

Budapest

# Panoramic two-room apartment with a large balcony for sale on the 8th floor.

Property ID: HU26439722

8.EMELET/FLOOR  
C-802



PURCHASE PRICE: 439.090 EUR • LIVING SPACE: ca. 49,89 m<sup>2</sup> • ROOMS: 2

**Property ID: HU26439722 - 1138 Budapest**

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

**Property ID: HU26439722 - 1138 Budapest**

## At a glance

<b>Property ID</b>	<b>HU26439722</b>	<b>Purchase Price</b>	<b>439.090 EUR</b>
<b>Living Space</b>	<b>ca. 49,89 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Rooms</b>	<b>2</b>	<b>Condition of property</b>	<b>First occupancy</b>
<b>Bedrooms</b>	<b>1</b>	<b>Equipment</b>	<b>Terrace</b>
<b>Bathrooms</b>	<b>1</b>		
<b>Year of construction</b>	<b>2027</b>		

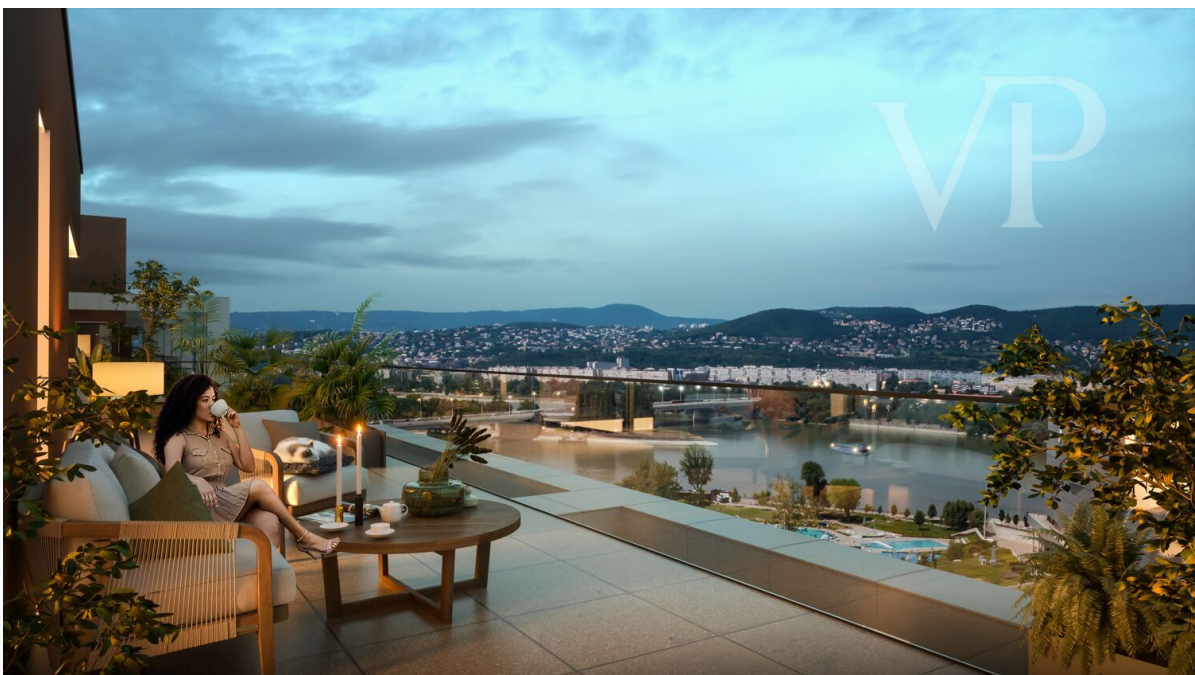
Property ID: HU26439722 - 1138 Budapest

## Energy Data

Energy Source	Electro	Energy efficiency class	A+
Power Source	Air-to-water heat pump		
Energy information	At the time of preparing the document, no energy certificate was available.		

