

Budapest

The perfect home for large families and multi-generational living in Vértahalm.

Property ID: HU26439717



PURCHASE PRICE: 1.800.000 EUR • LIVING SPACE: ca. 515 m² • ROOMS: 11 • LAND AREA: 1.226 m²

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- At a glance
- The property
- A first impression
- Contact partner

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At a glance

Property ID	HU26439717	Purchase Price	1.800.000 EUR
Living Space	ca. 515 m ²		
Rooms	11		
Bedrooms	8		
Bathrooms	4		

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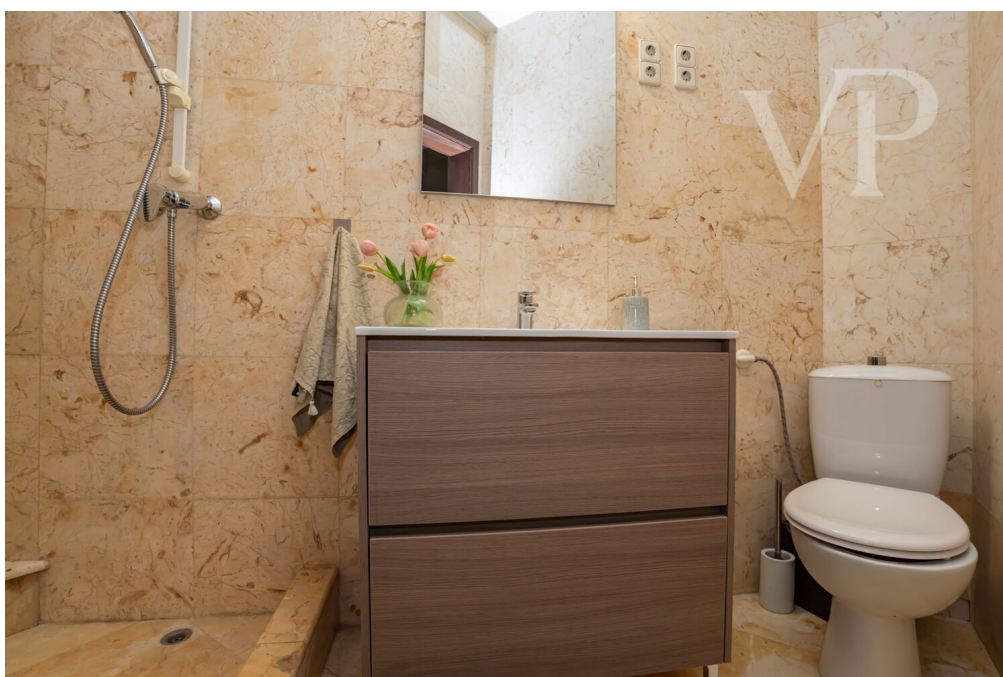
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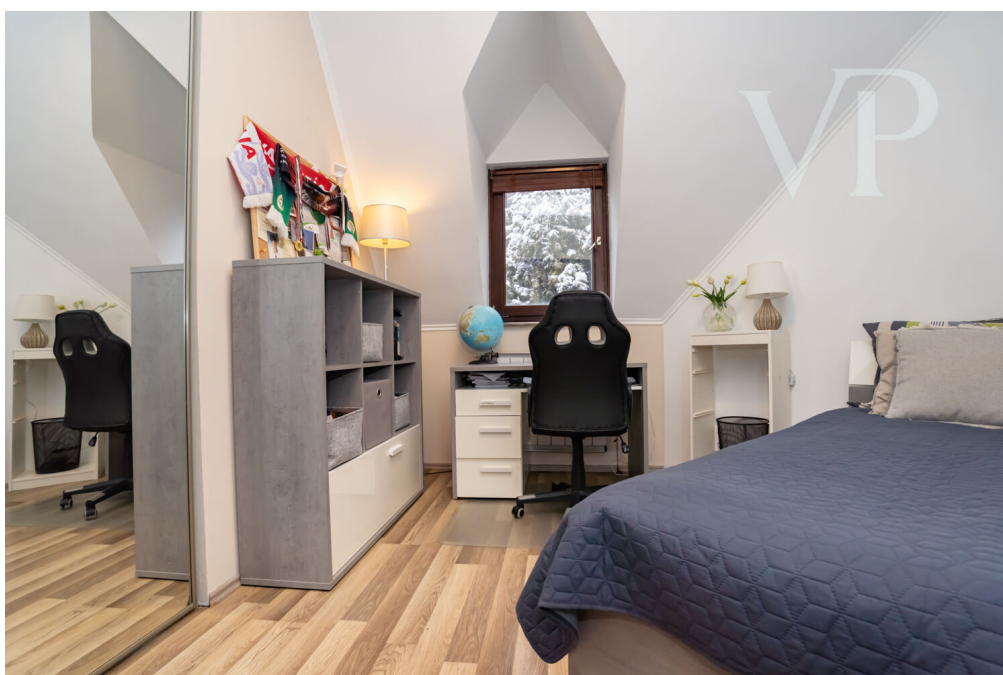
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A first impression

We offer for sale a property with exceptional qualities in a quiet and green area of the 2nd district of Budapest, in V rhalm, which could be a perfect choice for large families, multi-generational cohabitation or investors. The elegance of the area, its excellent infrastructure and its exceptional prestige guarantee a valuable investment in the long term.

Situated on a 1226 m² plot, the property currently consists of two large semi-detached houses with a total useful floor area of 515 m², designed to provide thoughtful, spacious and bright spaces. The building was built in 1996, with brick and reinforced concrete construction, wooden roofing, tiled roofing, thermal insulation. The property is in good condition and is constantly maintained.

The lower floor of both semi-detached houses has a spacious living room with terrace connection, which has a direct connection with the garden. The living room has a modern and practical fitted American kitchen and a separate guest bathroom. The garden and the courtyard are of exceptional size: almost 650 m², which is partly landscaped and partly used as a recreation garden with automatic irrigation system.

On the upper floors there are two large bedrooms and two half-bedrooms in each of the two apartments, for a total of 7 bedrooms + 4 half-bedrooms. The bathrooms have a bathtub, are of a comfortable size and have natural light. The attic level of one of the semi-detached houses has a large communal space and a separate walk-in closet, which is ideal as a study, hobby room or even a family lounge.

One of the main advantages of the property is the heated four-car garage with four separate entrances, all with electric garage doors. From the garage the building is

accessed via an elegant marble staircase. Parking is fully provided within the property.

The house has gas heating, a ceiling height of 2.80 metres, an ideal orientation (east, south and west), views over the garden, courtyard and city. The property is double glazed and there is also a cellar.

The property is free of encumbrances, legally settled, and in its current configuration is perfectly suitable for two generations of use, while at the same time it can easily be combined into a large family house or even separated into several smaller apartments, so it is an excellent investment opportunity.

Price: 685 000 000 HUF

Average monthly utility costs:

- Gas: approx. 65.000 HUF/month
- Electricity: approx. 45.000 Ft/month
- Water and sewerage: approx. 14.151 HUF/month (with annual billing and watering)
- Internet + TV: approx. 15.000 Ft/month
- Insurance: approx. 170.000 Ft/year
- Utility costs: none

If required, we can help you with a full range of credit services, a reliable lawyer and expert support to ensure a safe and smooth sale.

Please feel free to contact me any day of the week, I am at your disposal and will be happy to show you this exceptional property in person.

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Contact partner

For further information, please contact your contact person:

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