

CONTACT

Robert Hauer

Mobile : **+43 680 440 1352**
 e-mail : **robert.hauer@immotrading.at**
 company : **ImmoTrading GmbH**
 address : **1010 Wien, Kärntner Ring 5-7**
[More objects from this agent](#)



BASIC DATA

object number: **3056/1402**
 object type: **House**
 state: **Közép-Magyarország**
 address: **1121 Budapest**
 price: **€ 2,600,000.-**
 Living area: **approx. 450.15 m²**

DESCRIPTION

NEWLY RENOVATED MULTI-FAMILY HOUSE FOR SALE IN THE 12TH DISTRICT OF BUDAPEST

For sale: Renovated multi-family house in the 12th district of Budapest

Located in Budapest, in the Normafa area (12th district), a renovated multi-family house with three apartments is for sale. The property features:

- Three apartments with private entrances
- A swimming pool with wellness area in the basement
- Three garage spaces within the building accessible via a underground driveway
- Two surface parking spaces available in the fenced area of the house
- Plot size of approximately 1603 m²
- Each apartment has its own terrace with a direct view of Fank Mountain
- The apartments within the house are as follows:

Ground floor apartment (L1) with direct access to a small garden, 150 m² living area (+ 34 m² terraces), and 1 garage in the building with a storage room
 Apartment on the 1st floor (L2) with 102 m² living area (+ 53 m² terrace), 1 garage in the building with a storage room, offering a view of part of Budapest
 Apartment on the 2nd floor (L3) with a beautiful view of the surroundings, 121 m² living area (+ 53 m² terraces). This L3 apartment has a two-story layout with panoramic terraces totaling approximately 52m2 on both levels, and 1 garage in the building with a storage room. All apartments feature underfloor and ceiling heating, as well as customizable living and kitchen areas, bedrooms, and bathrooms according to personal preferences. These 3 apartments can be handed over turnkey upon agreement with the current owners, after the conclusion of the purchase contract and payment of the purchase price and additional costs for the installation of bathroom fixtures to be held in a trustee account of a lawyer (approximately 1 month later).
 The basement of the building (the original building was built in 1992 and was renovated in 2020, with apartments L2 and L3 already equipped with parquet floors, and apartment L3 with an open kitchen layout). The wellness area located in the basement (designed as a communal area) is accessible from all residential units and features a swimming pool, whirlpool, sauna (Finnish and infrared versions), and steam room. The property is connected to the public utility network of the XII. district of Budapest and additionally has a geothermal heating system. The M1/M7 motorway can be reached within 10 minutes by car.

Notes:

Apartments L1, L2, and L3 can also be sold individually.
 The selling price for individual sales is to be negotiated directly with the owner.
 When selling an apartment individually, an additional 4% commission, legal fees, and government taxes apply.
 Total selling price of the property: 2,600,000 euros

Further details:

Total living area: approximately 450.15 m²
 Plot size: approximately 1,603.00 m²
 Basement: fully basement
 Surface parking spaces: 2
 Number of terraces: 3

Furnishing: unfurnished
Heating: underfloor heating
Year of construction: approximately 1992
Condition: very good
Noise level: low - no impairment
Garage: 3
Air conditioning: central
Public transport: bus
Location: villa area, green area, view location, sunny location
Equipment: rooftop terrace, bathroom, sauna, wheelchair accessible, sun protection, new construction
Swimming pool: communal
Garden: private, communal

price: € 2,600,000.-

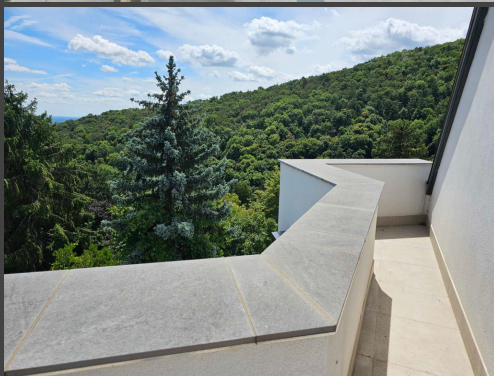
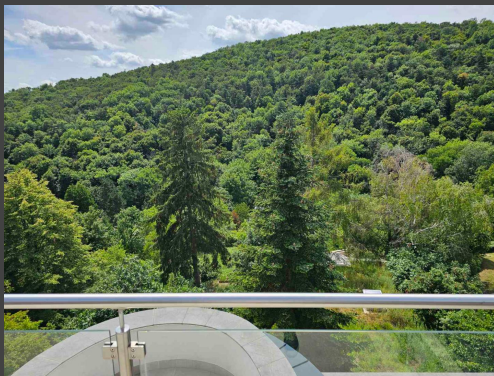
Buyer's comm.: 4% plus 27% VAT

