Budapest – XII. kerület

#C002 Luxury apartment with garden connenction.

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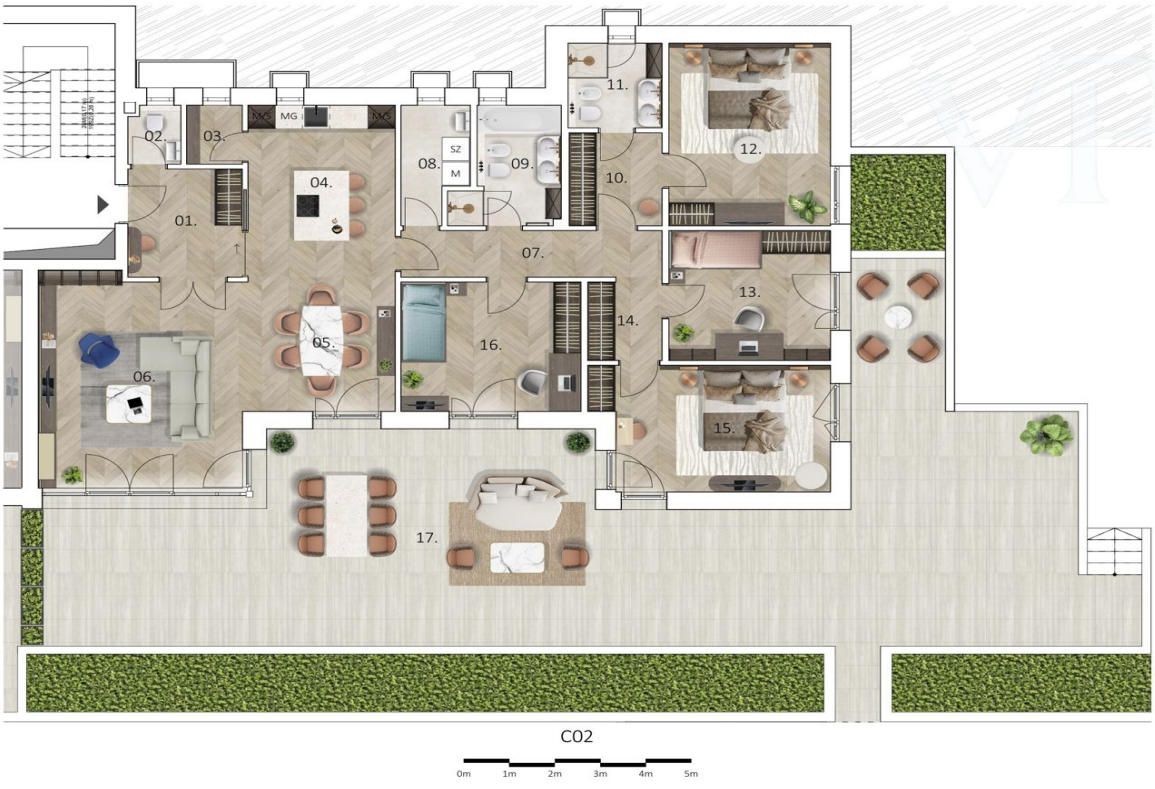

???? ??????: 730.640.000 HUF • ?????????: ca. 144,79 m^2 • ???????: 5

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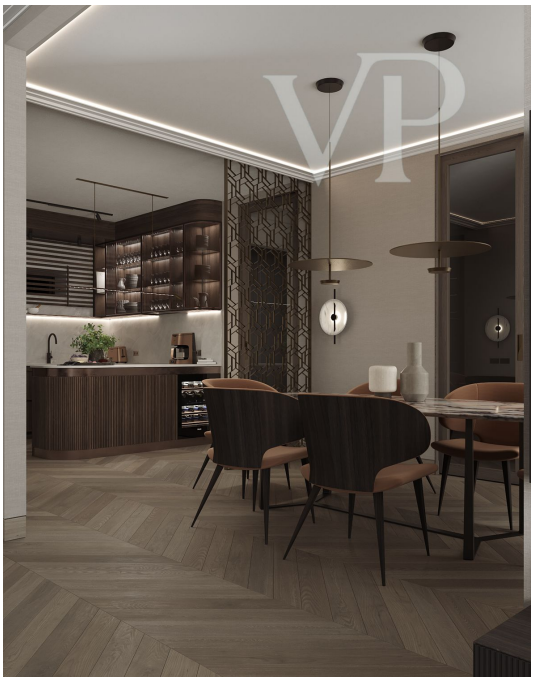

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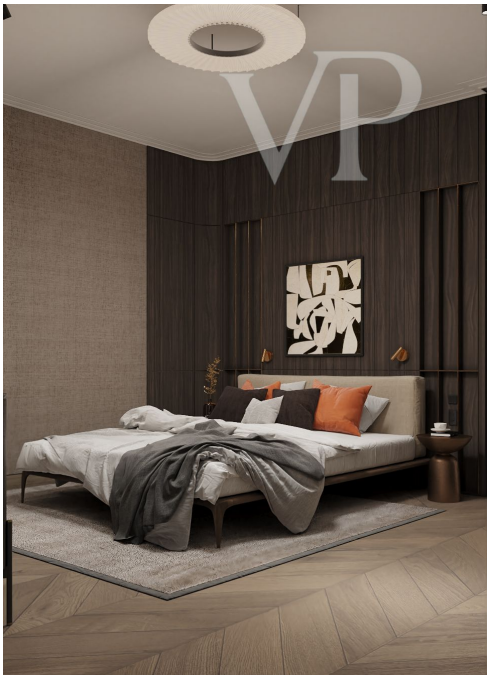

