

Budapest

**A II/A kerület egyik legimpozánsabb zöldövezeti városrészében, Széphalmon, eladó ez a minden igényt kielégítő, nagycsaládoknak is alkalmas, családi ház.**

**Property ID: HU26439754**



**PURCHASE PRICE: 2.520.000 EUR • LIVING SPACE: ca. 435 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.000 m<sup>2</sup>**

**Property ID: HU26439754 - 1025 Budapest**

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## At a glance

|                 |                        |
|-----------------|------------------------|
| Property ID     | HU26439754             |
| Living Space    | ca. 435 m <sup>2</sup> |
| Rooms           | 7                      |
| Bathrooms       | 6                      |
| Type of parking | 2 x Garage             |

|                     |                                      |
|---------------------|--------------------------------------|
| Purchase Price      | 2.520.000 EUR                        |
| House               | Single-family house / Detached house |
| Construction method | Solid                                |
| Equipment           | Terrace, Guest WC                    |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Power Source       | Electric                                                                    |
| Energy information | At the time of preparing the document, no energy certificate was available. |

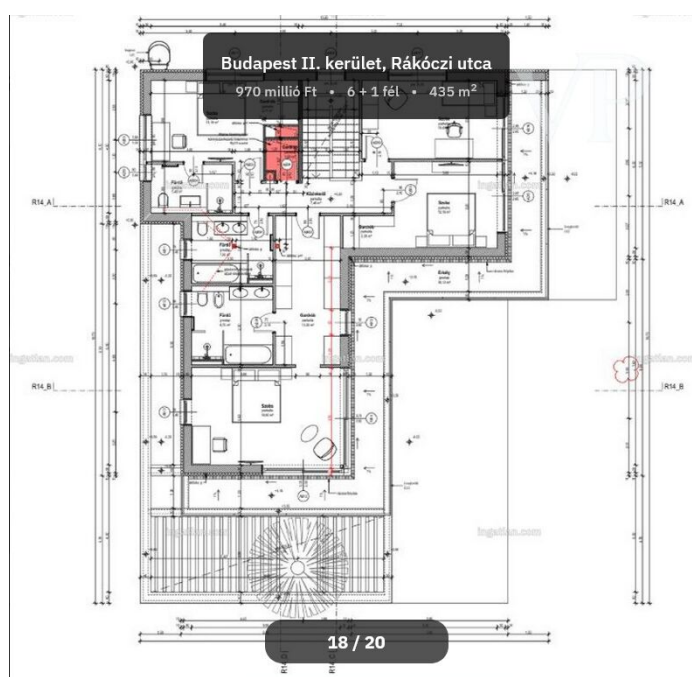
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## The property



