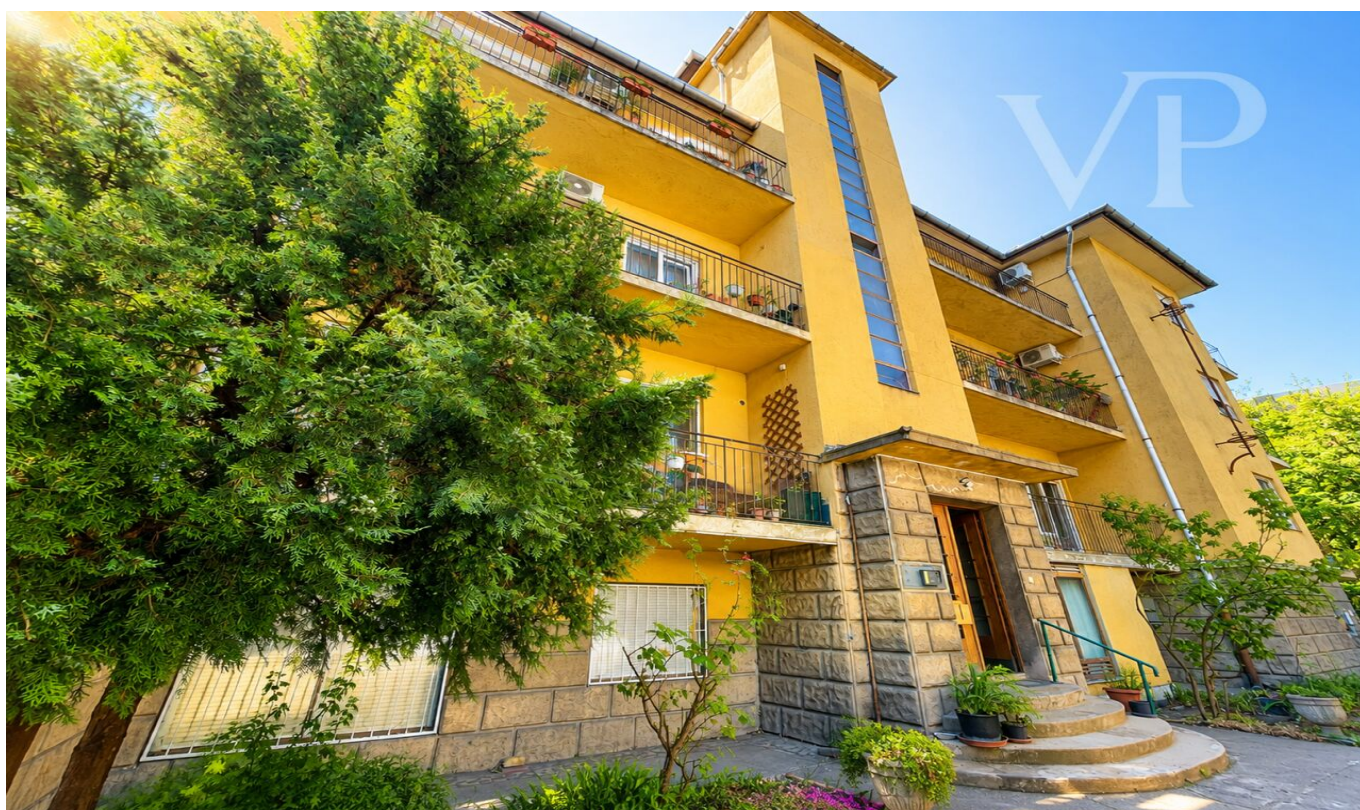


Budapest - XIV. kerület

# Apartment in need of renovation near Városliget

*Property ID: HU26439920*



**PURCHASE PRICE: 0 HUF**

**Property ID: HU26439920 - 1143 Budapest - XIV. kerület**

- **At a glance**
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## At a glance

|                    |                   |                       |                     |
|--------------------|-------------------|-----------------------|---------------------|
| <u>Property ID</u> | <u>HU26439920</u> | <u>Purchase Price</u> | <u>On request</u>   |
|                    |                   | <u>Type</u>           | <u>Ground floor</u> |

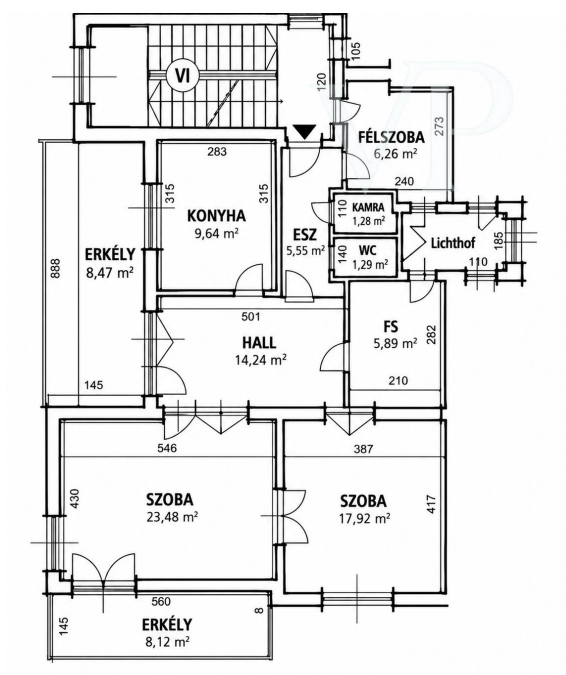
Property ID: HU26439920 - 1143 Budapest - XIV. kerület

## The property



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## The property



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## A first impression

**An apartment in need of renovation with excellent features in Zugló, near Városliget and downtown!**

We are offering for sale an 85 m<sup>2</sup> ground-floor apartment with two terraces, in need of renovation, located on Stefánia út in a popular, easily accessible part of Budapest's 14th district, right next to Városliget. One of the area's greatest advantages is that, in addition to its green, pleasant urban environment, downtown Budapest is easily accessible in a short amount of time, whether by car or public transportation.

The property is located in a modernist building constructed in 1940 that also features Art Deco elements and is now part of Zugló's protected architectural heritage. The building's history is linked to some remarkable stories: Lajos Visy, a high-ranking military officer, lived here from the 1940s onward; his father-in-law was the renowned sculptor Zsigmond Kisfaludi Strobl.

The apartment offers a wonderful opportunity to create an elegant home that meets today's standards, featuring a spacious living room, a separate kitchen, two bedrooms, and two bathrooms. A special feature is the two terraces, with a total area of 17 m<sup>2</sup>, which is a rare amenity for this type of city apartment.

The current monthly maintenance fee is 60,000 HUF, which includes the costs of heating and water usage, as well as a monthly contribution of 10,000 HUF to the renovation fund. With the modernization of the heating system, this amount is expected to be significantly reduced in the future. The property's ownership status is in order.

The proximity to Városliget, quick access to downtown, excellent transportation links, the building's architectural character, and the apartment's potential for renovation all combine to make this property truly attractive. It's a remarkable opportunity, whether as a home for yourself or as a long-term investment.

**Imagine your new home!**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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