

**Budapest**

# **Svábhegy - Premium development plot in an exclusive environment**

**Property ID: HU26439781**



**PURCHASE PRICE: 1.407.000 EUR • LAND AREA: 1.680 m<sup>2</sup>**

**Property ID: HU26439781 - 1121 Budapest**

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## At a glance

Property ID	<b>HU26439781</b>	Purchase Price	<b>1.407.000 EUR</b>
		Object type	<b>Plot</b>

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## The property



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## **The property**



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## **A first impression**

**Svábhegy - Premium development plot in an exclusive environment**

**For sale is a 1680 m<sup>2</sup>, regular rectangular building plot in one of the most sought-after, high-altitude areas of Svábhegy, above the Artists' Road, in an elegant villa environment. The plot has a gentle southern slope with a street frontage of 30 meters, which provides excellent building possibilities.**

**Zoning classification: Lke-3/ÉK-2, with full utilities.**

**Due to its characteristics and size - with the demolition of the existing structure - it is an ideal choice for the construction of an exclusive large villa, semi-detached house or small condominium. The area is characterised by quietness, green belt tranquillity and excellent air.**

**The plot currently consists of an outdated detached house of approx. 100 m<sup>2</sup> with a basement, more than 40 years old, which requires complete renovation or demolition. The ornamental garden has been untended for a long time.**

**The transport is excellent: the end of the cogwheel and the Eötvös út bus lines are only a few minutes away.**

**Asking price: HUF 490 million**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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