

Budapest

# I. KERÜLET – PRESTÍZS, ÉRTÉKÁLLÓSÁG, KIVÁLÓ BEFEKTETÉS

Property ID: HU26439806



**PURCHASE PRICE: 525.000 EUR**

**Property ID: HU26439806 - 1016 Budapest**

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## At a glance

<b>Property ID</b>	<b>HU26439806</b>	<b>Purchase Price</b>	<b>525.000 EUR</b>
		<b>Total Space</b>	<b>ca. 242 m<sup>2</sup></b>

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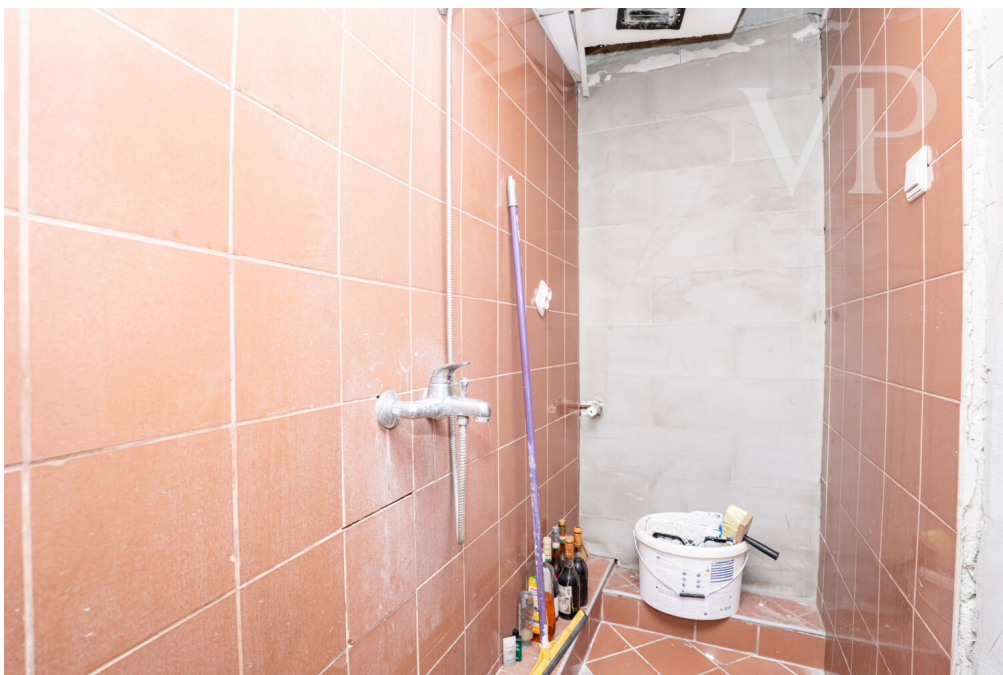
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## **A first impression**

**In one of the most exclusive and sought-after districts of Budapest, in the heart of the I. district, we offer for sale a 242 sqm street front commercial premises with unique features for 199 M FT!**

**The prestige of the Buda side, the historic surroundings and the excellent infrastructure and transport all contribute to the long-term value of this property - either for your own business or for investment.**

**Located at the foot of Gellért Hill, on the busy, highly visible Hegyalja Road, the property has a total floor area of 242 m<sup>2</sup>, currently registered under two separate parcel numbers (approx. 91 m<sup>2</sup> and 149 m<sup>2</sup>), so it can be used as two separate units. This may be particularly attractive for investors as several rental or utilisation schemes can be easily realised.**

**The property is unencumbered and is located in an apartment building with only 7 flats, which provides a calm and orderly environment. The premises can be taken into possession immediately, so the new owner can start using the property within a short period of time.**

**The longitudinal layout of the street-fronted premises has multiple entrances, which not only increases functionality but also allows for different business concepts. The property is ideal as a showroom, office, service unit or even for beauty, health or educational activities. It could be an ideal choice for a beauty salon, massage studio, language school, service centre or even a premium shop.**

**The property is in good technical condition:**

- the electricity lines were replaced 3 years ago,**
- Industrial electricity is available,**
- electric shutters and alarm system for added security.**

**Maintenance costs are favourable: common charges are low and utility bills are metered.**

**The property is in an excellent location:**

- excellent public transport (8E, 108E, 110, 112, 908 buses within walking distance),**
- fast access by car (BAH junction, M1, M7 motorways),**

**The area is constantly developing and is highly prestigious, so the value of the property is guaranteed in the long term.**

**The property is owned by a company, so if required, the purchase can also be realized in a company construction, which can offer additional financial benefits.**

**This property is the perfect choice for those looking for a prominent, accessible, versatile, value-added commercial property in one of the best locations in Budapest.**

**If you are interested in this special opportunity, please contact me - I am available for viewing even at weekends or in the evenings.**

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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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