

Budapest - XIV. kerület

Renovated Apartment in Istvánmező, District XIV – An Excellent Home and Investment

Property ID: HU26439915



PURCHASE PRICE: 185.000 EUR • LIVING SPACE: ca. 46 m² • ROOMS: 2

Property ID: HU26439915 - 1143 Budapest - XIV. kerület

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

Property ID: HU26439915 - 1143 Budapest - XIV. kerület

At a glance

Property ID	HU26439915	Purchase Price	185.000 EUR
Living Space	ca. 46 m²	Type	Apartment
Rooms	2		
Bedrooms	1		
Bathrooms	1		

Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

The property



Property ID: HU26439915 - 1143 Budapest - XIV. kerület

A first impression

Renovated Apartment in Istvánmez? – An Excellent Home and Investment

We are offering for sale a 46 m² ground-floor, 1+1 half-room apartment in Istvánmez?, a popular neighborhood in Budapest's 14th district, close to downtown.

The property is an excellent choice as a first home for singles or young couples; at the same time, its compact size, excellent transportation links, and favorable purchase price make it ideal for investment purposes—it's a type of apartment that's easy to rent out and will hold its value well over time.

The Apartment

This practically laid-out property consists of a living room with an open-concept kitchen, a separate bedroom, a small closet, a bathroom with a shower, and a separate toilet.

The apartment has been renovated and is ready to move into immediately. During the renovation, the electrical wiring inside the apartment was also replaced. It faces southeast, offers a view of the street, and has a ceiling height exceeding 3 meters.

Heating is provided by Nobo electric heating panels and a heating/cooling air conditioner. The kitchen cabinets are included in the purchase price; other furnishings may remain as agreed.

Location

Istvánmez? is a neighborhood in Zugló, close to the city center and easily accessible. The area has developed significantly over the past two decades: numerous newly built apartment buildings have been constructed, while the existing building stock is also undergoing continuous renovation.

The M2 subway line is a 7–8-minute walk away, and the No. 1 tram is just a 4-minute walk away; in addition, numerous bus and trolleybus routes are available. This makes downtown Budapest quick and easy to reach.

The Puskás Arena and several sports facilities are just a few minutes' walk away, and City Park can be reached in about 12–15 minutes.

Attractive as an Investment

These 46 m² renovated apartments with separate bedrooms are likely to appeal to a wide

range of tenants. Thanks to its proximity to downtown, excellent public transportation, and move-in-ready condition, the property is also an ideal choice for long-term rentals.

The monthly common-area fee of 13,800 Ft includes unlimited water usage, resulting in low maintenance costs.

Based on the purchase price and specifications of the apartment, it may also be eligible for financing under the Otthon Start Program, provided that the current eligibility criteria are met.

Key Details

Floor Area: 46 m²

Rooms: 1+1 (half)

Location: mezzanine level

Condition: renovated, ready to move in

Orientation: southeast

Ceiling height: Over 3 meters

Heating: Nobo electric heating panels + cooling/heating air conditioner

Elevator: available

Common area fees: 13,800 HUF/month, including water consumption

Furnishings: as agreed

Purchase price: 65.99 million HUF

Property ID: HU26439915 - 1143 Budapest - XIV. 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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com