

**Budakeszi**

For sale, a sunny home with a panoramic view  
20 minutes from Budapest in Budakeszi

**Property ID: HU26439701**



**PURCHASE PRICE: 435.000 EUR • LIVING SPACE: ca. 120 m<sup>2</sup> • ROOMS: 4**

**Property ID: HU26439701 - 2092 Budakeszi**

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## At a glance

Property ID	HU26439701	Purchase Price	435.000 EUR
Living Space	ca. 120 m <sup>2</sup>		
Rooms	4		
Bedrooms	2		
Bathrooms	1		

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## The property



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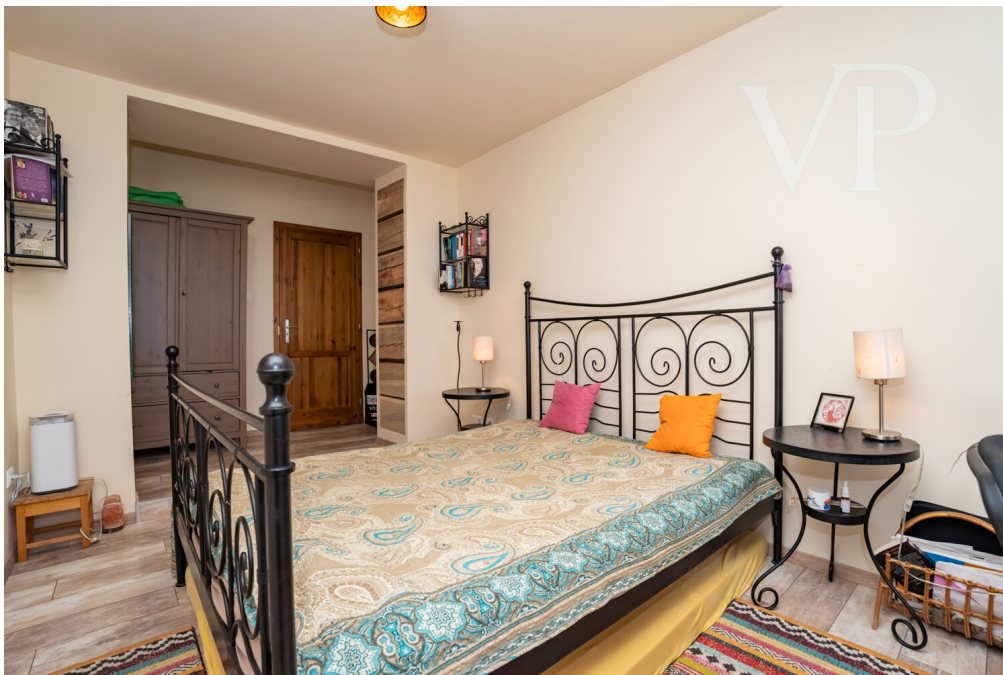
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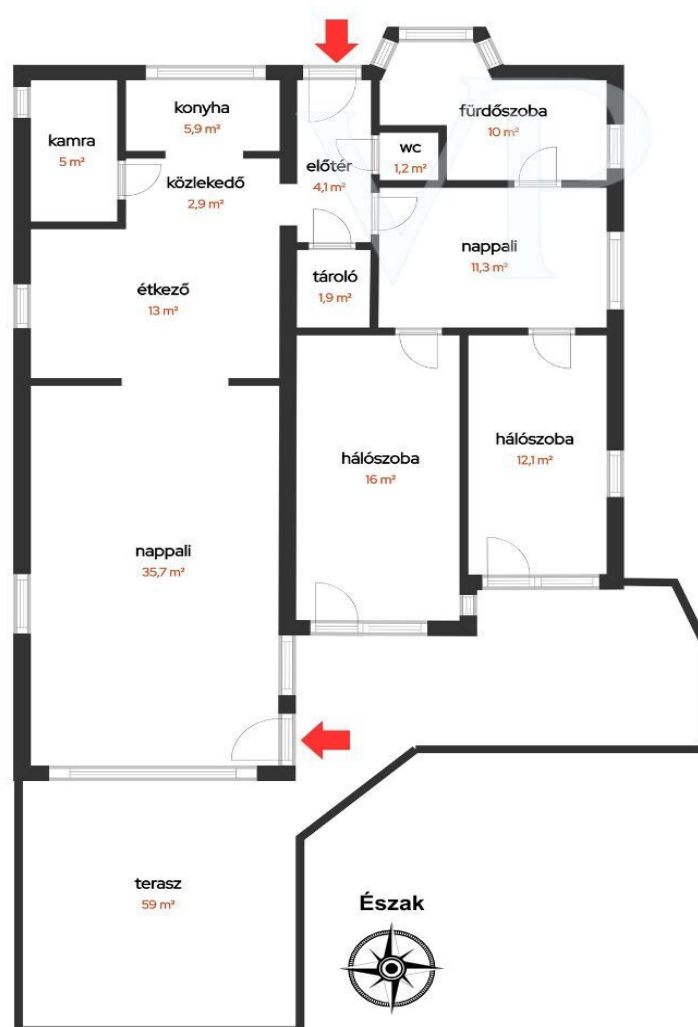
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## Floor plans



