

**Budapest - IX. kerület**

## **A sunny, modern apartment with a large terrace in Budapest's 9th District.**

**Property ID: HU26439881**



**PURCHASE PRICE: 417.000 EUR • LIVING SPACE: ca. 74,73 m<sup>2</sup> • ROOMS: 3**

**Property ID: HU26439881 - 1095 Budapest - IX. kerület**

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

**Property ID: HU26439881 - 1095 Budapest - IX. kerület**

## At a glance

|              |                     |                       |                        |
|--------------|---------------------|-----------------------|------------------------|
| Property ID  | <b>HU26439881</b>   | Purchase Price        | <b>417.000 EUR</b>     |
| Living Space | <b>ca. 74,73 m²</b> | Type                  | <b>Apartment</b>       |
| Floor        | <b>5</b>            | Condition of property | <b>First occupancy</b> |
| Rooms        | <b>3</b>            |                       |                        |
| Bedrooms     | <b>2</b>            |                       |                        |
| Bathrooms    | <b>1</b>            |                       |                        |



Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





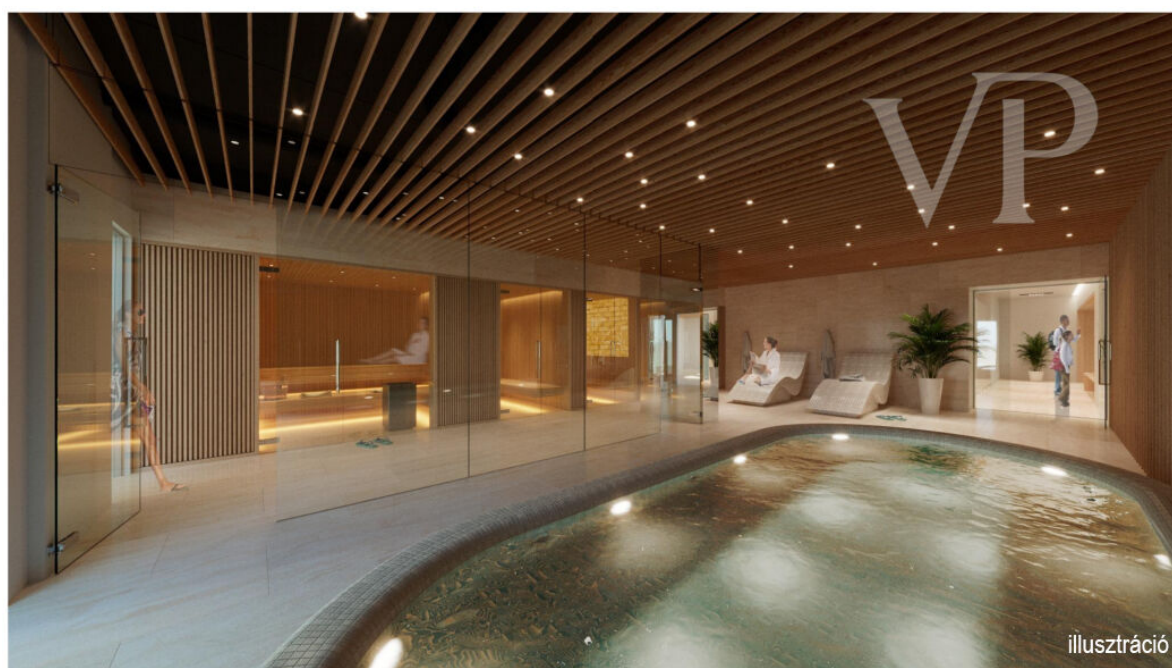
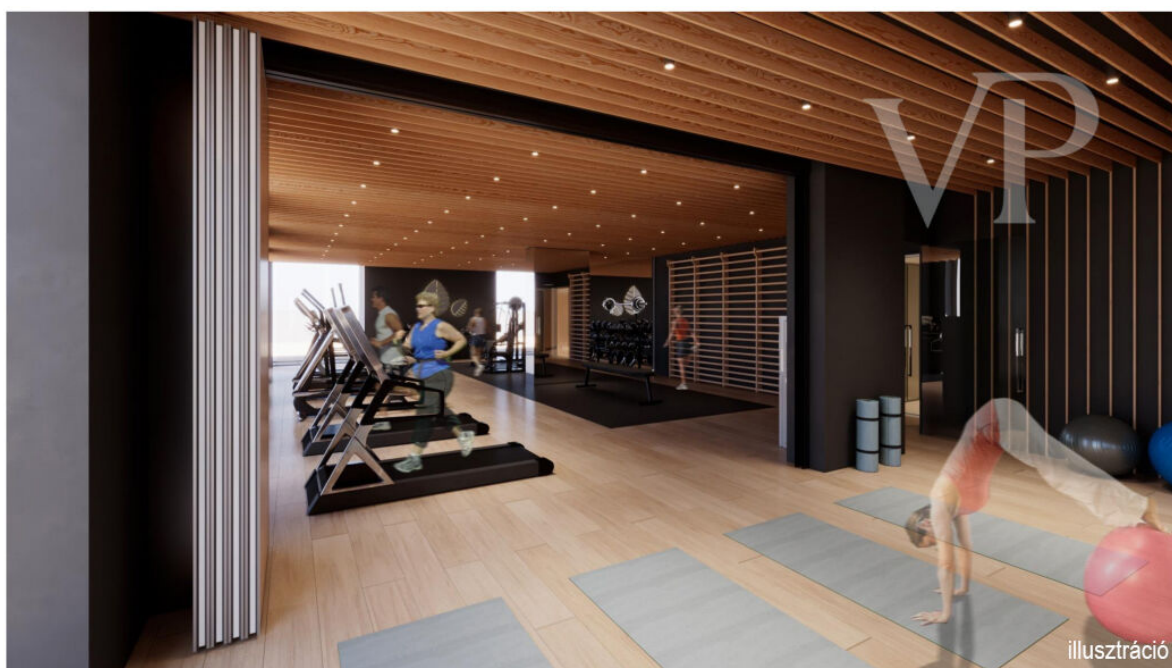
Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



