

**Budapest - I. kerület**

# **PANORAMIC, FOUR-ROOM LUXURY APARTMENT UNDER THE BUDA CASTLE - EXCELLENT INVESTMENT OPPORTUNITY**

**Property ID: HU26439810**



**PURCHASE PRICE: 750.000 EUR • LIVING SPACE: ca. 112 m<sup>2</sup> • ROOMS: 4**

**Property ID: HU26439810 - 1012 Budapest - I. kerület**

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

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## At a glance

|                 |                              |                |             |
|-----------------|------------------------------|----------------|-------------|
| Property ID     | HU26439810                   | Purchase Price | 750.000 EUR |
| Living Space    | ca. 112 m <sup>2</sup>       | Type           | Apartment   |
| Floor           | 6                            |                |             |
| Rooms           | 4                            |                |             |
| Bedrooms        | 3                            |                |             |
| Bathrooms       | 2                            |                |             |
| Type of parking | 1 x Garage, 71500 EUR (Sale) |                |             |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Underfloor heating                                                          |
| Power Source       | Gas                                                                         |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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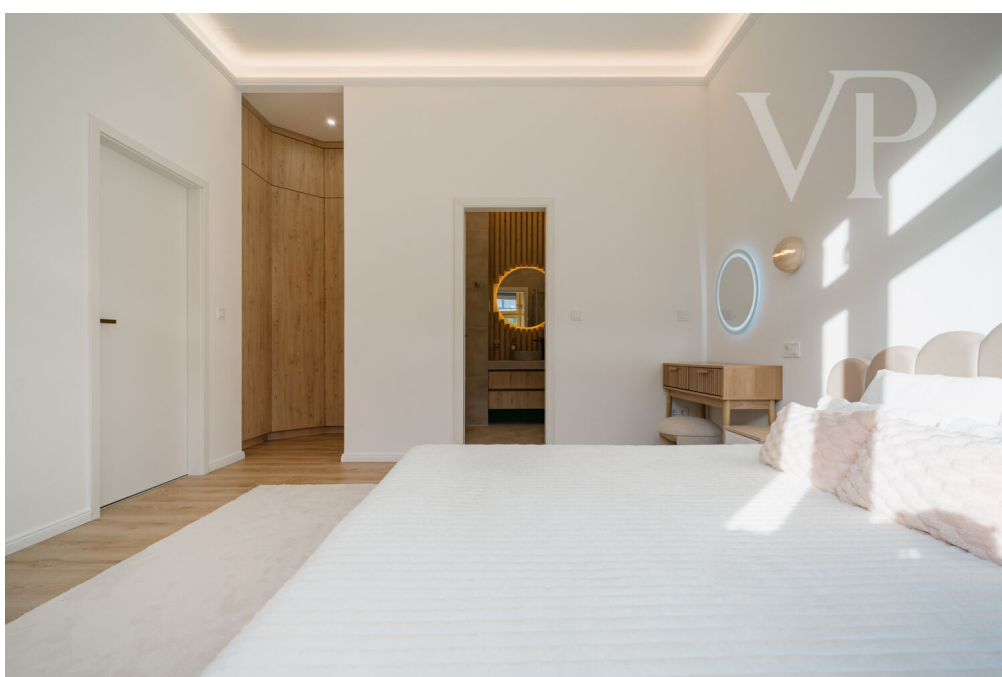
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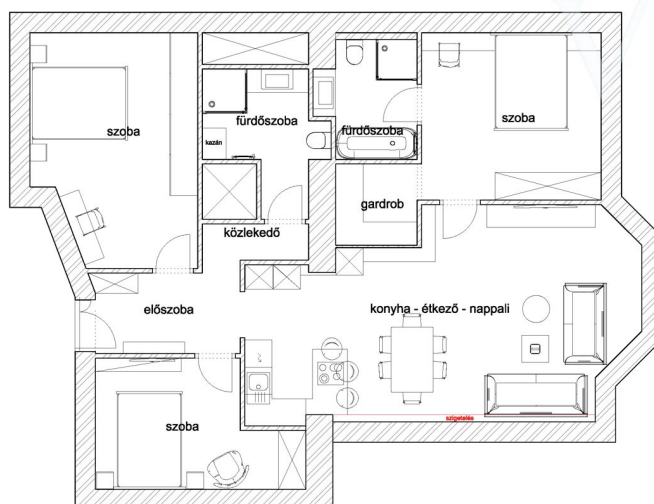
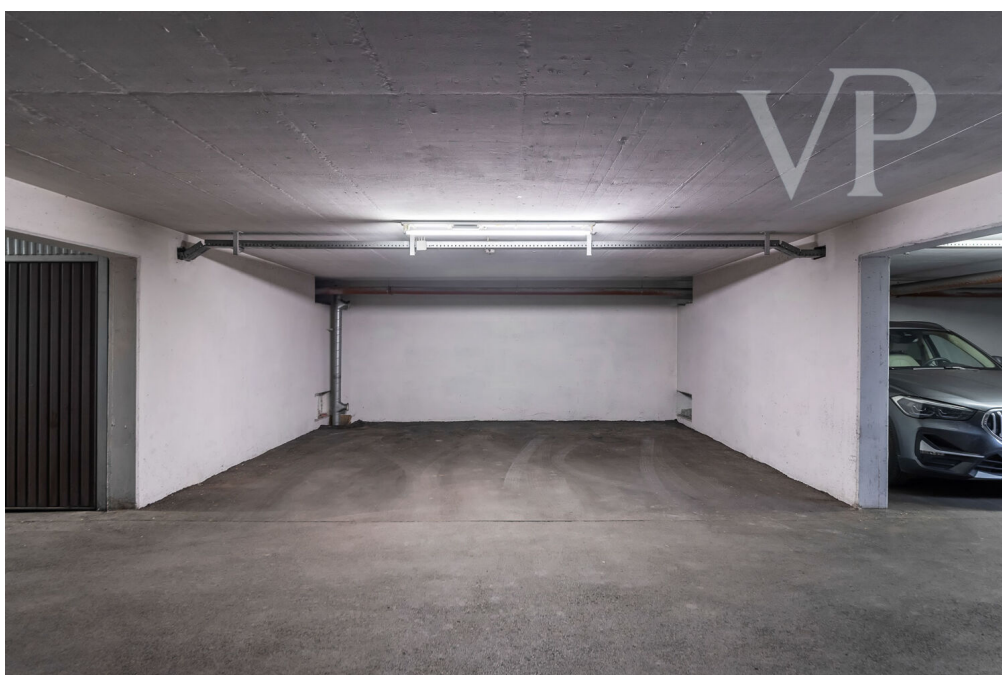
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## A first impression

