

Ráckeve

# LUXURIOUS WATERFRONT 60 SQM 2 BEDROOM APARTMENT WITH 20 SQM TERRACE IN RACKEVE, WHERE THE DANUBE IS NOT JUST A SIGHT

*Property ID: HU26439742*



**PURCHASE PRICE: 370.000 EUR • LIVING SPACE: ca. 60 m<sup>2</sup> • ROOMS: 2**

**Property ID: HU26439742 - 2300 Ráckeve**

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## At a glance

<b>Property ID</b>	<b>HU26439742</b>	<b>Purchase Price</b>	<b>370.000 EUR</b>
<b>Living Space</b>	<b>ca. 60 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Rooms</b>	<b>2</b>		
<b>Bedrooms</b>	<b>1</b>		
<b>Bathrooms</b>	<b>1</b>		

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## **A first impression**

**LUXURIOUS 60 sqm 2-BEDROOM APARTMENT ON THE WATERFRONT WITH 20 sqm TERRACE IN A RANGE WHERE THE DUNA IS NOT A CLEAN LAND, BUT A LIVING PLACE... for 135,5 M HUF**

Only 35 km from Budapest, on the southern part of the island of Csepel, Ráckeve is one of the most unique Danube-front settlements in Hungary. Situated along the Ráckeve-Soroksár branch of the Danube, the town offers tranquillity, nature and excellent infrastructure. Being close to the water is not a luxury, it is part of everyday life: kayaking, boating, rowing, fishing, sunsets on the shore, long walks along the water - all this creates a unique atmosphere.

The location on the banks of the Danube is not only an aesthetic experience, but also a real quality of life enhancement: cleaner air, a more relaxing environment, recreational opportunities at your fingertips. Proximity to the water also means value - such locations are highly sought after in the long term.

In this exceptional setting, we offer for sale a 59.48 m<sup>2</sup> ground floor, living room + bedroom, premium apartment with large terrace, in an exclusive project.

The distribution of the apartment is extremely practical:

- entrance hall
- separate toilet
- bathroom
- separate kitchen
- spacious living-dining room of almost 27 m<sup>2</sup>
- comfortable sized bedroom
- and a terrace of almost 20 m<sup>2</sup>, which becomes a real living space from spring to autumn

Thanks to its ground floor location, the terrace and the green surroundings function almost as an extension of the living room. Morning coffee in the fresh air, evening wine in the sunset - it's a natural part of everyday life.

The project is not just a residential complex, but a lifestyle:

- ? Yacht marina with full service
- ? Paddling and sunbathing dock
- ? 150 m long waterfront promenade
- ? Fishing pier

- ? Inner landscaped garden
- ? Outdoor barbecue terrace
- ? Community sports facilities
- ? Bicycle storage
- ? Electric car charging preparation
- ? Smart home preparation
- ? Video intercom
- ? Camera system
- ? Security system preparation
- ? Central solar system preparation
- ? Automatic watering system
- ? Selective waste collection points

The development combines modern architecture with proximity to nature. The waterfront promenade and marina provide a special atmosphere that is both elegant and relaxing.

The apartment is an ideal choice:

- for a home of your own if you want a quiet, waterfront lifestyle
- for a relaxing and peaceful beachfront getaway
- or as a premium investment, as properties in this location offer outstanding value retention.

For a selection of covered parking spaces, outdoor parking spaces and garages, please see our photo attachment, all properties require the purchase of a minimum of one parking space, available from £3.5M.

Gross purchase price of the apartment: HUF 135 M

The gross purchase price of the car park starts from HUF 3,5 M

If quality, uniqueness, proximity to nature and modern technical content are important to you, this property is the perfect choice for you in the spirit of aluxury living.

Experience every day the feeling of living by the Danube in Ráckeve - where the sight of water is not a privilege, but part of everyday life.

Our office has a lawyer's background and a professional loan team.

Contact me any day of the week by phone or email!

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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