

**Budapest VII. district**

51 990 000 HUF

EXCLUSIVE LISTING - Ground-Floor, Gallery-Style Brick Apartment for Sale on Rottenbiller utca - ELIGIBLE FOR OTTHON START PROGRAM

In the heart of Budapest's inner city, in an area with excellent infrastructure, we offer for sale a well-maintained, ground-floor, courtyard-facing brick apartment located on Rottenbiller Street.

Key Features

Net floor area: 36 sqm

Rooms: 2

Ceiling height: 3.8 meters

Galleries: 2 (one in the living room and one in the separate bedroom)

Heating: Gas convector

Bathroom: Electric towel dryer

Common cost: HUF 11,800/month (includes unlimited water consumption)

Location within building: Ground floor

View: Quiet inner courtyard

The impressive 3.8-meter ceiling height allowed for the creation of two practical gallery levels, significantly increasing usable living space and functionality. The layout is compact, easy to furnish, and offers comfortable, well-organized interiors.

Technical Condition & Upgrades

Wall injection completed in 2018 with a ...



**Lukács Péter**  
**+36-30-694-0367**

p.lukacs@gdn-ingatlan.hu

ID number	392873
Type	For sale - Flat (brick)
Space	51 m <sup>2</sup>
Rooms	2 Rooms
View	Courtyard
Condition	In good condition
Structure	Brick
Heating	Gas (convector)
Parking	At community areas
American kitchen	No
Access to the garden	No
Top floor	No
Year of construction	1910
Orientation	Southwest
Inner height	3.8 m
Common cost	11800 HUF
Duplex	No

FOR SALE

