

Budapest XIII. district**84 900 000 HUF**

Located in a popular area of the 13th district, near the Rákossziget river. The apartment is on the first floor, "smart home", with balcony, 62 sqm 1+2 half rooms with garden view. The kitchen layout could not be more perfect! It has its own window, is partially separated but still in the same space as the living room.

Built with state-of-the-art technology, excellent thermal and sound insulation, ceiling cooling-heating. It has the most modern technology and is equipped with high quality heating and cooling. The apartment is equipped with mosquito nets on all windows, electric shutters, electric awnings on the terrace. The apartment has a special feature of being all day round, with windows facing 3 cardinal points (N-S-W), spacious and well distributed. The heating/cooling can be easily adjusted by digital thermostats mounted on the walls of the rooms and can be remotely controlled from a mobile phone with the help of an adjustable app. The finishes are aesthetically pleasing and individually selected. Layout: 1 bedroom (23m²), 2 half rooms (10-11m²), separate toilet, bathroom+toilet, hall, fully equipped kitchen (Samsung microwave, air-mix ...

**Lukács Péter**
+36-30-694-0367p.lukacs@gdn-ingatlan.hu

ID number	364584
Type	For sale - Flat (brick)
Space	62 m ²
Balcony/terrace	5 m ²
Rooms	1 + 2 Rooms
View	Garden view
Condition	Novel
Structure	Brick
Heating	Renewable energy
Parking	At community areas
American kitchen	Yes
Access to the garden	No
Top floor	No
Year of construction	2021
Orientation	Southwest
Inner height	2.7 m
Duplex	No

FOR SALE

