

Budapest - XII. kerület

PANORÁMÁS ÉPÍTÉSI TELEK XII. KERÜLET

Property ID: HU26439808



PURCHASE PRICE: 1.005.000 EUR • LAND AREA: 1.090 m²

Property ID: HU26439808 - 1121 Budapest - XII. kerület

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At a glance

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A first impression

For sale panoramic building plot in the XII. district, on the border of Széchenyi Hill / Farkas Valley

In one of the most valuable, quiet and green area of the XII. district of Budapest, in Széchenyi Hill / Farkas Valley, a 1081 m² panoramic building plot for sale, accessible from two streets.

The plot is currently occupied by a two-storey building of about 80 m², which can be demolished or used for renovation or expansion.

Main features:

- Plot size: 1081 m²
- Zoning classification: Lke-3/D-3 - suburban, silhouette-sensitive, mountainous residential area
- Type of building: free-standing
- Buildability: 15%
- Maximum floor area: total gross floor area: approx. 378 m²
- Maximum building height: 6,5 m
- Green area ratio: min. 65%
- Building below ground level: max. 35%
- Maximum of 3 independent units per building
- Minimum plot size: 1000 m²

Development possibilities:

The site is very suitable:

- Multi-generational family villa
- Up to 3 apartment blocks
- a unique and exclusive mountain residence

Location and environment:

The area is one of the most sought-after parts of the Buda Hills, which is:

- exclusive, peaceful living environment

- A stunning panorama of the city and the Buda Hills
- Excellent infrastructure and quick access to the city centre
- proximity to nature (Normafa, hiking trails)

easy access to the city centre, good infrastructure and

Due to the location and the buildability, the property is a premium investment opportunity with long-term value.

Asking price:HUF 350 million

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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

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