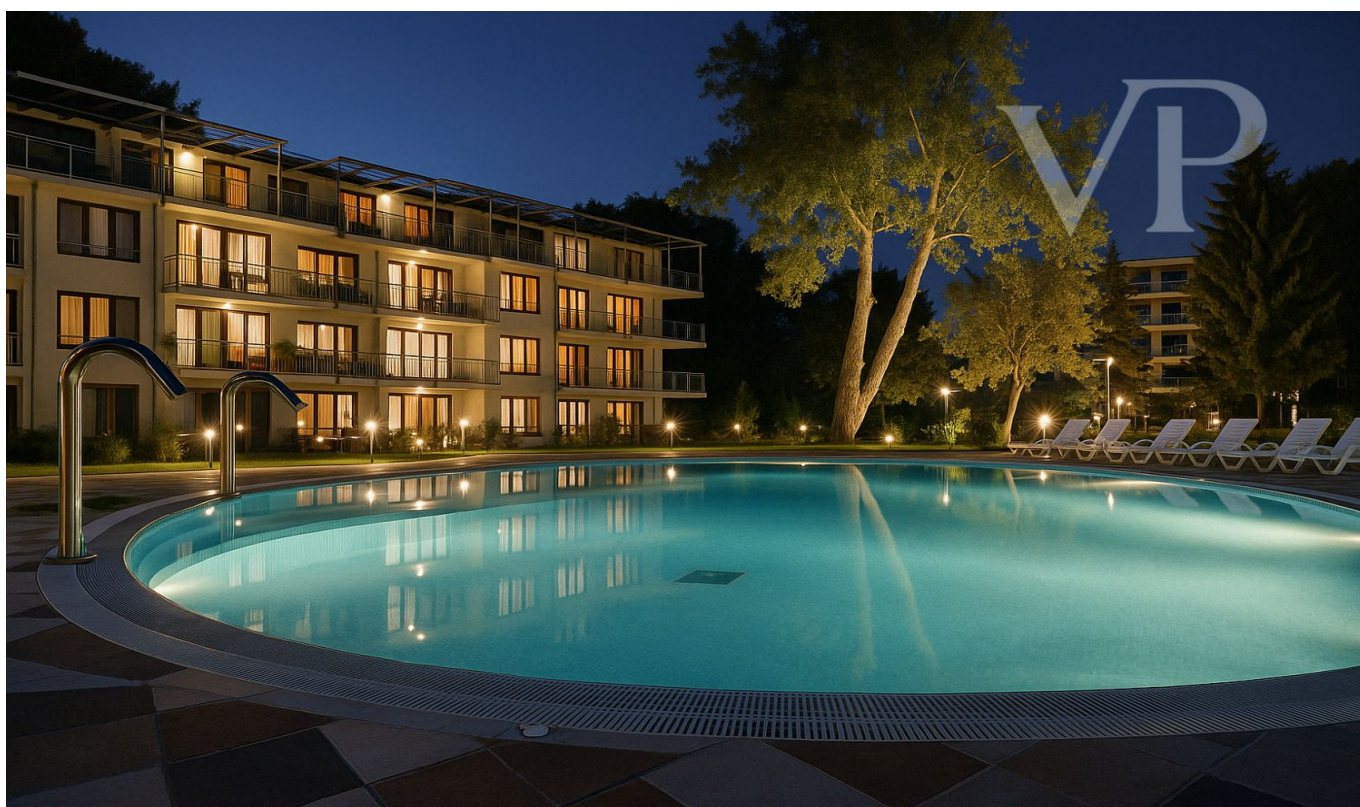


Budapest

# Penthouse apartment for sale

*Property ID: HU25439539*



**PURCHASE PRICE: 337.000.000 HUF • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 5**

Property ID: HU25439539 - 1031 Budapest

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Property ID: HU25439539 - 1031 Budapest

## At a glance

|                      |                                               |
|----------------------|-----------------------------------------------|
| Property ID          | HU25439539                                    |
| Living Space         | ca. 200 m²                                    |
| Floor                | 3                                             |
| Rooms                | 5                                             |
| Bedrooms             | 4                                             |
| Bathrooms            | 2                                             |
| Year of construction | 2010                                          |
| Type of parking      | 2 x Underground car park, 10000000 HUF (Sale) |

|                       |                   |
|-----------------------|-------------------|
| Purchase Price        | 337.000.000 HUF   |
| Condition of property | Modernised        |
| Equipment             | Terrace, Guest WC |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Power Source       | Gas                                                                         |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



