



FEATURES & SERVICES

PRICE: **€692,300**

REF NO.: 256008

□□TYPE: NEW BUILT

□□LOCATION: DISTRICT 2,

□□PUSZTASZERI ÚT

□□BEDROOMS: 3

□□SIZE: 129 SQM

□□FLOOR: 2

VIEW: PANORAMIC

AIR CONDITIONED: YES

Panoramic Apartment in Budapest's 2nd District For sale in the 2nd district, on Pusztaszeri Street, is a fully renovated, 119 sqm (net) duplex apartment with four balconies, located on the second floor of a five-apartment building with an elevator. The property also includes two parking spaces in the underground garage, equipped with an electric car charger. The price for this is an additional 31 million forints. The building is set within a well-maintained garden, away from Pusztaszeri Street. In 2023, the apartment underwent a complete renovation using high-quality, premium materials, including the replacement of windows and doors. Technical Specifications and Features: Heating: Every room is equipped with underfloor heating, which can be controlled individually via digital thermostats or centrally and remotely through a smartphone app connected to the installed Fibaro smart home system. Heat and hot water are provided by a BAXI LUNA DUO-TEC E 1.24 wall-mounted condensing combi gas boiler. Additionally, the system includes a 120-liter hot water tank ensuring instant hot water availability in all designated areas. Cooling: During hot summer days, cooling is provided by five air conditioning units installed in various rooms. Ventilation System: An active heat recovery ventilation system ensures fresh, filtered, tempered air throughout the apartment year-round. Shading: Windows are equipped with remote-controlled, electric aluminum shutters, which can also be operated centrally via a smartphone app. The shutter control center is compatible with and integrable into the Fibaro smart home central unit. Balconies are shaded by motorized,...

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