

**Budapest XI. district**

79 000 000 HUF

AT A PRICE PER SQUARE METER THAT IS SIGNIFICANTLY BETTER THAN THE MARKET PRICE!!

UNIQUE OPPORTUNITY FOR INVESTMENT AND ENTREPRENEURSHIP!!!

PROPERTY ONLY SUITABLE FOR OFFICE, SHOP, STUDIO, SHOWROOM, APARTMENT (APARTMENT ON OWNERSHIP)!!!

**THE HOUSE:**

- brick construction
- 4 floors
- includes about 20 apartments
- Built around 1930-40
- It has an internal garden (shared use, maintained)
- yard parking spaces
- paid parking on the street (zone C - HUF 300 / hour): 1st car - HUF 12,000/year, 2nd car - HUF 24,000/year (can be applied based on registered address)

**THE FLAT:**

- Completely rebuilt in 2022, meticulously renovated
- its entrance opens from the stairwell
- two-level interior (stairs lead from the ground floor to the basement level)
- warm covering in the living room, cold covering in all other rooms
- GROUND FLOOR (65 sqm): living room with American kitchen, 1 bedroom, bathroom, corridor
- street view
- LOWER FLOOR (60 sqm): 2 additional rooms, doors and windows built into an English shaft: natural light + ...

ID number	355321
Type	For sale - Office
Space	125 m <sup>2</sup>
Rooms	4 Rooms
View	Street
Condition	Novel
Structure	Brick
Heating	Gas (circulating)
Parking	At community areas
Year of construction	1930
Orientation	West
Inner height	3 m
Common cost	30000 HUF



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FOR SALE