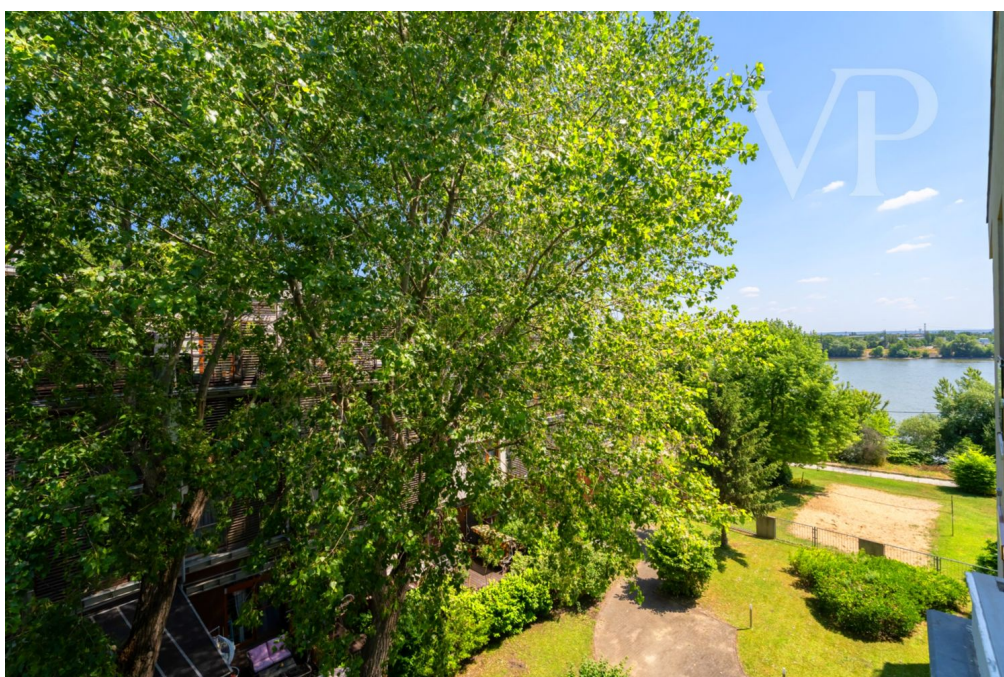
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## The property



