

CONTACT



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BASIC DATA

object number: **3056/953**
object type: **Accommodation**
state: **Közép-Magyarország**
address: **1221 Budapest**
price: **€ 9,200,000.-**
Guest rooms: **127**

DESCRIPTION

A TIP FOR INVESTOR!

A newly built dormitory for workers as an excellent investment for investors in the investor sector.

A newly opened residential property with 127 rooms in October 2019, from which you can reach the city centre of Budapest in 15 minutes by bus or HEV is for sale.

The previous one approx. 8 months of completed residential buildings are located directly on the main street Budapest - Soroksér.

The new 4-storey workers' dormitory is equipped with 2-3 bed rooms, toilet and wet room.

The number of beds per room can be reduced or expanded as needed.

There are existing leases of large food and retail chains (e.g. penny) operating in Hungary/Budapest for 5+5 years, which your rental workers have accommodated in this accommodation.

Due to its location in a commercial area close to the centre, the city centre can be reached within 15 minutes by public transport.

The property for sale is located near the bridge, in the direction of Soroksér, and has fenced 40 car parking spaces with an electronically monitored driveway.

In the immediate vicinity there is a bus station and H.V. station, as well as a tram station.

Within 500 meters there is a shopping market / Lidl, besides other shopping possibilities allow the coverage of daily needs.

Key figures!

- Gross floor area: 4,713 m²
- Net footprint: 4,117 m²
- Number of rooms: 127 pcs.
- of which 2-bed room: 20 pcs.
- of which 3-bed room: 107 pcs.
- Size of rooms (incl. bathroom): 18m²-23m²
- Number of beds: 361 pcs.
- Number of parking spaces: 40 pcs.
- Bathroom: 1 pc per room.
- Dining room: 1 pc per floor
- Lobby and reception: located on the ground floor
- Buffet: located on the ground floor
- Luggage storage location is located in the basement
- Wash room: per level 1 pc.
- Lobby on the ground floor

Note!

On the basement there is the possibility of further expansion of a;

- common room and dining room,
- as well as a conference and a fitness room.
- The basic necessary installations are already in place.

Purchase price ;

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price: **€ 9,200,000.-**

Revenue: **€ 690,000.-**

Buyer's comm.: **4%**

Guest rooms: **127**

Plot area: **approx. 4,700.00 m²**



IMMOTRADING
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✓ Send your Enquiry



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