

## Budapest II. district

249 000 000 HUF

PRECIOUS SEMI-DETACHED HOUSE FOR SALE IN THE QUIET, GREEN AREA OF DISTRICT II/A (REMETEKERTVÁROS)! ☐

This quality-built, spacious, bright family house with a beautiful view is located in a quiet side street, free from through traffic, next to a sophisticated neighborhood! \*

Built in 2018, based on the plans of the owner's son - an architect -, made for his own part, with high technical content and excellent workmanship.

- ☐ Porotherm climate wall + thermal insulation
- ☐ 3-layer thermally insulated plastic windows and doors
- ☐ Motorized blinds
- ☐ Condensation gas boiler + individually adjustable underfloor heating in each room
- ☐ Motorized garden gate + 1 car garage + 2 parking spaces on the street
- ☐ Attorney-owned shared use, separate garden, fence, private entrance
- ☐ Total utilities: 30-35,000 HUF/month

Perfect layout, every square meter is thought out!

### GROUND FLOOR:

- Hallway
- Toilet
- Pantry / Storage
- Spacious kitchen-living-dining room (35 m<sup>2</sup>)
- Terrace

### UPFRONT FLOOR:

- Room (14 m<sup>2</sup>)
- Room (10 ...

|                      |                               |
|----------------------|-------------------------------|
| ID number            | 379943                        |
| Type                 | For sale - Semidetached house |
| Space                | 126 m <sup>2</sup>            |
| Balcony/terrace      | 15 m <sup>2</sup>             |
| Rooms                | 4 Rooms                       |
| Building lot         | 417 m <sup>2</sup>            |
| View                 | Garden view                   |
| Condition            | Novel                         |
| Structure            | Brick                         |
| Heating              | Gas (circulating)             |
| Parking              | Self-parking                  |
| American kitchen     | Yes                           |
| Access to the garden | Yes                           |
| Year of construction | 2018                          |
| Orientation          | Southwest                     |
| Inner height         | 2.6 m                         |



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FOR SALE