Living area: approx. 450.15 m²
Plot area: approx. 1,603.00 m²

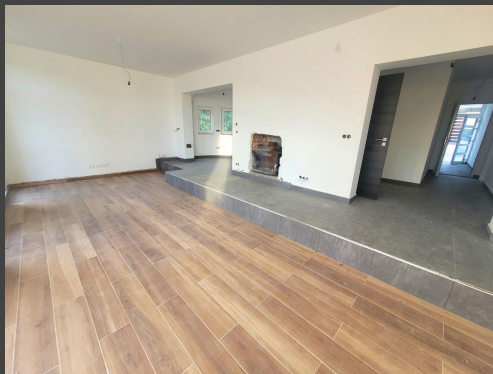
Cellar:	Full cellar
parking space:	3
number of terraces:	3
furniture:	unfurnished
heating:	underfloor heating
year of construction:	approx. 1992
condition:	very good
noise:	low – none noise
garage:	3

Air conditioning: central; **Garden:** Private, Communal; **Swimming pool:** communal; **Features:** Roof terrace m², bath room, sauna, number of residential units 3, Fully accessible, sun protection, with a cellar, New building; **Location:** Residential area, Green location, Panoramic location, sunny location; **Public transport:** Bus

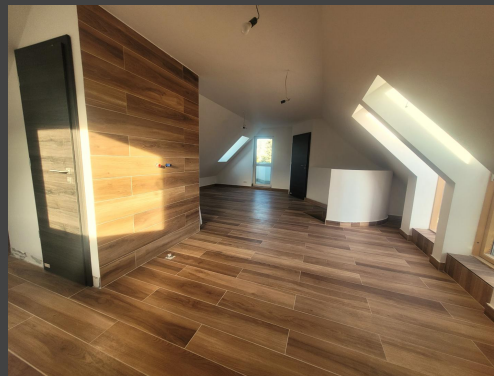


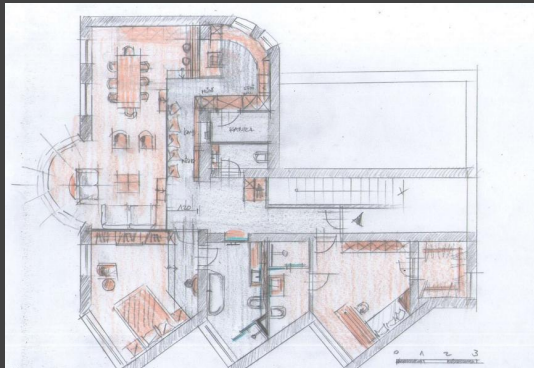


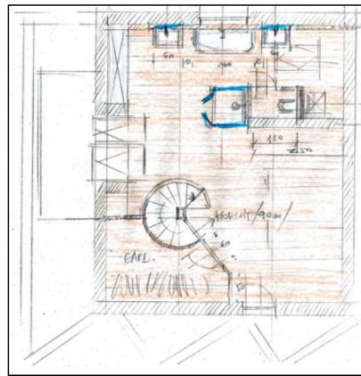
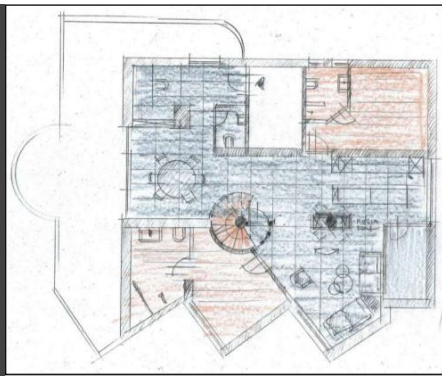












IMMOTRADING GMBH

Kärntner Ring 5-7, 1010 Vienna, Austria

+43 664 350 4000

office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *



selly.website

