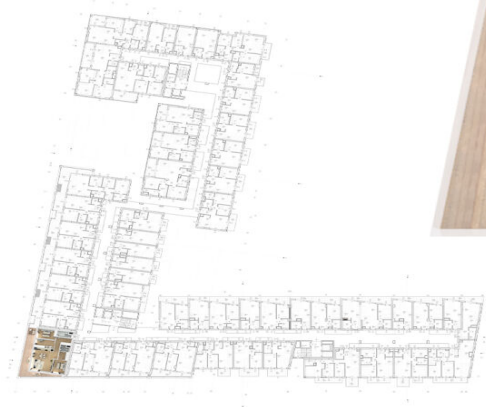


Budapest

# Exkluzív Duna-parti Sarki Otthon – Luxus Életérzés a Waterfront Livingben

Property ID: HU26439733

6.EMELET/FLOOR  
B-613



PURCHASE PRICE: 670.330 EUR • LIVING SPACE: ca. 94 m<sup>2</sup> • ROOMS: 4

**Property ID: HU26439733 - 1138 Budapest**

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

**Property ID: HU26439733 - 1138 Budapest**

## At a glance

<b>Property ID</b>	<b>HU26439733</b>	<b>Purchase Price</b>	<b>670.330 EUR</b>
<b>Living Space</b>	<b>ca. 94 m<sup>2</sup></b>	<b>Condition of property</b>	<b>First occupancy</b>
<b>Rooms</b>	<b>4</b>	<b>Equipment</b>	<b>Guest WC</b>
<b>Bedrooms</b>	<b>3</b>		
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>2027</b>		

Property ID: HU26439733 - 1138 Budapest

## Energy Data

Power Source	Electric	Energy efficiency class	A+
Energy information	At the time of preparing the document, no energy certificate was available.		

Property ID: HU26439733 - 1138 Budapest

## The property



Property ID: HU26439733 - 1138 Budapest

## The property



Property ID: HU26439733 - 1138 Budapest

## The property

6.EMELET/FLOOR  
B-613



Property ID: HU26439733 - 1138 Budapest

## The property



Property ID: HU26439733 - 1138 Budapest

## The property



**Property ID: HU26439733 - 1138 Budapest**

## **A first impression**

**Exclusive Danube-Side Corner Home – Luxury Lifestyle at Waterfront Living**

**This apartment is more than a property – it is a lifestyle. The luxury here lies not only in the modern technical content or the clean appearance, but in the unparalleled Danube panorama that creates a unique atmosphere every single day. Experience true exclusivity, which only a few homes in Budapest can offer!**

**Why is this apartment luxurious?**

**Unparalleled Danube panorama:** The sight of the water conveys calmness, spaciousness and prestige, guaranteeing a quality of life that exceeds everyday expectations.

**Corner location:** The corner apartment located on the 6th floor with southwest orientation guarantees exceptional lighting conditions and maximum privacy.

**Gigantic corner balcony:** The 94 sqm apartment includes a 45 sqm corner balcony, which is a true rarity. A perfect place for morning coffee, a romantic dinner, or friendly gatherings while enjoying the Danube sunset.

**Living room + 3 Bedrooms:** An ideal home for families, or for those seeking spacious interiors and comfortable living space.

**Waterfront Living – Waterfront lifestyle in premium quality**

**Waterfront Living is a residential complex conveying a modern, waterfront atmosphere, combining the proximity of the Danube and the advantages of urban comfort in a nature-close yet dynamic environment. Our goal is to create homes where tranquility, refined quality and contemporary lifestyle meet harmoniously. Thanks to the large glass surfaces, the apartments are bright and sunny, while the clean design and timeless material usage ensure an elegant, modern appearance.**

**Modern technical content – AA+ energy rating**

**The following ultra-modern technical solutions guarantee low maintenance costs and outstanding comfort all year round:**

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

**Underfloor heating**

### **Ceiling heating-cooling**

**Individually adjustable thermostat in each room**

**Own ventilation system**

**SmartHome control**

### **Location and Comfort**

**Thanks to its excellent location, the residential complex provides fast access to the city center and the Váci Road office corridor, while offering a quiet, orderly and secure environment.**

**The building complex of more than 370 apartments offers numerous comfort services to its residents:**

**3-level underground garage**

**Storage units**

**Bicycle storage**

**Apartment mix between 30–135 sqm**

**Parking spaces:**

**7,245,000 HUF – 14,700,000 HUF**

**7,245,000 HUF – 14,700,000 HUF (average price approx. 11.2M HUF – 11.2M HUF)**

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

**Certain parking spaces can only be purchased together with a storage unit.**

**Price:**

**255,200,000 HUF**

**(670,330 EUR). The price may change depending on the HUF–EUR exchange rate!**

**Do not miss this exceptional opportunity! Contact us today and make this stunning Danube-side luxury home yours!**

**Property ID: HU26439733 - 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)**