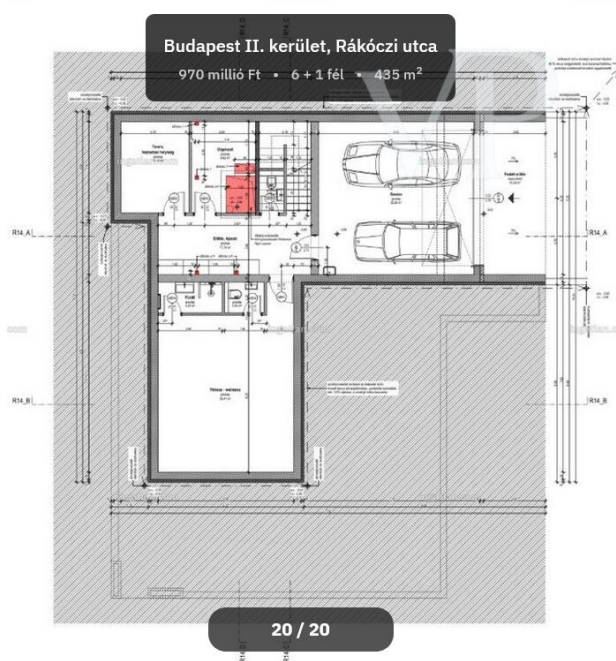
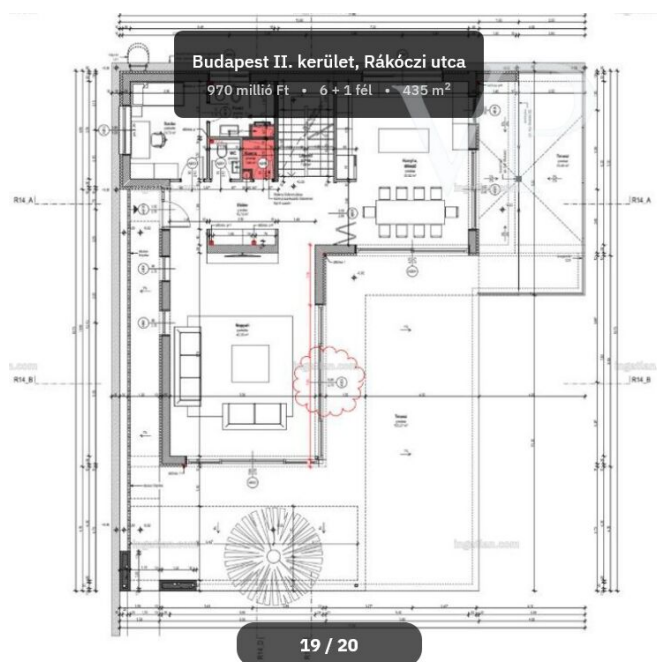
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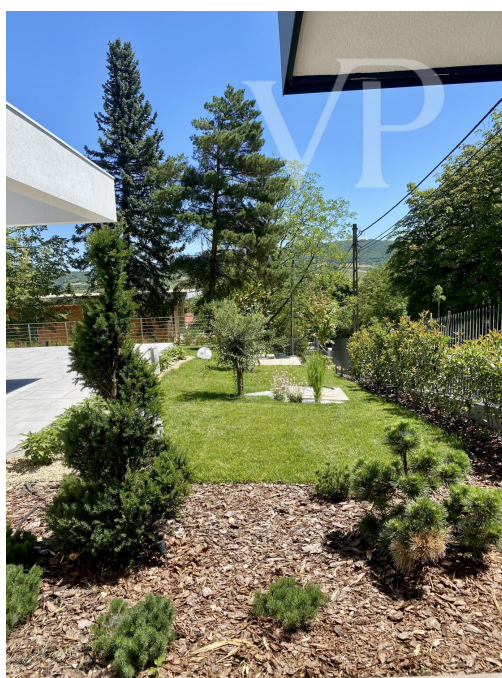
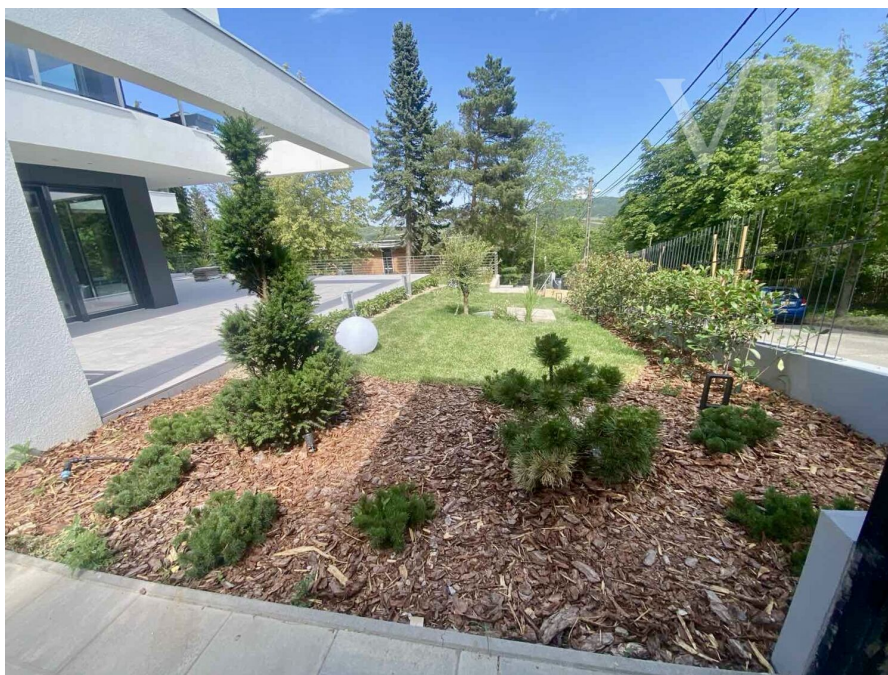
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## A first impression

This family house, suitable for large families, has been built in Széphalm, one of the most attractive green areas of the II/A district.

There are several schools in the area, including the Gustave Eiffel French Kindergarten, Primary and Secondary School, the Klebersberg Kuno Primary and Secondary School, the Children's House, the Waldorf School, and the American International School of Budapest, located not far from the property at the beginning of Nagykovácsi.

Medical clinics, the HÜVI Service Centre and other shopping facilities are also nearby. It is also easily accessible by public transport.

The main parameters of the property are:

965 m<sup>2</sup> plot area.

96565 m<sup>2</sup> net living area, plus:

- 40 m<sup>2</sup> double garage, 40 m<sup>2</sup> double garage, 105 m<sup>2</sup> terrace and 50 m<sup>2</sup> balcony.
- 75 m<sup>2</sup> living room, kitchen and dining room with adjoining partially covered 105 m<sup>2</sup> terrace.
- 5 independent living rooms with en suite bathroom + 13 m<sup>2</sup> walk-in closet
- Cifre, Arkana and Vallelunga tiles
- Basement of 140 m<sup>2</sup>, including 10m<sup>2</sup> mechanical - 10m<sup>2</sup> utility room, 40m<sup>2</sup> garage, 30m<sup>2</sup> staircase/transportation/storage, and a more than 40m<sup>2</sup> free-form room, which allows for individual design. It could be a cinema room with 5.1 system prepared, a gym or spa (also prepared) or a hobby room with a separate bathroom and utility room.
- Total of 5 separate bathrooms from rooms and a separate guest toilet.
- Fully separated parent's block with walk-in wardrobe and elegant large bathroom.
- Garden: pool preparation on the same level as the terrace, so that any future pool construction can be done with the minimum of utilities and landscaping.

-3 levels

- Well thought-out design, where the designer has thought of everything and everyone
- Quality engineering
- beautiful garden
- 7 rooms
- Bathroom for each room
- guest toilet
- wellness area

- Electric car charging facilities
- possibility to build a swimming pool
- Lift facilities

Peaceful, tranquil environment, all the comfort your family needs.  
Take a look, if you are looking for a real family home, don't delay.

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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*To the Disclaimer of von Poll Immobilien GmbH*

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