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BASIC DATA

object number: **3056/1323**
 object type: **House**
 state: **Közép-Magyarország**
 address: **2030 Érd**
 price: **€ 287,000.-**
 Living area: **132.00 m²**
 room: **4**

DESCRIPTION

NEW CONSTRUCTION: SEMI-DETACHED HOUSE FOR SALE IN ÉRD

We warmly recommend you this family house with a large terrace in the garden city environment, which can be designed according to your needs and executed in a modern minimal style.

Érd is a town with county rights. It has been a town since 1979 and a district town since 2006. Érd is the most populous settlement in Pest County and is located 21 km southwest of the capital Budapest near the Danube. Its historical center is the district of Ófalu in the embrace of the Danube. Perhaps the city's most famous landmark is the Turkish-era Hamza Beg Minaret, one of the few remaining minarets in Hungary. Due to its village character, it is a very popular settlement for families. Thanks to suburbanization, the population has never decreased since 1870.

Parkváros is the northeastern part of Érd and includes Törökbálint and other parts of Érd. The Parkváros part was parceled out in 1930 and today houses family houses with a pleasant atmosphere and a feeling of living in a garden city. Due to its convenient location, Parkváros can be easily reached by car from the M7 motorway. In the area there are supermarkets, elementary schools, restaurants. As a residential area with a family garden, safe streets and many playgrounds await families with small children. Hypermarkets, shopping centers, gas stations, fitness centers and recreation centers are also only a few minutes drive away. The neighboring agglomeration cities of Budaörs and Törökbálint can also be reached in a few minutes by car. The M7 and M1 motorways lead directly to the main Buda district of Budapest. Both the city centers of Buda and Pest are about 15-20 minutes away by car, so Érd Parkváros is an ideal choice for those whose work and everyday life is connected with the hustle and bustle of the city, but for home it means silence and tranquility with a rural atmosphere. Budapest and other parts of Érd are easily accessible by public transport.

The property is one half of a newly built semi-detached house in Érd Parkváros. The other half of the twin has already found a caring owner, so a pleasant neighborhood awaits the move. The apartment is 132 sqm, consists of a large south-west facing sunny living room and three bedrooms, and a kitchen, a bathroom and a separate toilet. There is also a huge 25 m2 open terrace and a garage. The construction of the property has been done in a unique way, with high quality, completely unfurnished, leaving the final layout to the imagination of the future owner.

Technical parameters: reinforced concrete base, 30 Porotherm bricks, 15 cm Dryvit insulation, panel with 25 cm insulation, Terran tiled roof anthracite, concrete fence with wooden slats on the street front.

Extras: heat pump cooling and heating air conditioning, plastic exterior doors and windows, with 3-layer glazing, tilt-opening design, shutters, the doors and windows are equipped with mosquito nets, gas condensing boiler, heated garage suitable for one car, with electric garage door and large gate, DSC alarm system, electric hatch opening, intercom preparation.

We recommend the property to managers with families whose work connects them to the cities of the Buda metropolitan area or downtown Budapest, but who are still looking for a safe, tranquil home in the garden city.

price: **€ 287,000.-**

Buyer's comm.: **4% plus 20% VAT**

Living area: **132.00 m²**

Plot area: **458.00 m²**

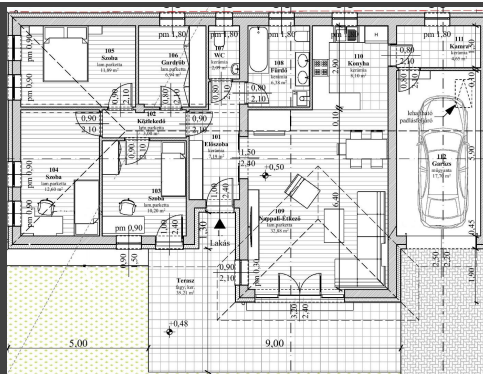
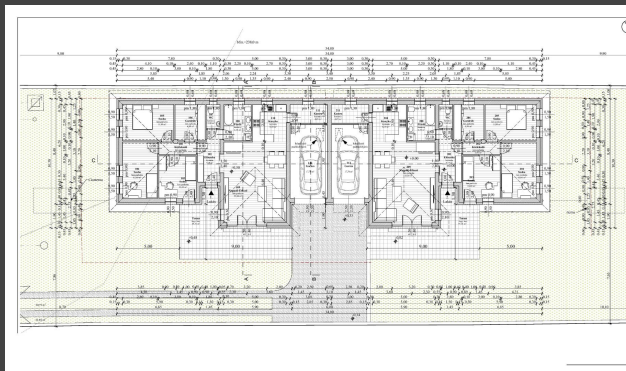
terrace area: **25 m²**

room:	4
Bathroom:	1
toilet:	1
number of terraces:	1
furniture:	unfurnished
heating:	heating / air condition
year of construction:	2022
condition:	very good
floor levels:	1
orientation:	SüdW
noise:	absolute quiet location
garage:	1

Location: Outskirts, Green location, sunny location;**Features:** New building;**Public transport:** Bus







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