

**Budapest II. district****169 000 000 HUF**

Apartment for sale in an exclusive residential park at the foot of Rózsadomb, 2 minutes' walk from Marczibányi Square.

The owner uses it as an apartment and office, it is also an excellent opportunity for a representative company center and office, it is located on level -1 of the terraced house. It is currently registered as an office in the real estate registry. The building has an elevator and there are 13 apartments in this building.

The apartment building has central heating and cooling, and the heating of the apartment was supplemented with electric wall panels.

According to the current division, there is an entrance hall, wardrobe, large living room, 2 bedrooms, 3 office rooms, bathroom with toilet, separate toilet, utility room, kitchen and pantry, which was completed in 2023.

The common cost is HUF 85000, of which the renovation fund is HUF 17000.

It is possible to rent a garage: HUF 35000

In the beautifully maintained common garden of the residential park, there is a playground and a garden grill for our comfort.

I am happy to answer further questions even on ...

**Vági Krisztina****+36-30-180-4711**

k.vagi@gdn-ingatlan.hu

ID number	362943
Type	For sale - Office
Space	164 m <sup>2</sup>
Rooms	3 + 3 Rooms
View	Garden view
Condition	Novel
Structure	Brick
Heating	Individual meter
Parking	Garage/parking space for rent
American kitchen	No
Access to the garden	No
Top floor	No
Year of construction	2012
Inner height	3.2 m
Common cost	85000 HUF
Duplex	No

**FOR SALE**