### PANORAMIC, FOUR-ROOM LUXURY APARTMENT UNDER THE BUDA CASTLE - EXCELLENT INVESTMENT OPPORTUNITY

Fully renovated, unoccupied, ready to move in apartment for sale in the immediate vicinity of the Castle District. The building has two entrances.

High floor with large windows, bright all day views of the green canopy - quiet yet excellent location. 3 separate full bedrooms in 3 separate locations in the apartment, 2 bathrooms - ideal for family, home office or entertaining guests.

#### Key features:

- 112 sqm (101 sqm on title deed)
- 112 m<sup>2</sup> - 112 m<sup>2</sup> - 112 m<sup>2</sup> - 101 m<sup>2</sup> - 101 m<sup>2</sup> - 101 m<sup>2</sup> - 101 m<sup>2</sup> - 101 m<sup>2</sup>
- Corner apartment, no access
- 3 bedrooms
- 2 full bathrooms
- Green open view (not opposite building)
- Garage available for purchase or rent in adjacent building

#### Low maintenance cost:

- Common charges: 25 000 Ft / month
- Total rent: 15 000 Ft/month

#### Comfort:

- Master bedroom with private bathroom and walk-in closet
- Gas boiler
- Underfloor heating + air conditioning in all rooms
- 3 layer windows, motorized shutters
- All new mechanical and electrical installations
- The interior is designed in the Japandi style - a harmonious blend of Scandinavian simplicity and Japanese minimalism
- Built-in, premium quality, fully equipped kitchen
- Partially furnished (with custom built-in furniture)

Quiet, bright, ready-to-move-in home in one of the best streets in Váralfa.  
Unencumbered, ready for immediate occupation.

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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