Budapest

4 apartment building for sale in one

Property ID: HU24439437

PURCHASE PRICE: 495.000.000 HUF • **LIVING SPACE:** ca. 296 m^2 • **ROOMS:** 10

Property ID: HU24439437 - 1121. Budapest

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

Property ID: HU24439437 - 1121. Budapest

At a glance

Property ID	HU24439437	Purchase Price	495.000.000 HUF
Living Space	ca. 296 m²		
Rooms	10		

Property ID: HU24439437 - 1121. Budapest

The property

Property ID: HU24439437 - 1121. Budapest

The property

Property ID: HU24439437 - 1121. Budapest

The property

Property ID: HU24439437 - 1121. Budapest

The property

Property ID: HU24439437 - 1121. Budapest

The property

Property ID: HU24439437 - 1121. Budapest

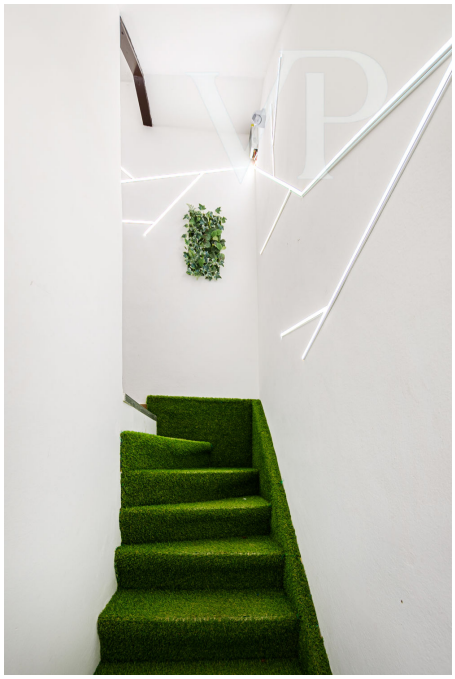
The property

Property ID: HU24439437 - 1121. Budapest

The property

Property ID: HU24439437 - 1121. Budapest

The property



Property ID: HU24439437 - 1121. Budapest

A first impression

In one of the cleanest air in the XII district, on Széchenyi Hill, 10 minutes walk from the Normafa visitor centre, a 4 apartment apartment building for sale. The house has been completely renovated in 2021, including mechanical, electrical, energy and structural works. The apartments have been aesthetically renewed in a modern minimalist style. The 4-storey house has 1-1 apartment on each floor. The apartments, fully furnished, are currently rented on a long-term basis thanks to an established management system, thus generating a continuous yield. A range of options and constructions are available for the INVESTMENT The property is currently owned by a company. It is possible to buy either the property or the company that owns the property. The current tenants are welcome to stay, but the lease may be terminated. The current rents of the property cover the monthly repayments (principal and interest together) of a 2.5% fixed rate loan on the property. This fixed rate NHP loan is transferable. If the loan is taken over, the purchase price payable is the value less the outstanding loan. The selling company will, on request, provide a guaranteed return on the repurchase. APARTMENTS IN DETAIL In the design of the apartments, the developer has sought to keep the style of the building consistent, but to highlight the strengths of each floor. Features of the penthouse: - high ceilings - stunning city views - 3 bedrooms 2nd floor apartment features: - city view - 3 bedrooms - upscale furniture and decoration 1st floor apartment features: - private garden connection - private balcony - 2 bedrooms - very spacious living room Ground floor apartment features: - stair-free access - 2 bedrooms - garden access Technical and comfort parameters: The technical parameters of the building are excellent: brick masonry, monolithic slab, high gable roof, 2-3 layers of windows and doors, 15 cm thick insulation of the facade, 2 independent gas boilers, Ariston hot water storage, and modern LED lighting in all rooms. The property is listed under a single parcel number, but the water, gas, heating and electricity consumption of the apartments can be metered separately.

Property ID: HU24439437 - 1121. Budapest

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

Apor Vilmos tér 11 Budapest
E-Mail: hungary@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com