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## The property



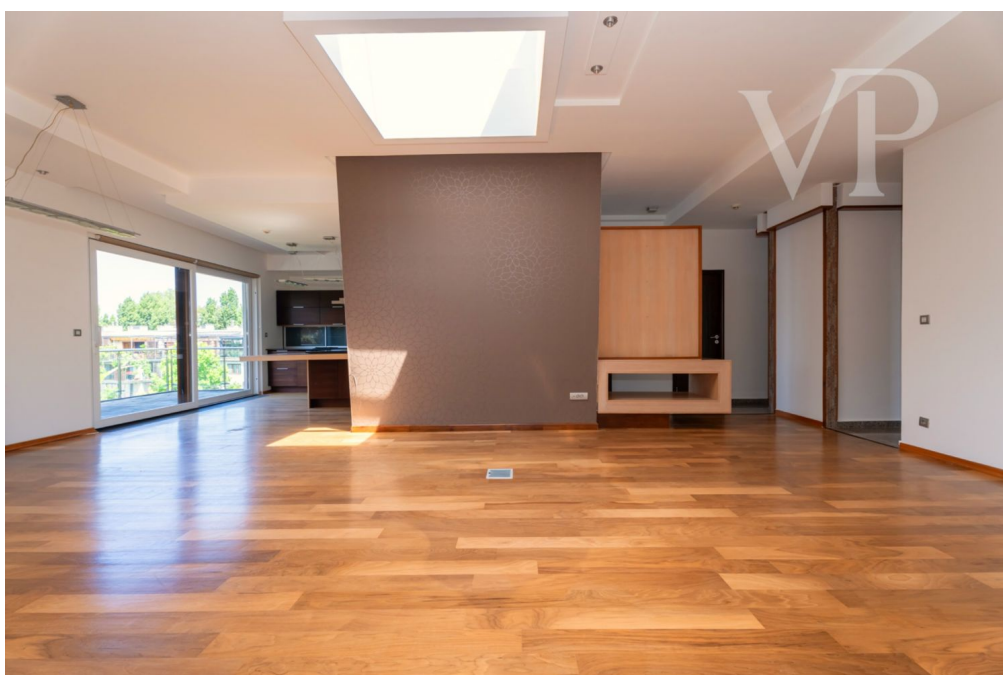
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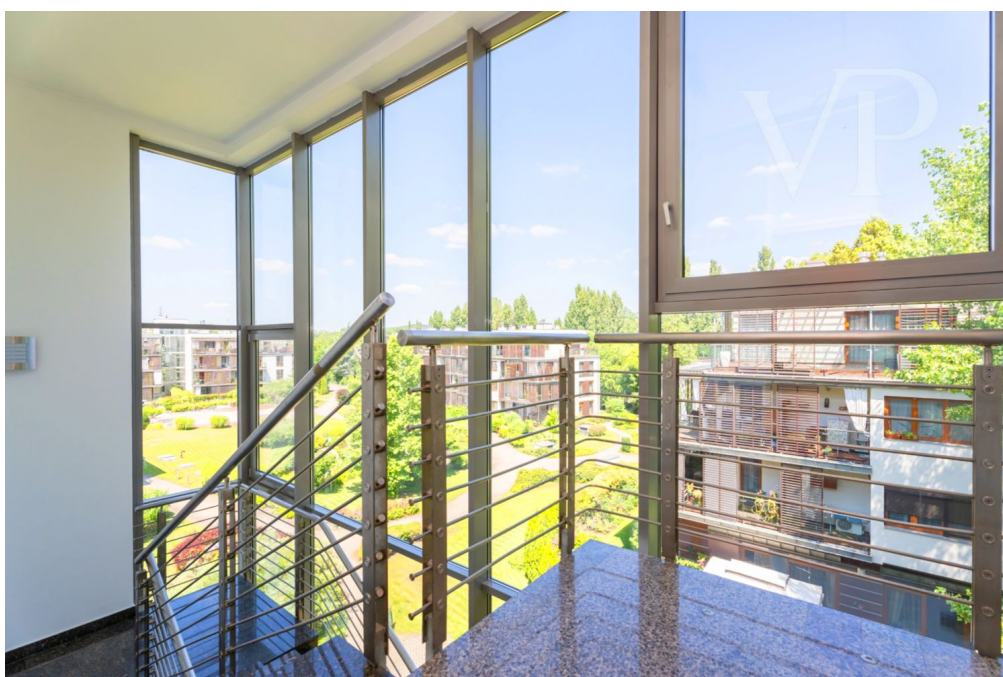
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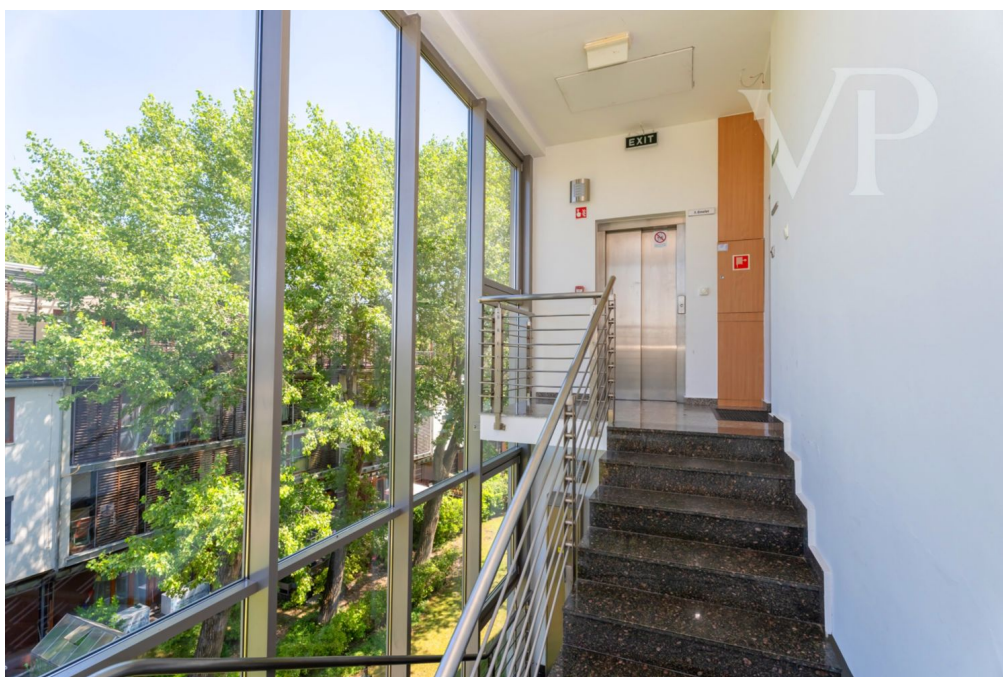
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## The property