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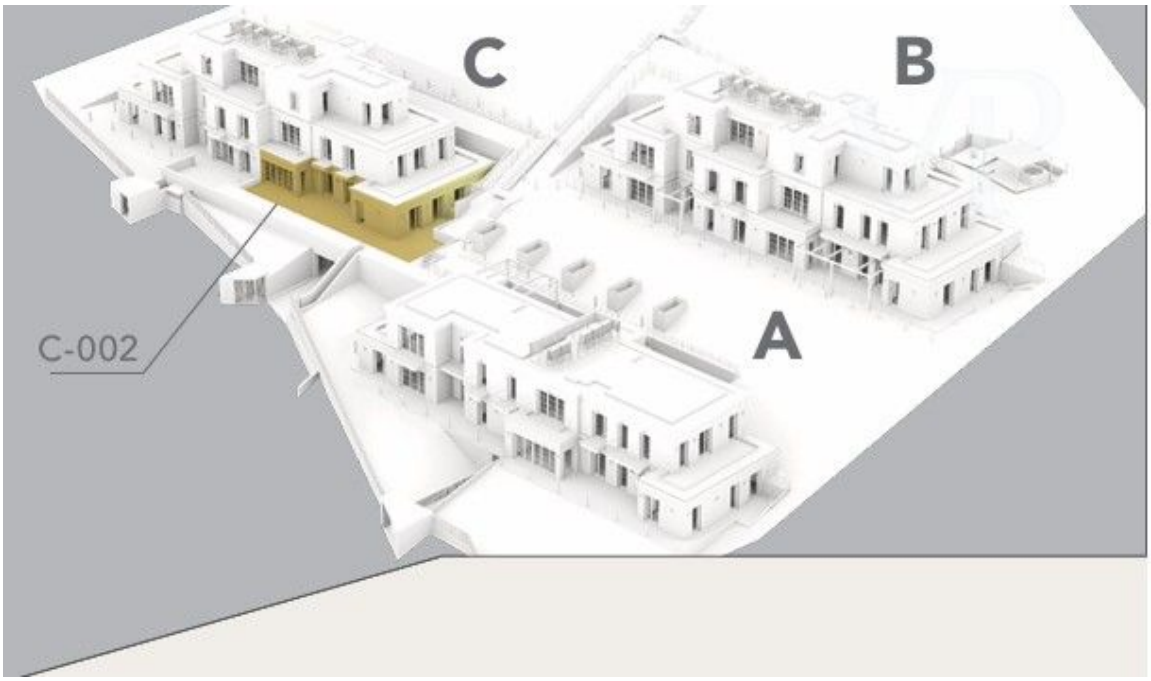

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14 luxury apartments on the border of a nature reserve, yet close to the city center, in one of the most poular districts of Budapest. Many foreign diplomats and business people choose this district because of its proximity to embassies and international schools. Our exclusive project is not only a promise of high quality of life, but also a true refuge from the city noise, where you can enjoy the perfect harmony of luxury and modernity, but also the closeness to nature. The need for tranquillity and comfort is reflected in every detail, from the interior design to the versatile outdoor spaces. This 5 room ground-floor apartment is a perfect example, with an impressive, huge terrace almost as large as the apartment itself. The huge outdoor area is the perfect place for relaxing, outdoor dining or a play area for the kids. This apartment is ideal for those looking for a spacious living space in direct contact with the open air. The apartments are located on the steep side of Istenhegy in the 12th district, between groves and condominiums. The project consists of 3 green roof units, which are four and five apartments. Access to the houses is via an underground garage at street level at the bottom of the sloping plot. The floors are accessed by lifts. As there is a direct connection with the garden, the presence of trees, flowers and shrubs dominates the view. The buildings follow the slope of the terrain, so that terraces surround the buildings. Many apartments have garden access, while penthouses have been created on the top floors. The majority of the living areas offer a panoramic view of nature or the Pest side of the city through the large glass surfaces. Each apartment has its own air-to-water heat pump for both cooling and heating. The apartments have underfloor heating and ceiling cooling-heating. Each room has its own thermostat, so the temperature can be adjusted separately. In addition, each apartment is equipped with its own ventilation system to ensure an energy-efficient supply of fresh air to the different rooms. All this can be controlled by SmartHome technology. The apartments have 2 parking spaces and 1 storage room in the garage under the building. This is not included in the price. Storage: 1,5 million HUF/nm Garage space: 9,5 million Ft Garage with electric charger: 12,5 million Ft Enjoy the luxurious comfort of a big city and the tranquility of mountain nature at the same time.

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VON POLL REAL ESTATE Budapest

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