

**Budapest**

# BUILDING PLOT FOR SALE IN MÁTYÁSHEGY

**Property ID: HU26439813**



**PURCHASE PRICE: 814.000 EUR • LAND AREA: 1.035 m<sup>2</sup>**

**Property ID: HU26439813 - 1037 Budapest**

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## At a glance

Property ID	HU26439813	Purchase Price	814.000 EUR
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## A first impression

For sale a 1035 sqm, all utilities, unencumbered building plot on the border of the II./III. district, on the Mátyáshegy hill.

The square corner plot is located opposite a nature reserve, bordered on two sides by asphalt roads.

According to the zoning (Lk-2/SZ-N1), a 5-flat, two-storey condominium with a 15% buildability can be built on the gently sloping site.

The property is in an excellent location, easily accessible by public transport, bus (165) stop within 100 meters, Kolosy Square is 5 minutes and the city centre is 15 minutes away.

Building zone: Lk-2/Sz-N1

Land plot size: 1035m<sup>2</sup>

Gross max : 155,25m<sup>2</sup>

Building type: free standing

building capacity: 15%.

Buildability below ground level: 25%

floor area ratio: 0,4m<sup>2</sup>/m<sup>2</sup>

parking floor area: 0,5m<sup>2</sup>/m<sup>2</sup>

minimum green area: 75%

building height: 7,0m

maximum façade height: 6,5m

building number: 1

maximum number of apartments: 5



Asking price: 285Mft

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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