

Budapest

# Újépítés? 3 hálósobás lakás hatalmas erkéllyel

Property ID: HU25439603



**PURCHASE PRICE: 485.000 EUR • LIVING SPACE: ca. 86 m<sup>2</sup> • ROOMS: 4**

**Property ID: HU25439603 - 1117 Budapest**

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## At a glance

|                             |   |                              |                        |
|-----------------------------|---|------------------------------|------------------------|
| <b>Property ID</b>          | <b>HU25439603</b>                                   | <b>Purchase Price</b>        | <b>485.000 EUR</b>     |
| <b>Living Space</b>         | <b>ca. 86 m<sup>2</sup></b>                         | <b>Condition of property</b> | <b>First occupancy</b> |
| <b>Floor</b>                | <b>12</b>   | <b>Construction method</b>   | <b>Solid</b>           |
| <b>Rooms</b>                | <b>4</b>  | <b>Equipment</b>             | <b>Guest WC</b>        |
| <b>Bedrooms</b>             | <b>3</b>  |                              |                        |
| <b>Bathrooms</b>            | <b>3</b>  |                              |                        |
| <b>Year of construction</b> | <b>2024</b>   |                              |                        |
| <b>Type of parking</b>      | <b>2 x Underground car park, 8500000 EUR (Sale)</b> |                              |                        |

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## Energy Data

|                    |   |  |      |
|--------------------|---|--|------|
| Power Source       | Air-to-water heat pump  | Energy efficiency class                              | A+   |
| Energy information | At the time of preparing the document, no energy certificate was available. | Year of construction according to energy certificate | 2024 |

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## **A first impression**

Newly built, Danube panoramic, living room + 3 bedroom apartment for sale in Metrodom River.

**Rooms:**

- living room with American kitchen
- guest toilet
- master bedroom with private bathroom - shower
- bathroom with bathtub
- total of 3 rooms + living room

The apartment has extra-cost coverings.

The apartment has a smart home system where heating and cooling, blinds and lights can be controlled remotely. On the control panel, you can book appointments for services such as Finnish and infrared saunas, gym machines, Baba Mama room, outdoor exercise park, yoga terrace, roof terrace.

The apartment has a video intercom for the convenience of its residents.

An A+ energy certificate guarantees low heating costs.

The reception building also functions as a community venue and café, and there is also a community office, a shared living room, a games room, a sun terrace, a yoga terrace, a fitness room, a sauna and a fitness park to meet the needs of the residents.

Metrodom Riveren has a family nursery and a municipal kindergarten, and children can let off steam in a safe environment in the playhouse and playground. The vehicle traffic in the residential park takes place underground, so almost the entire area is a huge, shared park. The most exciting option is clearly the residential park's own, equipped boathouse on the Danube bank, which awaits the residents after the construction of the 3rd phase.

The apartment comes with 2 electric car charging parking spaces with a separate topographical number, priced at 8,500,000 HUF / unit, and a storage room priced at 2,800,000 HUF.

For viewing and further information, please contact us with confidence!

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## **Contact partner**

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Budapest**

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