Property ID: HU26439881 - 1095 Budapest - IX. kerület

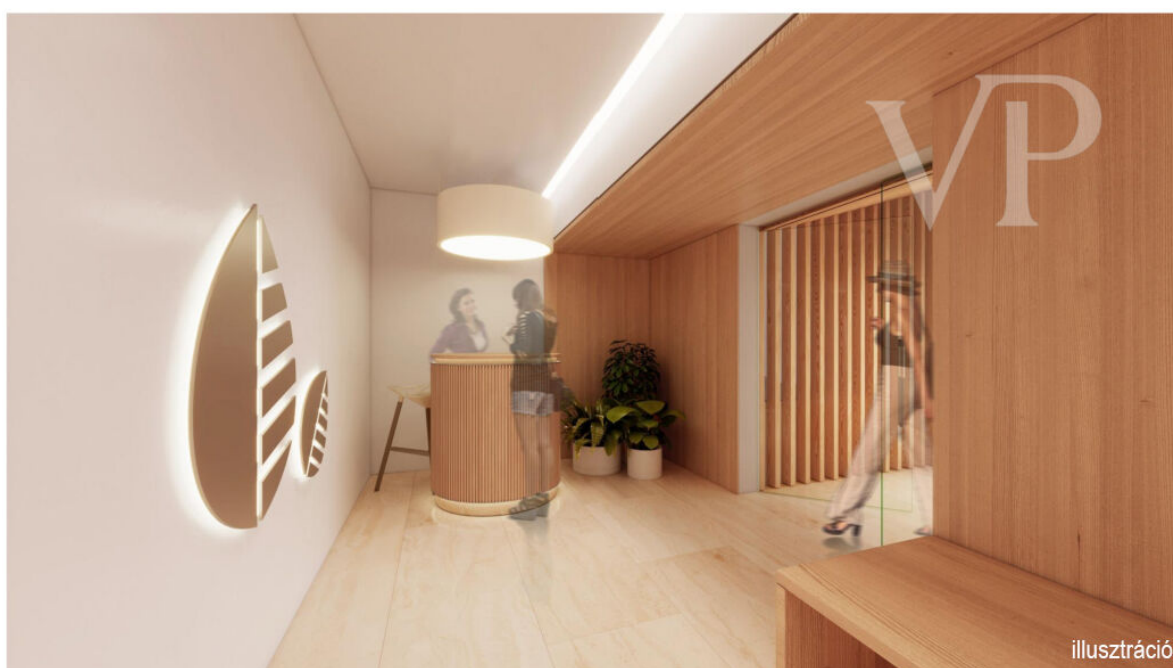
## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



