

Budapest – XII. kerület

## Spacious, Convertible Apartment with Balcony in Orbánhegy – 52 m<sup>2</sup> + 6 m<sup>2</sup> Balcony

Property ID: HU25439549



PURCHASE PRICE: 84.900.000 HUF • LIVING SPACE: ca. 52 m<sup>2</sup> • ROOMS: 2

Property ID: HU25439549 - 1124 Budapest – XII. kerület

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## At a glance

|                 |                                  |                       |                  |
|-----------------|----------------------------------|-----------------------|------------------|
| Property ID     | HU25439549                       | Purchase Price        | 84.900.000 HUF   |
| Living Space    | ca. 52 m²                        | Condition of property | Needs renovation |
| Rooms           | 2                                |                       |                  |
| Bedrooms        | 1                                |                       |                  |
| Bathrooms       | 1                                |                       |                  |
| Type of parking | 1 x Car port, 6000000 HUF (Sale) |                       |                  |

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## The property





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## A first impression

One of the most desirable areas of Budapest's 12th district, Orbánhegy, is this 52 m<sup>2</sup> apartment on sale with a 6 m<sup>2</sup> balcony, currently featuring 1 bedroom. The flat is ready to move in after a simple repaint, and offers an excellent opportunity for full renovation—easily convertible into a 2-bedroom layout.

The balcony faces a quiet, green environment, making it the perfect spot for morning coffee or evening relaxation.

Key Features:

- Floor area: 52 m<sup>2</sup> + 6 m<sup>2</sup> balcony
- Layout: living room, bedroom, separate kitchen, bathroom, entry hall
- 2nd floor (no elevator)
- Livable condition after cosmetic painting
- Great layout – convertible to 2 bedrooms
- Quiet, green surroundings
- Well-maintained building with few units
- Excellent infrastructure and public transport nearby

Why is this a great opportunity?

You can move in in this condition, but renovating in different level can add extra values..

The balcony adds extra charm and space, and a smart redesign can significantly boost its market appeal.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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