

**Budapest**

# 12th district, family-friendly, sunny, quiet, green belt property

**Property ID: HU26439681**



**PURCHASE PRICE: 353.000 EUR • LIVING SPACE: ca. 73 m<sup>2</sup> • ROOMS: 3**

**Property ID: HU26439681 - 1122 Budapest**

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## At a glance

Property ID	HU26439681	Purchase Price	353.000 EUR
Living Space	ca. 73 m <sup>2</sup>	Equipment	Terrace
Floor	3		
Rooms	3		
Bathrooms	1		

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## Energy Data

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

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## The property



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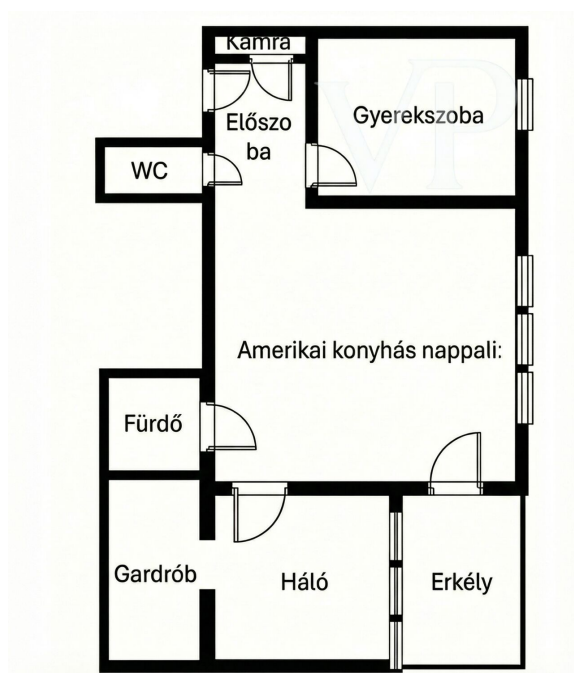
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## A first impression

Peace and tranquillity in the heart of the city - a special home in the XII district

For sale in Maros Street, one of the most popular areas of the XII district, this third floor, south-west facing, sunny apartment strikes the perfect balance between urban comfort and the tranquility of Buda.

Although one of Buda's major transport hubs is just a stone's throw away, the noise of the city disappears completely when you enter the apartment. All the windows overlook the quiet courtyard and the greenery of Kis-Sváb Hill, making the home surprisingly calm, bright and harmonious - a truly nice place to come home to.

The interior spaces were designed with spaciousness and livable functionality in mind. At the heart of the apartment is a bright living room with an American kitchen and a 5 m<sup>2</sup> balcony, ideal for morning coffee or relaxing in the evening.

The master bedroom has a convenient walk-in wardrobe, while the mezzanine currently serves as a comfortable nursery for up to three children. The practicality is further enhanced by a bathroom with bath, separate toilet and pantry.

The property underwent a complete technical and aesthetic renovation 10 years ago, with renewed wiring, windows, radiators and tiling. The heating is provided by a central heating system and the summer comfort is ensured by air conditioning.

The apartment building is well-kept, has a lift and is constantly maintained. A real rarity in this area is the huge shared internal garden, which is a perfect place to relax, play or enjoy a little retreat in nature.

The location is simply unbeatable: Széll Kálmán Square, Déli railway station and

Mammut shopping centre are just a few minutes' walk away. Nearby, Városmajor, schools, kindergartens, bakeries and restaurants ensure that everyday life is convenient without a car.

This apartment is ideal for families, couples or anyone looking for a real home in a green environment, yet close to the hustle and bustle of the city.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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