**Property ID: HU26439881 - 1095 Budapest - IX. kerület**

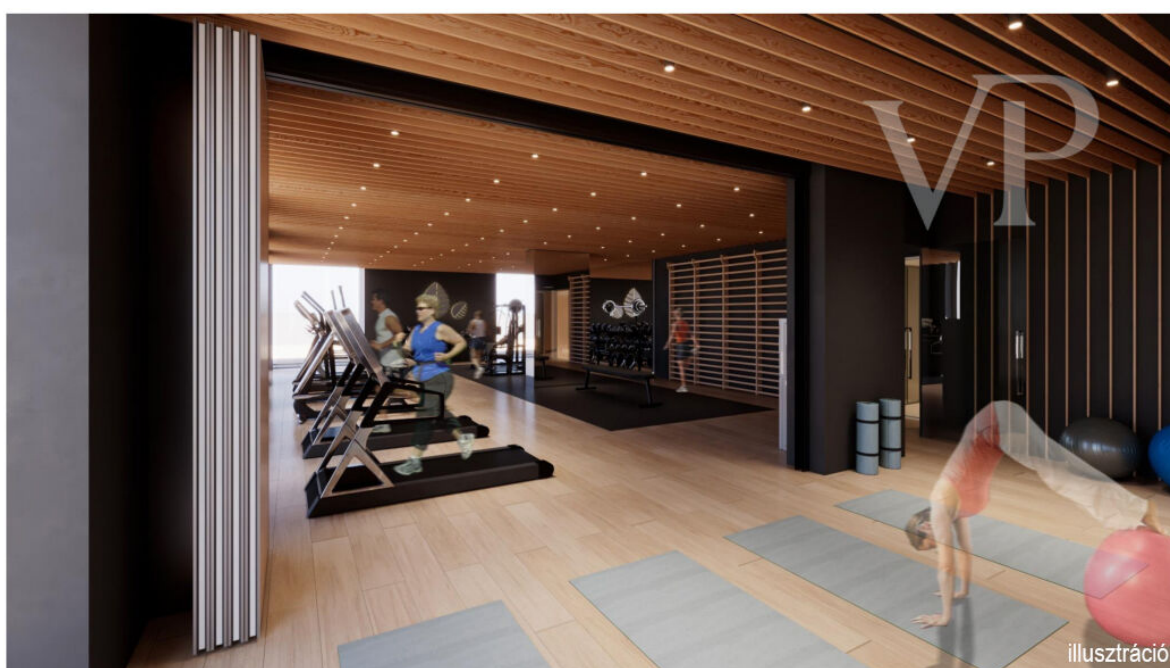
## The property





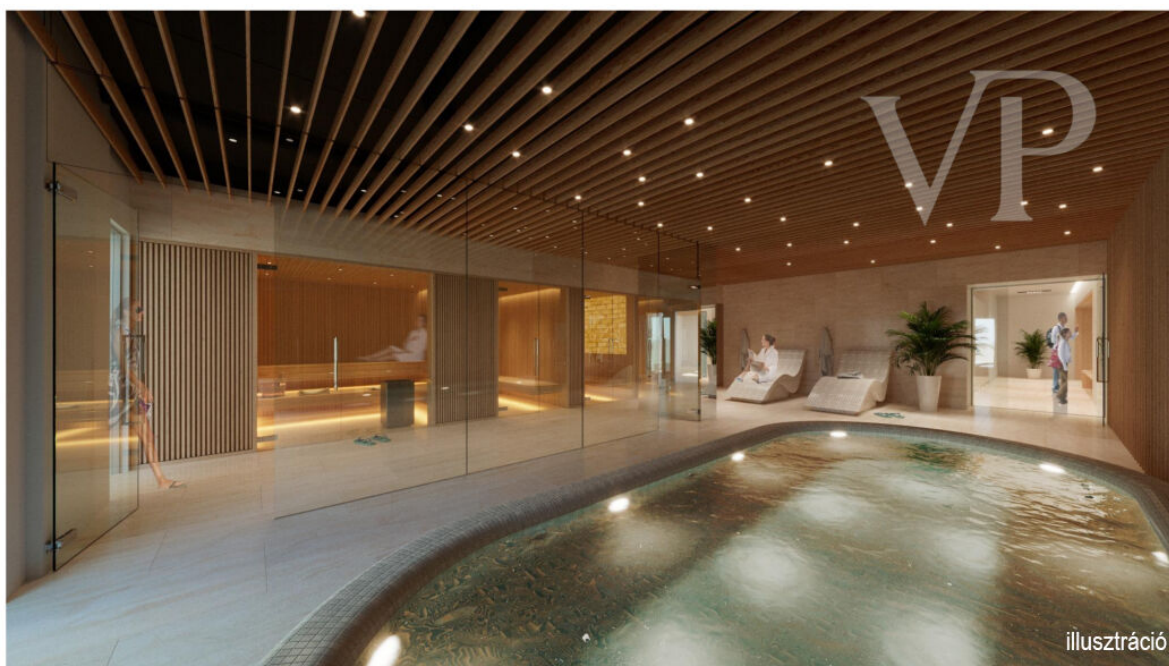
Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



