

Budapest

# Napfényes, déli tájolású erkélyes otthon a Dagály sétányon – Waterfront Living

Property ID: HU26439720

## 4.EMELET/FLOOR B-419



**PURCHASE PRICE: 225.490 EUR • LIVING SPACE: ca. 44,4 m<sup>2</sup> • ROOMS: 2**

**Property ID: HU26439720 - 1138 Budapest**

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>HU26439720</b>	<b>Purchase Price</b>	<b>225.490 EUR</b>
<b>Living Space</b>	<b>ca. 44,4 m<sup>2</sup></b>	<b>Condition of property</b>	<b>First occupancy</b>
<b>Rooms</b>	<b>2</b>		
<b>Bedrooms</b>	<b>1</b>		
<b>Bathrooms</b>	<b>1</b>		
<b>Year of construction</b>	<b>2027</b>		

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## Energy Data

Energy Source	Geothermal energy
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



4.EMELET/FLOOR  
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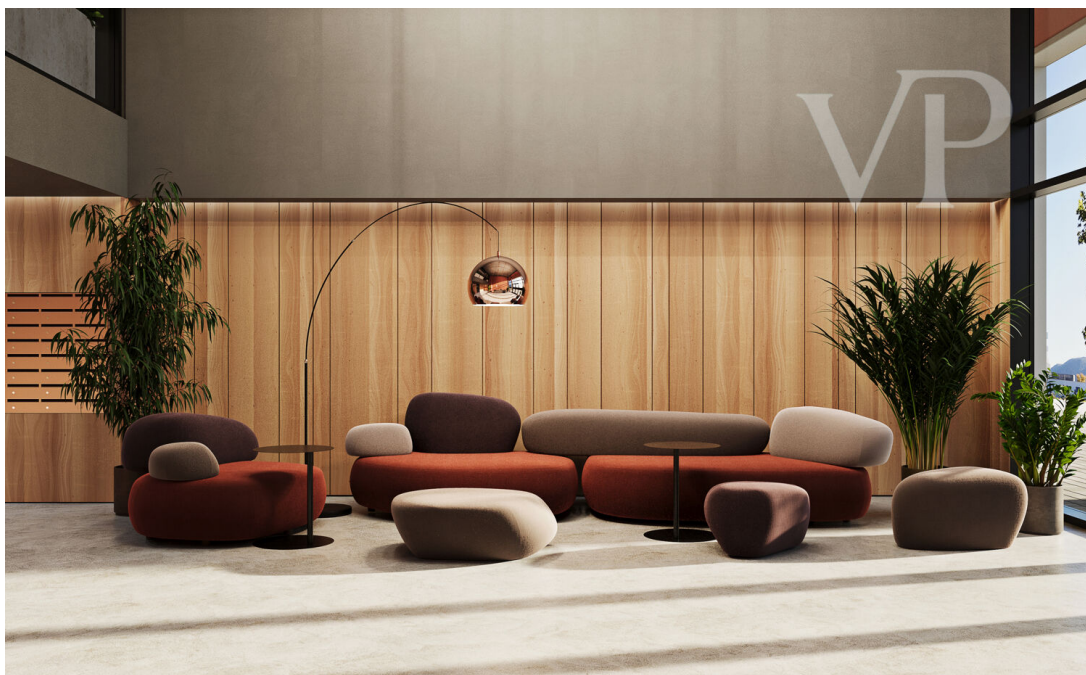
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## The property



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## The property



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## A first impression

**Sunny, South-Facing Home with Balcony on the Promenade – Waterfront Living B419**

**Waterfront Living – B419 | 4th-floor apartment with balcony overlooking the promenade  
An exclusive member of the Water Front Collection**

**In one of Budapest's most dynamically developing districts, we offer for sale a modern living room + 1 bedroom apartment in the Waterfront Living residential complex.**

### **Property Details:**

**Apartment number: B419**

**Floor: 4th floor**

**Net floor area: 44.36 sqm**

**Balcony: 8.99 sqm**

**Total area: 48.86 sqm**

**Orientation: South-facing**

**View: Dagály Promenade**

### **Purchase Price:**

**85,820,000 HUF**

**225,490 EUR\***

(\*The final price may vary depending on the current EUR/HUF exchange rate.)

### **Waterfront Living – Premium Waterfront Lifestyle**

**Waterfront Living is a modern residential development inspired by the atmosphere of riverside living, combining the proximity of the Danube with the benefits of urban convenience in a harmonious, nature-oriented environment.**

**The project aims to create homes where tranquility, quality, and contemporary lifestyle meet.**

**Thanks to large glass surfaces, the apartments are bright and filled with natural light. Clean architectural lines and timeless materials ensure an elegant, modern appearance. The south-facing balcony overlooking Dagály Promenade is the perfect spot for your morning coffee or**

evening relaxation.

#### **Modern Technical Features – AA+ Energy Rating**

**Air-to-water heat pump system (AA+ rating)**

**Underfloor heating**

**Ceiling heating and cooling**

**Individually controlled thermostats in each room**

**Private ventilation system**

**SmartHome control system**

**These energy-efficient solutions provide low maintenance costs and high comfort all year round.**

#### **Location & Comfort**

**The residential complex offers quick access to the city center and the Váci Road office corridor, while providing a quiet, orderly, and secure environment. An ideal choice both as a private home and as an investment.**

**The 377-apartment development includes:**

**3 levels of underground parking**

**Storage units**

**Bicycle storage**

**Wide apartment mix ranging from 30 to 135 sqm**

**Parking spaces: 7,245,000 HUF – 14,700,000 HUF  
(Average price approx. 11.2 million HUF)**

**Storage units: approx. 4.8 million HUF on average**

**Certain parking spaces are available only together with a storage unit.**

**Expected technical completion: December 1, 2027.**

**Waterfront Living is the perfect choice for those who wish to enjoy the tranquility of waterfront living, the comfort of modern urban life, and the closeness of nature – all within a high-quality, sophisticated environment.**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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