

Budapest - XIII. kerület

# Világos kétszobás lakás a Marina City exkluzív negyedében

**Property ID: HU26439842**



**PURCHASE PRICE: 397.000 EUR • LIVING SPACE: ca. 48,33 m<sup>2</sup> • ROOMS: 2**

**Property ID: HU26439842 - 1138 Budapest - XIII. kerület**

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | HU26439842               |
| Living Space         | ca. 48,33 m <sup>2</sup> |
| Floor                | 1                        |
| Rooms                | 2                        |
| Bedrooms             | 1                        |
| Bathrooms            | 1                        |
| Year of construction | 2026                     |

|                       |                                                |
|-----------------------|------------------------------------------------|
| Purchase Price        | 397.000 EUR                                    |
| Type                  | Apartment                                      |
| Condition of property | First occupancy                                |
| Construction method   | Solid                                          |
| Equipment             | Terrace, Garden / shared use, Built-in kitchen |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Energy Source      | Electro                                                                     |
| Power Source       | Air-to-water heat pump                                                      |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## A first impression

### MARINA CITY – 2-Bedroom Premium Apartment with Panoramic Views of the Danube

We are offering for sale a first-floor, west-facing, 2-bedroom premium apartment in the exclusive Marina City by Cordia residential complex. The 48.33 m<sup>2</sup> living space is connected to a spacious 24.52 m<sup>2</sup> terrace offering stunning views of the Danube.

The well-thought-out floor plan, bright interior spaces, and large terrace strike the perfect balance between modern urban living and the tranquility of the waterfront. Thanks to its west-facing orientation, the apartment is bathed in natural light all afternoon, while the terrace provides the ideal setting for enjoying sunsets or pleasant evenings spent outdoors.

### MARINA CITY – THE CITY OF THE FUTURE ON THE DANUBE RIVER

Marina City by Cordia is being built in one of the most dynamically developing neighborhoods of Budapest's 13th District, directly on the banks of the Danube, representing the perfect blend of modern urban living and premium quality.

Thanks to the project's exceptional location, it offers both a peaceful waterfront setting and quick access to downtown Budapest. The nearby Duna Plaza, the Váci út office district, and excellent transportation links make it an ideal choice for both a primary residence and a long-term investment.

The building's contemporary architectural design is made truly unique by elegant curved balconies, large glass surfaces, and timeless facade solutions. The apartments feature bright, well-designed floor plans, spacious layouts, and excellent natural light, while the large terraces in many units offer stunning panoramic views of the Danube or the city.

Marina City's outstanding technical features ensure the highest level of comfort. The apartments are equipped with a state-of-the-art, ceiling-integrated cooling and heating system powered by energy-efficient, 100% heat pump technology. The bathrooms feature underfloor heating and electric towel-drying radiators, ensuring maximum comfort in every season.

The premium finish is complemented by, among other things, Villeroy & Boch fixtures, Ideal Standard faucets, Swiss Krono laminate flooring, high-quality ceramic tiles, motorized blinds, and security entry doors. The carefully selected materials ensure a timeless appearance and lasting value.

The building's amenities are rounded out by three modern elevators, a two-level parking garage, a video intercom access system, and parking spaces equipped for electric vehicle charging. The landscaped surroundings, walking paths, and direct waterfront access create a unique quality of life in one of Budapest's most promising new neighborhoods.

Whether you're looking for a home of your own or a sound investment, Marina City is an excellent choice for those seeking modern architecture, sustainable technical solutions, and the unique lifestyle offered by the Danube waterfront—all without compromise.

#### Key Features

- Directly on the Danube riverfront
- Modern, iconic architectural design
- Spacious terraces and apartments with panoramic views
- Ceiling-mounted heating and cooling system with heat pump
- Underfloor heating in the bathrooms
- Villeroy & Boch bathroom fixtures
- Ideal Standard faucets
- Swiss Krono premium laminate flooring
- Electric roller shutters
- Three high-speed elevators
- Video intercom access control system
- Two-level parking garage with electric vehicle charging stations
- Excellent location in one of the most sought-after neighborhoods of Budapest's 13th District

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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**Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest**

**Tel.: +36 70 9532513**

**E-Mail: [hungary@von-poll.com](mailto:hungary@von-poll.com)**

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