



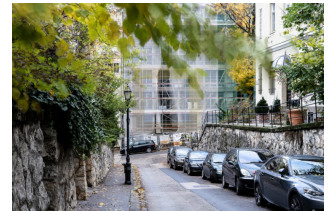
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Newly built exclusive 3-bedroom apartment FOR SALE in Budapest district 1. next to Buda Hill and Danube River

Hungary, Budapest

Price:	€ 820 000
Object type	Apartment, Penthouse
House type	New project
Market	New building
Quarter of finishing:	Q1
Year of finishing:	2024
Year built	2024
Bedrooms	3
Number of rooms	4
Land area	117 m2
Area	117 m2
Category	For sale



Newly built exclusive 3-bedroom, 2-bathroom flat with big balcony is for PRE-SALE in the most beautiful part of Buda, next to **Buda Castle and Gellért Hill**, in Naphegy 12 Residential Building!

Handover: 2024. Q1

Luxurious residences in the most picturesque section of Del-Buda:

This development, comprising 44 apartments, is set to unfold in one of the most enchanting and exclusive areas of Del-Buda, specifically Naphegy in District I. Situated to the north of Naphegy Square, the property is embraced by Gellert Hill and Naphegy Street. This locale stands out as one of the capital's iconic districts, combining the advantages of a city center with an exceptional service environment. As a result, the apartments constructed here not only make for an ideal choice for long-term residential purposes but also present an appealing opportunity for those contemplating real estate investments and housing rentals. The desirability of



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these homes is heightened by their proximity to the city center, the nearby office district, and universities, making them sought-after by tenants.

Convenient Transportation Access in Every Direction:

Situated in a peaceful side street, the building enjoys excellent connectivity to public transportation. Tram stops for lines 19 and 56 are just a 2-minute walk away, and buses 105, 178, and 5 are easily accessible within a short distance. Additionally, bus lines 17 and 61, as well as tram stops, are conveniently located nearby. The Southern Railway Station is a mere 800 meters away.

For those using private transportation, accessibility is equally advantageous. The city center can be effortlessly reached via the Chain Bridge or the Elizabeth Bridge, while quick access to the M1 and M7 motorways allows for convenient travel to destinations such as Lake Balaton and the western part of the country.

A Variety of Services, Recreational Options, and Educational Facilities in Proximity:

The residential park enjoys close proximity to an array of services, including pharmacies, health centers, hospitals, banks, and shopping and entertainment options in the nearby streets. MOM Park is also conveniently just a few minutes' drive away. The surrounding area hosts numerous educational institutions, featuring a variety of kindergartens, schools, and universities such as ELTE and the University of Physical Education (TE). A brief stroll can take you to the Buda Castle District or Tabán, while for those leading an active lifestyle, the athletics track at TE and the Oxygen Wellness Center provide ample sports opportunities.

But the possibilities don't end there. The property is in close proximity to the Tabán Tennis Center, Budavár Sports Center, and the expansive Vérmező park, reachable within a 10-minute walk. For cultural recreation, the Tabán Art Cinema offers a unique opportunity.

Ceiling-Based Heating and Cooling System:

Naphegy12's apartments feature a state-of-the-art ceiling cooling and heating system, powered by a heat pump located on the top floor. This innovative system utilizes renewable energy and employs large-scale radiant technology delivered from the ceiling. This ensures uniform cooling and heating throughout the apartments, enhancing the overall sense of thermal comfort.

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