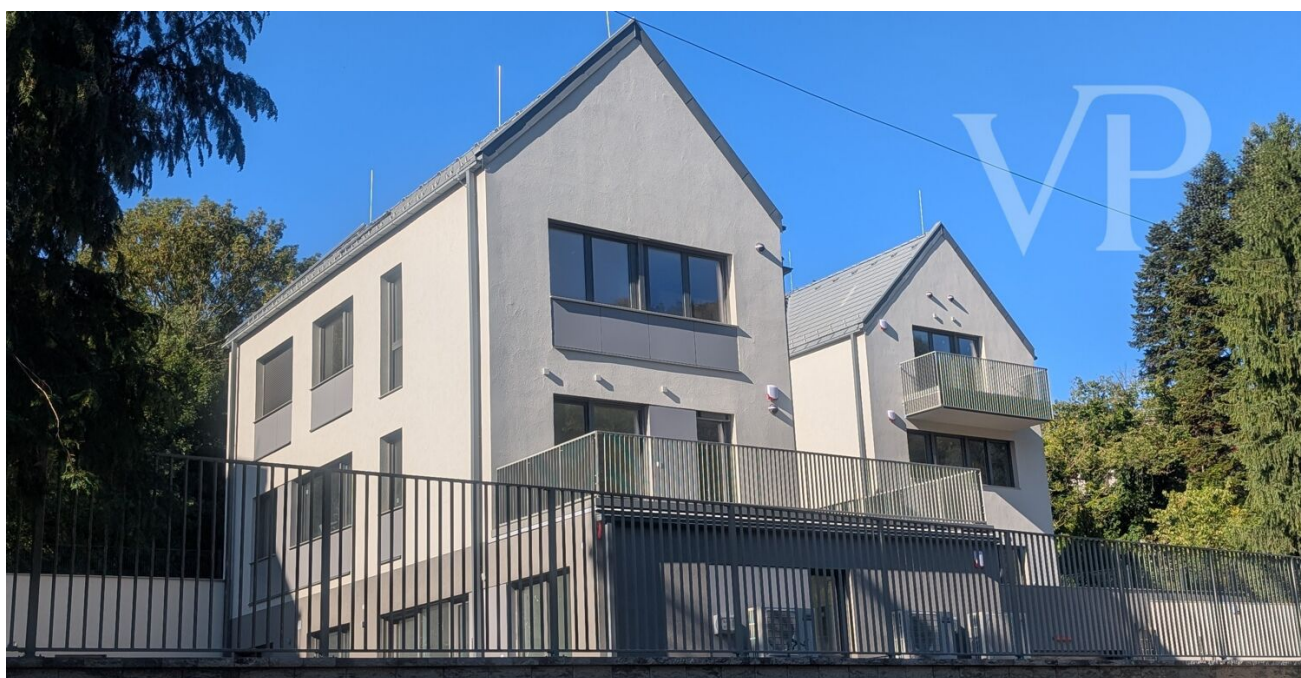
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# The property



AZ ÁBRÁZOLT BERENDEZÉS CSAK ILLUSZTRÁCIÓ. A MEGADOTT ALAPTERÜLETEK ÉS MÉRTEK CSAK TÁJÉKOZTATÓ JELLEGŰEK.  
THE GIVEN DATA IS ONLY INFORMATIONAL. EQUIPMENTS AND FURNITURE ARE ONLY ILLUSTRATIONS.



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## **A first impression**

**Völgy Garden – premium home in the green belt of Buda**

**Völgy Garden, being built in H?vösvölgy, 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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