



FEATURES & SERVICES

PRICE: **€1,250,600**

REF NO.: 100016

□□TYPE: CLASSICAL

□□LOCATION: DISTRICT
12,

□□ABOS UTCA

□□BEDROOMS: 5

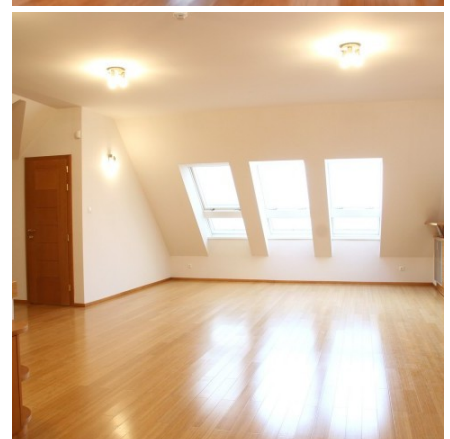
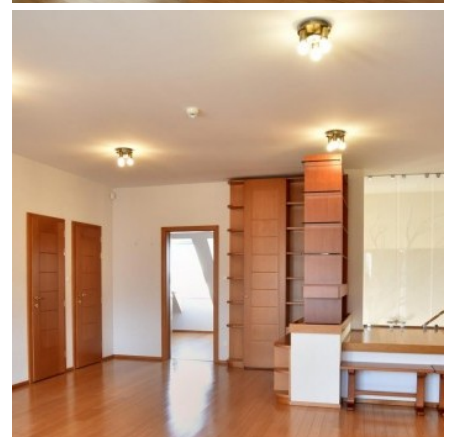
□□SIZE: 260 SQM

□□FLOOR: 3

VIEW: PANORAMIC

AIR CONDITIONED: YES

A two-story (net 152 + 101 m²), panoramic, south-facing apartment is for sale in the inner part of the XII district, within a three-unit garden, elevator-equipped residential building. The property features 2 living rooms, 5 bedrooms, 4 bathrooms, 2 toilets, a walk-in closet plus utility room, 2 terraces, and 3 balconies. A storage room is included on the lower level. The apartment is exceptionally well-equipped, with ceiling cooling and heating, central vacuum system, alarm and camera system, building automation, and heated outdoor pathways. The building has a heated underground garage, with two parking spaces available for purchase upon request. On the ground floor, there is a 200 m² area with a swimming pool, infra- and Finnish sauna, gym, and a lobby space suitable for hosting parties, all of which can be leased under a rental agreement for long-term use.



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