

Budapest – XI. kerület

In the Kamaraerd? resort area, a sunny family house with panoramic views.

Property ID: HU25439622



PURCHASE PRICE: 297.500 EUR • LIVING SPACE: ca. 116 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 1.356 m<sup>2</sup>

Property ID: HU25439622 - 1112 Budapest – XI. kerület

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## At a glance

|              |            |                |             |
|--------------|------------|----------------|-------------|
| Property ID  | HU25439622 | Purchase Price | 297.500 EUR |
| Living Space | ca. 116 m² |                |             |
| Rooms        | 3          |                |             |
| Bedrooms     | 2          |                |             |
| Bathrooms    | 1          |                |             |

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## Energy Data

|                    |   |
|--------------------|---|
| Power Source       | Electric  |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property





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## Floor plans

Floor plan



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Panoramic, sunny family house in the green embrace of Kamaraerd?! The property offered: a detached enclosed garden, an area taken out of cultivation and a residential house, an outbuilding. A two-storey, balcony, panoramic family house is for sale in the quietest street of Kamaraerd?, Laska Street. The 1356 m<sup>2</sup>, south-facing, landscaped garden is a real haven, decorated with fruit trees and evergreens. The house was built in the 1980s, has been expanded several times since then and was completely renovated between 2020 and 2025. 90 m<sup>2</sup> of living space on two floors, 25 cm of thermal insulation, 2 inverter air conditioners, modernized sewage drainage and a 50 m deep drilled well ensure comfort. It includes a 25 m<sup>2</sup> garage and a 25 m<sup>2</sup> outbuilding (water, electricity), as well as two storage rooms. This house is not just a home, but a lifestyle – a harmony of nature, silence and freedom on the outskirts of Budapest.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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