

**Kóka****63 900 000 HUF**

In Sülysáp, on Határ Street, energy-efficient family houses with a net area of 92.64 m<sup>2</sup>, featuring four rooms + a living room with an American kitchen, are for sale on a 2215 m<sup>2</sup> plot by a contractor with numerous references!

Don't miss out on the last available property, the front-facing left-side one!

Four properties are being built on the plot, only connected by the carport. Each property's exclusive use area is approximately 500 m<sup>2</sup>.

A condominium deed will be prepared, so the properties will be separately owned.

The properties are designed with a 40 m<sup>2</sup> living room and 3 bedrooms, but according to the buyer's needs, the fourth room can be designed with a smaller living room and hall.

The load-bearing walls are made of Porotherm P30N+F bricks with a concrete ring beam and wooden beam roof structure. The base is 10 cm polystyrene step-resistant, the facades are 10 cm Austrotherm Graphite, and the horizontal ceiling will have 25 cm mineral wool insulation.

Windows and doors will be installed with triple-glazed, six-chamber plastic thermal insulation.

In addition to proper ...

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|                      |                               |
|----------------------|-------------------------------|
| ID number            | 385764                        |
| Type                 | For sale - Semidetached house |
| Space                | 102 m <sup>2</sup>            |
| Balcony/terrace      | 15 m <sup>2</sup>             |
| Rooms                | 4 Rooms                       |
| Building lot         | 560 m <sup>2</sup>            |
| View                 | Garden view                   |
| Condition            | Newly built                   |
| Structure            | Brick                         |
| Heating              | Heat pump                     |
| Parking              | Self-parking                  |
| American kitchen     | Yes                           |
| Access to the garden | Yes                           |
| Year of construction | 2025                          |
| Orientation          | Southwest                     |
| Inner height         | 2.7 m                         |

**FOR SALE**

