

**Budapest XIII. district**

194 800 000 HUF

For sale is a well-maintained, 125 m<sup>2</sup> (118 sq m on the property register) apartment in one of the most sought-after areas of the 13th district, Újlipótváros, a few minutes from the Danube bank and Margaret Island.

**Main features:**

- Spacious living room
- 3 separate bedrooms
- 2 bathrooms
- Lots of built-in wardrobes
- Good layout, practical use of space
- Ceiling height: 3.05 m (under false ceiling)
- Top floor, but not attic location
- East-west orientation, bright all day
- Only one immediate neighbor, with a short common wall

**Technical condition:**

- Modern, regularly maintained condensing gas boiler (low consumption)
- Air conditioning in the living room and in all bedrooms
- New windows and doors and entrance door (renovated in 2021)

**Storage:**

- Private storage in the basement
- Shared storage upstairs

**Maintenance costs:**

- Monthly utilities: approx. 75-80,000 HUF
- Discounted street parking for registered residents
- Covered parking is also available for rent

**Condominium:**

- ...

ID number	381243
Type	For sale - Flat (brick)
Space	125 m <sup>2</sup>
Rooms	4 Rooms
View	Street
Condition	Novel
Structure	Brick
Heating	Gas (circulating)
Parking	At community areas
American kitchen	No
Access to the garden	No
Top floor	Yes
Year of construction	1913
Orientation	East
Inner height	3 m
Common cost	20650 HUF
Duplex	No



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FOR SALE

