

**Budapest**

# Newly built semi-detached house for sale on the quiet Rodostó Street

**Property ID: HU25439644**



**PURCHASE PRICE: 840.000 EUR • LIVING SPACE: ca. 150 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 539 m<sup>2</sup>**

**Property ID: HU25439644 - 1028 Budapest**

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## At a glance

<b>Property ID</b>	<b>HU25439644</b>	<b>Purchase Price</b>	<b>840.000 EUR</b>
<b>Living Space</b>	<b>ca. 150 m<sup>2</sup></b>	<b>Condition of property</b>	<b>First occupancy</b>
<b>Rooms</b>	<b>4</b>	<b>Equipment</b>	<b>Terrace, Guest WC, Garden / shared use</b>
<b>Bedrooms</b>	<b>3</b>		
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>2025</b>		

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## Energy Data

Type of heating	Underfloor heating
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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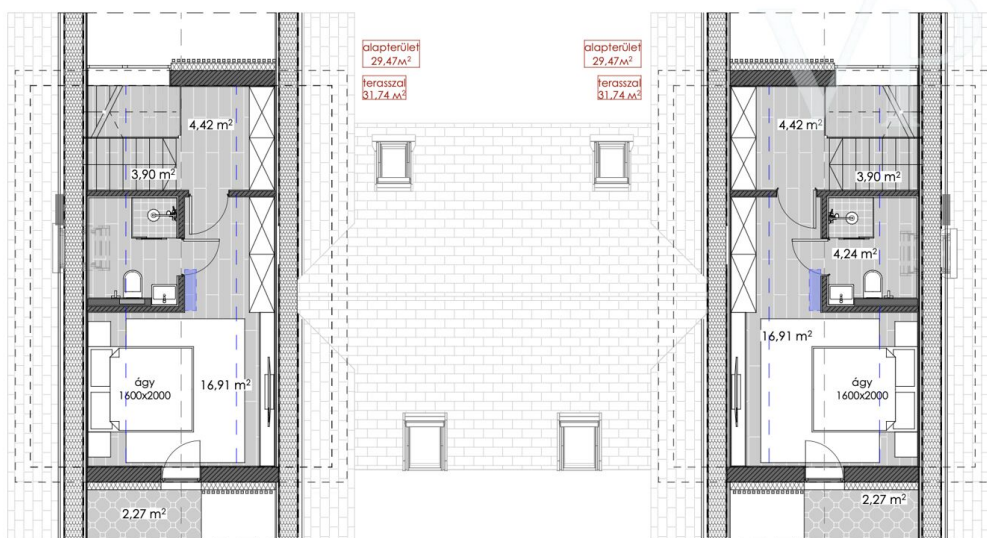
## The property



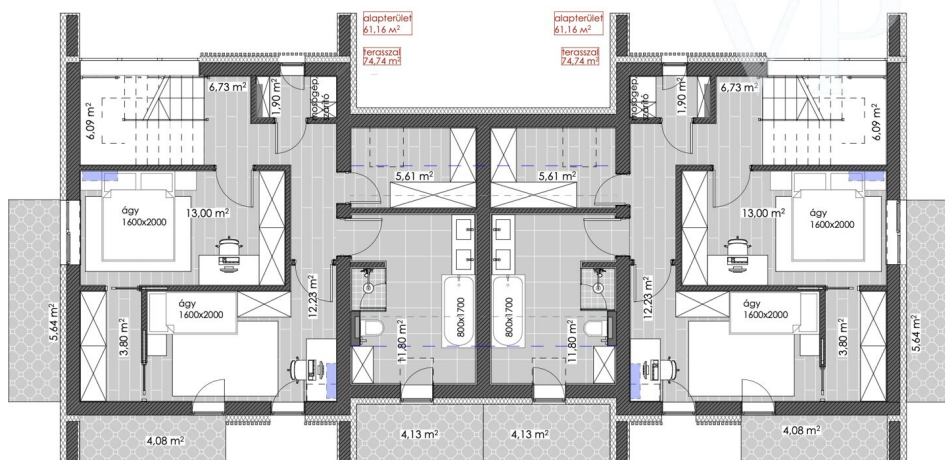
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## The property

Elhelyezési terv (2. emelet)

