

## FEATURES & SERVICES

PRICE: **€753,100**

REF NO.: 180324

□□TYPE: CLASSICAL

□□LOCATION: DISTRICT 5,

□□BALASSI BÁLINT UTCA

□□BEDROOMS: 2

□□SIZE: 81 SQM

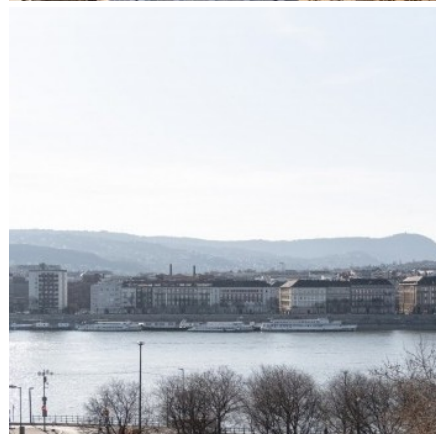
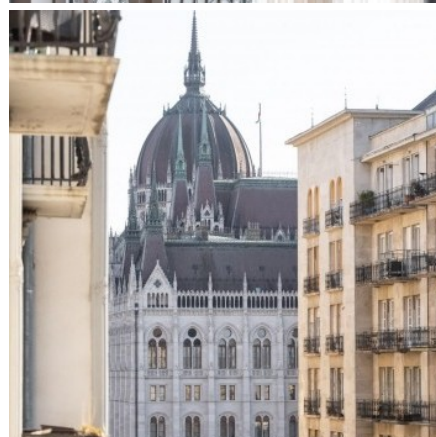
□□FLOOR: 3

VIEW: RIVER DANUBE

FURNISHED: YES

AIR CONDITIONED: YES

We offer for sale a luxury apartment with panoramic Danube view, fully renovated in one of the 5th district's early century art deco buildings with elevator in the proximity of Olimpia Park. The property comprises a single living-kitchen-dining room, a bedroom with en-suite bathroom and walk-in wardrobe, a guest bedroom/study, utility room and guest toilet. Technical Features: • Individually adjustable, 4-zone underfloor heating and ceiling cooling system, powered by an 8 kW Midea air-to-water heat pump. • High-quality finishes, including premium Italian tiles. • Heat pump-based domestic hot water supply with a 160-liter indirect storage tank. • Fully equipped kitchen with AEG appliances and a granite sink. • Smart LED lighting throughout, controllable via smartphone. • Multi-layered, sound- and thermal-insulated aluminum-wood windows, fitted with motorized shutters. For further information or to arrange a viewing, feel free to contact me by phone or email.



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