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

In one of the most beautiful and quiet dead-end streets of Budakeszi, I offer for sale a 120 m<sup>2</sup>, bright, spacious apartment with a 60 m<sup>2</sup> terrace, a garden and a wonderful, panoramic view. A property for sale is very rare bird in this part of the town.

### The house

The house was built in 2007, a condominium consisting of three apartments. The apartments are located above each other, on separate floors. They are completely separated and have their own entrance.

### The apartment

One of the greatest values of the apartment is the wonderful, panoramic view. From autumn to spring, you can admire dazzling sunsets from the living room and the terrace.

### Rooms

- Living room 35.7 m<sup>2</sup>
- Living room (2) 11.3 m<sup>2</sup>
- Bedroom (1) 16 m<sup>2</sup>
- Bedroom (2) 12.1 m<sup>2</sup>
- Dining room 15.9 m<sup>2</sup>
- Kitchen 5.9 m<sup>2</sup>
- Pantry 5 m<sup>2</sup>
- Bathroom 10 m<sup>2</sup>
- Guest toilet 1.2 m<sup>2</sup>
- Hallway 4.1 m<sup>2</sup>
- Storage room 1.9 m<sup>2</sup>
- Terrace 59 m<sup>2</sup>, of which 22.5 m<sup>2</sup> is roofed

### The terrace

The wonderful panoramic terrace is 60 m<sup>2</sup> in size. A part of it is covered with grass and has an automatic irrigation system. A jacuzzi can even be installed here, so it can provide a real private wellness experience. The other part of the terrace is roofed, providing shade on hot summer days.

### The garden

The apartment has a 200 m<sup>2</sup> private garden, and a 700 m<sup>2</sup> shared, well-kept garden is also available. The garden is decorated with fruit trees, ornamental plants and beautiful flowers from spring to autumn. There is also a place for grilling and barbecues.

### Energy

This is an energy-efficient home, its energy rating is very good: category B. The exterior insulation of the apartment is 12 cm thick. The windows and doors are made of wood, double glazed. A modern condensing gas boiler provides heating, and a split-air conditioning system provides cooling. The overhead costs are low: gas 15,800 HUF/month, electricity consumption 5,700 HUF/month)

### Parking

Free street parking is available in front of the house, in a private driveway. A private parking space can be created within the plot. Extra: for convenience, the new owner will be given 1 year of parking as a gift in the indoor garage located a few minutes walk away.

### Transportation

The bus stop is a 5-minute walk away. The bus can be used with a Budapest pass. The buses run every 5 minutes, so the city is also quickly accessible, about 20 minutes.

### Nearby

The air is fresh here, the area is quiet and safe. Wonderful green environment: playground in the huge park and in the forest too. Shops within walking distance: DM, Coop, bakery, restaurant, pastry shops and cafes. There are reputable kindergartens and schools nearby, both public and private. Excellent health

services: health nurse and pediatrician service, adult medical center. Kind, helpful neighbors, very good community!

Who do I recommend it to?

This apartment is a perfect choice for families, couples, people moving together, people returning from abroad, people moving from Budapest to the green, young people and eternally young people.

The apartment has an independent topographical number. Mortgage loan available. Unencumbered, it can be taken into possession quickly.

Make this beautiful apartment yours! Call now!

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest

Tel.: +36 70 9532513

E-Mail: [hungary@von-poll.com](mailto:hungary@von-poll.com)

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