Property ID: HU26439881 - 1095 Budapest - IX. kerület

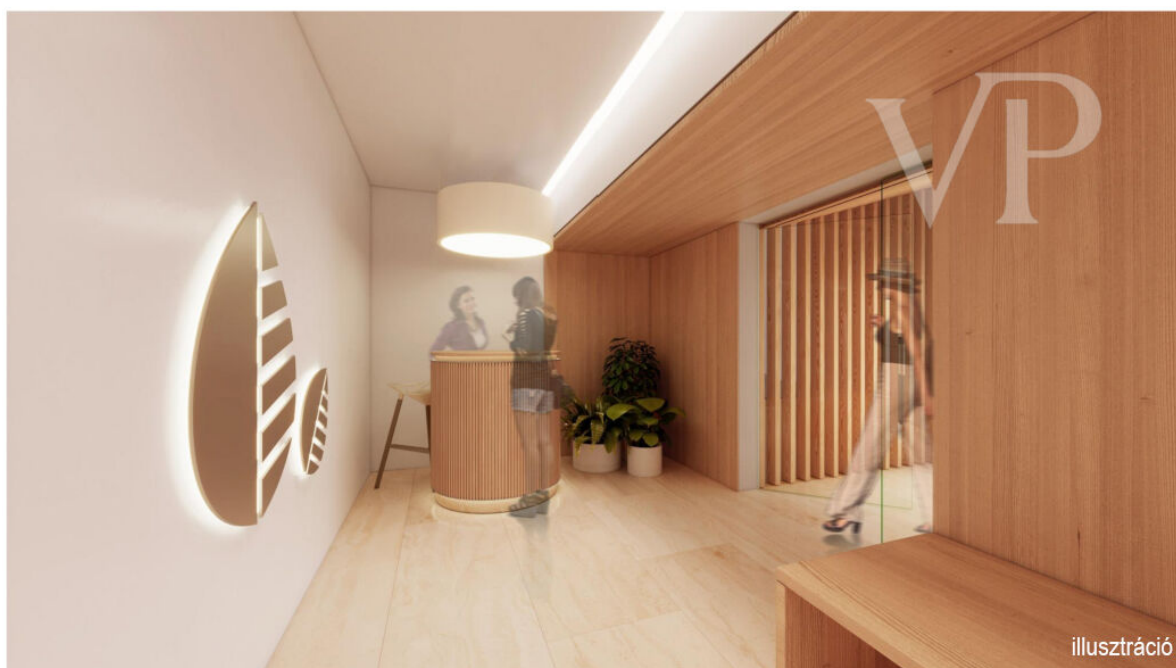
## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property



Property ID: HU26439881 - 1095 Budapest - IX. kerület

## The property





**Property ID: HU26439881 - 1095 Budapest - IX. kerület**

## A first impression

We are offering for sale a 74.73 m<sup>2</sup> apartment with a living room and two bedrooms on the 5th floor of Phase II of Woodland by Cordia, which features a 22.80 m<sup>2</sup> terrace. Thanks to its southeast–southwest orientation, the apartment is bright all day long, and the spacious terrace provides the ideal setting for relaxation, al fresco dining, or gatherings with friends.

The well-thought-out floor plan effectively separates communal and private spaces. The open-concept living room with an open kitchen offers a spacious, bright living area, while the two separate bedrooms provide a comfortable home for families, couples, or even those who wish to set up a home office.

The apartment is equipped with state-of-the-art technical features, including a ceiling-mounted cooling and heating system, energy-efficient mechanical systems powered by district heating and a heat pump, electrically controlled roller shutters, triple-pane insulated windows and doors, premium flooring, and high-quality Ideal Standard bathroom fixtures. These technical solutions ensure a high level of comfort and cost-effective operation.

Residents of Woodland by Cordia II can enjoy exclusive amenities, including a wellness area, sauna, jacuzzi, gym, and sun deck, and they also have access to the communal spaces from the first phase. The indoor parking garage, bicycle storage areas, elevators, and carefully landscaped green spaces further enhance the residential complex's comfort.

Haller Park, the Danube riverfront, Lurdy House, and downtown Budapest are all quickly and easily accessible, making this property an excellent choice both as a home and as a long-term, value-retaining investment.

**Property ID: HU26439881 - 1095 Budapest - IX. kerület**

## Contact partner

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

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**