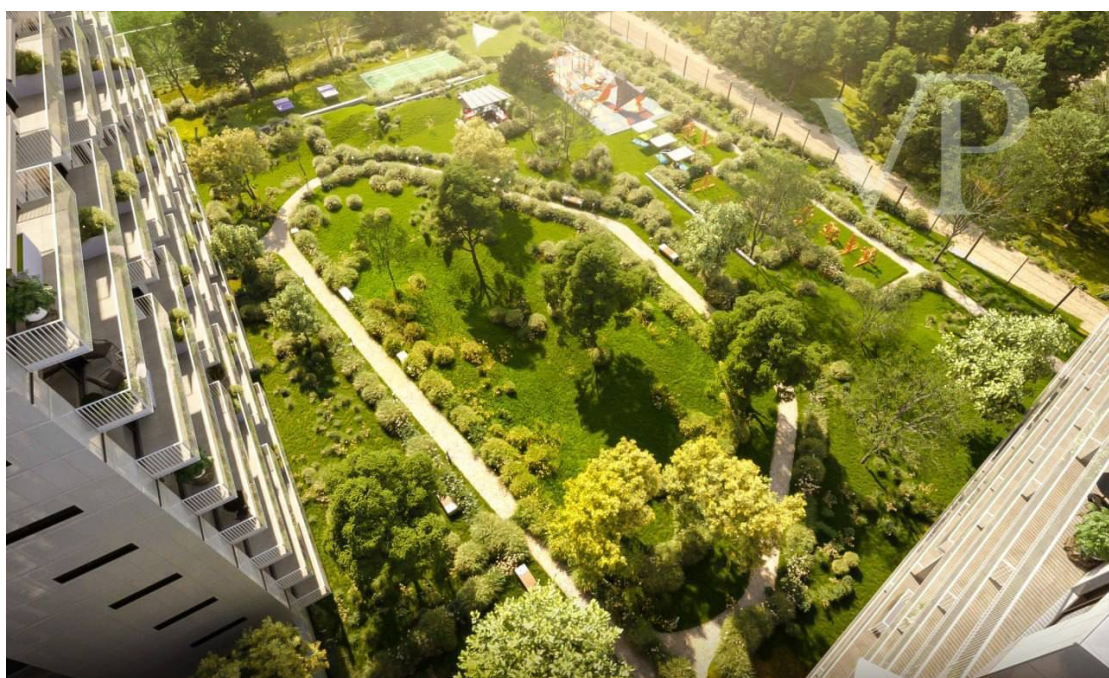
Property ID: HU26439722 - 1138 Budapest

## The property



Property ID: HU26439722 - 1138 Budapest

## The property



Property ID: HU26439722 - 1138 Budapest

## The property



**Property ID: HU26439722 - 1138 Budapest**

## A first impression

**Bright apartment with a large terrace for sale in Waterfront Living**

Thanks to its northeast orientation, this apartment receives soft, natural light throughout the day, while the view toward Népfürdő Street and the nearby football field creates a calm yet urban atmosphere.

The spacious 37.88 m<sup>2</sup> terrace is ideal for morning coffee, working outdoors, relaxing, or creating a cozy outdoor living area.

The development offers three levels of underground parking, storage rooms and bicycle storage. Sustainable AA+ heat pump technology, underfloor heating, ceiling cooling-heating, individual thermostats and a dedicated ventilation system ensure year-round comfort, all controlled via SmartHome technology.

Garage prices range from 7,245,000 HUF to 14,700,000 HUF, with storage units averaging 4.8 million HUF. Some parking spaces can only be purchased together with a storage unit.

Expected technical completion: December 1, 2027

Final price may vary depending on the EUR/HUF exchange rate.

Price: 167,130,000 HUF

### Apartment Details

- Living area: 49.89 m<sup>2</sup>
- Rooms: 2
- Bedrooms: 1
- Bathrooms: 1
- Balcony / terrace: 37.88 m<sup>2</sup>

**Property ID: HU26439722 - 1138 Budapest**

## Contact partner

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

**VON POLL REAL ESTATE Budapest**

---

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

**Tel.: +36 70 9532513**

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

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**