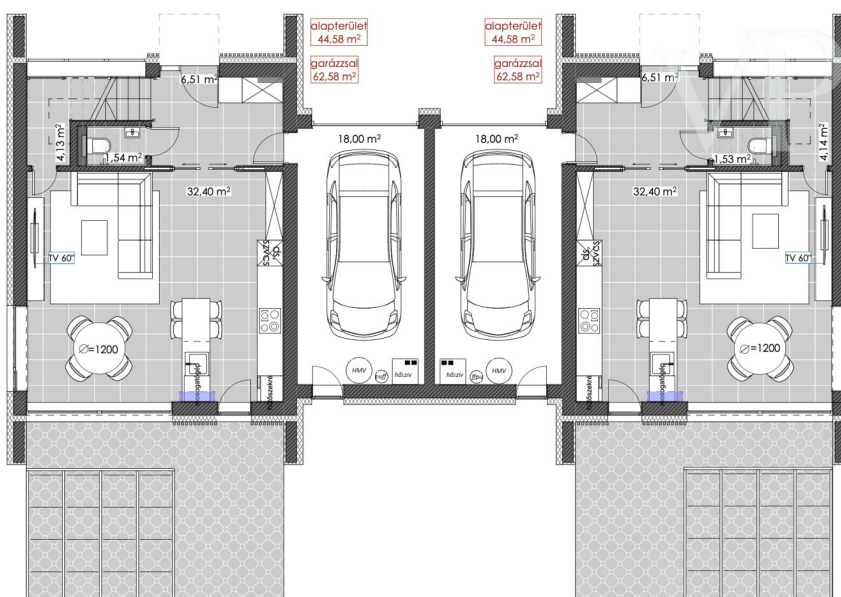


Elhelyezési terv (1. emelet)



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## The property



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## **A first impression**

In one of the quietest and most charming streets of District II, on Rodostó Street, we are offering for sale a semi-detached house with excellent features.

Both buildings are free-standing, with articulated massing, built in a modern style with ground floor + 2 levels. Each apartment has its own private, enclosed garden, ensuring complete privacy.

Plot size: 539.5 m<sup>2</sup>

Garden and surroundings:

- Painted metal fence on both street fronts
- Remote-controlled vehicle entrance gate

Convenience features:

- Built-in stainless steel mailbox
- Covered waste bin storage
- 18 m<sup>2</sup> garage for one car, with direct access to the apartment

Prices:

- Semi-detached House A: 330,000,000 HUF
- Semi-detached House B: 345,000,000 HUF

House B includes a fully custom-made kitchen with Bosch appliances, an elegant dining island, and a living room shelving system designed according to interior design plans.

**Bonus:** The complete furniture set for the attic master bedroom, custom-made to measure based on interior design plans, is included in the purchase price.

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## **Details of amenities**

### **Heating and Cooling:**

The apartment is equipped with a modern DAIKIN heat pump system providing heating and cooling, complemented by a hot water storage unit. Heat distribution is via underfloor heating, ensuring maximum comfort. Each room features digital, programmable thermostats connected to the smart home system.

### **Water Supply:**

- Connections for washing machine and dishwasher, complete with chrome cover plate and siphon
- Cold water meter located in an external water shaft
- Two outdoor water taps available within the property

### **Electrical Network & Renewable Energy:**

- Roof prepared for solar panel installation (installation available upon separate agreement)
- Energy supply per apartment: 3x32 A + 1x20 A H-tariff
- Garage prepared for electric car charging station
- Copper wiring installed in protective conduits
- Intercom at the fence, digital unit inside the apartment, integrated with smart home functions

### **Safety & Comfort:**

- LEGRAND switches and sockets in white and black, according to interior design plans
- Wireless alarm system with motion sensors and 2 external cameras
- Kitchen ventilation with extractor fan
- Telephone, TV, and internet connections in every room
- Outdoor lighting with motion sensors at the building entrance and garage

### **Smart Home System:**

The price includes integrated control of the heat pump, heating regulation, cameras, alarm system, shutters, garage door, and pedestrian entrance (gate, front door). Lighting is pre-installed and can be fully integrated upon request by separate agreement.

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## **All about the location**

**Nearby attractions and amenities:**

- **Buda Protected Landscape Area**
- **H?vösvölgy Great Meadow**
- **Budakeszi Wildlife Park**
- **Children's Railway**
- **Hármashatárhegy Airfield**
- **Hüvi shopping center, SPAR, Lidl, Solymár Auchan for large-scale shopping**
- **The famous Náncsi Néni restaurant**
- **Budapest Church of Our Lady (Kisboldogasszony)**
- **Playgrounds nearby**
- **Countless opportunities for sports and outdoor activities**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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