

**Budapest**

# **EXCLUSIVE, INTERIOR 2-STOREY LUXURY APARTMENT WITH TERRACE AND GARDEN CONNECTION**

**Property ID: HU26439816**



**PURCHASE PRICE: 520.000 EUR • LIVING SPACE: ca. 106 m<sup>2</sup> • ROOMS: 2**

**Property ID: HU26439816 - 1112 Budapest**

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## At a glance

<b>Property ID</b>	<b>HU26439816</b>	<b>Purchase Price</b>	<b>520.000 EUR</b>
<b>Living Space</b>	<b>ca. 106 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Rooms</b>	<b>2</b>		
<b>Bedrooms</b>	<b>1</b>		
<b>Bathrooms</b>	<b>2</b>		

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## **A first impression**

**EXCLUSIVE 106 SQM INTERIOR 2-STOREY LUXURY APARTMENT WITH 30 SQM TERRACE AND 60 SQM INTIMATE GARDEN IN ONE OF THE MOST EXCLUSIVE STREETS OF THE 11TH DISTRICT FOR 189 MFT**

**In one of the most exclusive, quiet and green streets of the 11th district of Budapest, we offer for sale a 106 sqm luxury apartment in impeccable condition, with two floors, which creates a perfect harmony between elegance, functionality and a natural living experience.**

**The property is situated on a large plot of land with special features, bordered by two streets, which further enhance its exclusivity and value.**

**The apartment includes a spacious terrace of 30 sqm and a private garden of 60 sqm, ideal for intimate mornings, gatherings of friends or even for a quiet relaxation.**

**Location - perfect balance of city and tranquillity:**

**The location of the property is outstanding: within easy reach of excellent schools, kindergartens and everyday services, making it an ideal choice for families.**

**The area retains its suburban, tranquil atmosphere, where greenery and tranquillity provide a real sense of home.**

**Transport is excellent:**

**quick and convenient access to the city centre,  
motorways are just a few minutes away,  
making it the perfect choice for a daily commute.**

**The design of the property is thoughtful and practical, yet elegant:**

**Ground floor:**

**Spacious bedroom with walk-in closet  
Bathroom with shower, laundry and ironing room  
A practical pantry  
Convenient internal staircase to the upper level**

**Upper floor:**

**Bright living room with American kitchen and dining area  
Spacious bathroom with bath  
Direct access to the terrace from the living room and dining room**

The terrace is equipped with a 7 x 3.5 m electrically controlled awning for maximum comfort during the summer months.

The property is of high quality in every detail:

Central heating with individual metering

Extremely low overheads (water ~5.000 HUF, electricity ~6.000 HUF)

Utility cost: 70.000 Ft, which includes:

- heating
- garden maintenance and irrigation system
- trash removal
- renovation fund

Additional extras:

- air conditioning
- Alarm system
- Outdoor camera
- Central vacuum cleaner
- Solar collector
- Automatic irrigation system
- Screens and mosquito nets on all windows

A special feature is that the two floors of the apartment have separate entrances, so it can be used as two separate units (ideal for investment or as a multi-generational solution).

The inner courtyard of the well-kept, sophisticated condominium is well-maintained and welcoming, with a beautiful playground, making it a perfect choice for families.

Parking and storage (must be purchased):

Parking space: 18 MFt

Storage: 2 MFt

Storage room: 2,5 M€ Parking space: 2,5 M€ Parking garage: 2,5 M€ Surface parking: 7 M€

This property is an ideal choice for those who are looking for an uncompromising, elegant, quiet and exclusive home in one of the most popular areas of Budapest.

We are at your disposal with full credit facilities and a reliable legal background.

The property can be viewed any day of the week by appointment.

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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