



**Freshly renovated 2-bedroom,  
 2-bathroom apartment FOR SALE in  
 Budapest downtown historical area  
 next to Andrassy Boulevard**

*Hungary, Budapest*

<b>Price:</b>	<b>€ 324 000</b>
<b>Object type</b>	Apartment
<b>House type</b>	Historical building
<b>Reconstruction date</b>	2024
<b>Year built</b>	1980
<b>Bedrooms</b>	2
<b>Number of rooms</b>	3
<b>Land area</b>	95 m2
<b>Area</b>	95 m2
<b>Category</b>	For sale



Price: 123 000 000 HUF (321 000 EUR)

Size: 95 sqm

Bedroom: 2

Bathroom: 2

Floor: 2

Common cost: 24 000 HUF (63 EUR)

A freshly renewed second-floor luxury apartment in a renovated building with a renovated facade is for sale in VI. district, in Szív utca, at Kodály körönd, overlooking to the famous Andrassy Boulevard. The apartment is 95 square meters, has an entrance hall, two bedrooms, a living room, two bathrooms, and a large separate kitchen.

The complete technical and aesthetic renovation of the apartment has just been completed. The renovation includes the replacement of the entire electricity and water network. The shutters are new, the concrete base under the flooring is also new, the entrance door, the interior doors, the kitchen furniture, two separate bathrooms have been designed and the apartment has a unique electric and water meter.



ID: HU-226-137018  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

The apartment does not have an American kitchen, that is, a large separate room with all the advantages of a kitchen. The kitchen has built-in furniture, Italian laminate worktops, wall coverings, a ceramic stove and an associated hood. Doors will be built in according to the Buyer wish (as color the Buyer wants).

The residential community of the condominium is organized, the common cost is HUF 21,000.

Short-term rental is not permitted in the building.

The Kodály körönd, the M1 metro (underground) stop, and the trolley stop are also located a 1-minute walk from the apartment. The Városliget/city park and Oktogon are also extremely close. There are several restaurants and cafes nearby. The famous Széchenyi thermal bath is only 500 meters from the apartment. There are many universities nearby and foreigners really like this area very much, so it is always easy to rent out the flat for long term high rental fee. Definatly it is a good investment in property in Budapest!

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WatsApp)

**E-mail:** alina@mgroup.lv