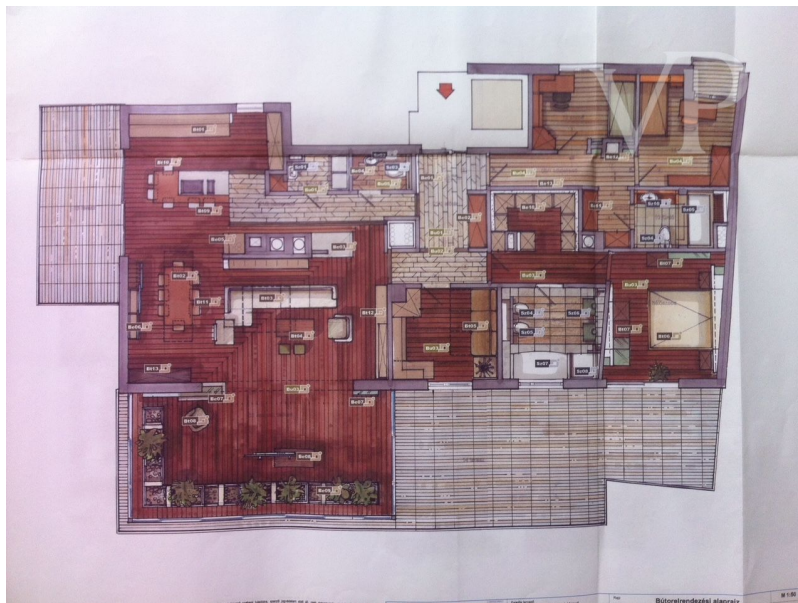
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## The property



Property ID: HU25439539 - 1031 Budapest

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Exclusive penthouse apartment with panoramic view of the Danube on the "Római part"-Budapest

We offer for sale a very special, luxurious one-storey penthouse apartment in the heart of the "Rómaifürdő", in the Oxygen Wellness Residential Park Phase II.

The property's 200 m<sup>2</sup> of living space includes a spacious living room, four comfortable bedrooms, two elegant bathrooms and a separate guest bathroom - ideal for large families.

This is an ideal combination: it is like a single-storey 200 m<sup>2</sup> family house with all the amenities of a residential complex (gardening, swimming pool, concierge service, etc.).

The apartment has a total of 50 m<sup>2</sup> of private terrace with a breathtaking panoramic view of the Danube and the landscaped gardens of the complex. There is also an additional roof terrace of about 50 m<sup>2</sup>, which can be shared with a neighbour - perfect for summer dinners or sunset moments.

Key features:

- Direct lift connection: the lift is exclusively for this apartment.
- South-southwest orientation, huge glass surfaces - the home is bathed in natural light all day long.
- Marble and granite tiles, designer lighting,
- Balustrades and patio awnings
- Underfloor heating and air conditioning for maximum comfort.
- Utility room, laundry room
- The apartment has been featured in the magazine "Beautiful Houses" for its interior design solutions and unique design.

Services of the complex:

- Heated outdoor pool (summer season)
- Fitness room, sauna, barbecue area
- 0-24 reception, barrier-free entrance
- Playground, landscaped inner garden, caretaker and gardener
- Direct access to the Danube bank: running track, water sports, restaurants just steps away

Excellent infrastructure:

- 106 bus stop directly in front of the complex
- 10 minutes walk to the HÉV stop
- Bilingual kindergarten and school nearby
- Two schools with two schools of bilingual education

Price:

337 million HUF /844.000 EUR

The two garages and the storage room are not included in the price, but can be optionally purchased.

- The garage is 10-10 million HUF
- Storage room: 9 million Ft

The purchase of the garages and the storage room is optional.

State and move in:

The apartment is unfurnished, so it is in move-in condition!

If you are looking for a property that combines urban convenience with proximity to nature and appreciate the freedom of panoramic terraces, this home is a rare opportunity in one of Budapest's most popular residential and holiday rental areas.

For more information please do not hesitate to contact dr. Dora Meszoly at Von Poll Real Estate Hungary (+36 70 55 948 55)!

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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*To the Disclaimer of von Poll Immobilien GmbH*

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