

FEATURES & SERVICES

PRICE: **€2,700,000**

REF NO.: 623489

□□TYPE: NEW BUILT

□□LOCATION: DISTRICT 2,

□□RÉZS? UTCA

□□BEDROOMS: 7

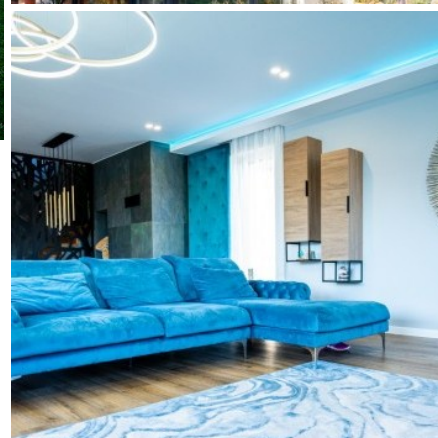
□□SIZE: 357 SQM

□□FLOOR:

VIEW: BUDA HILLS

AIR CONDITIONED: YES

We offer for sale a premium property in Adyliget with unique features. Located on a plot of more than 1200 sqm, this gross 550 sqm residential building has three levels. On the lower level there is a two-stall garage, a 25 sqm storage room, bathroom and mechanical room. On the middle level there is a living room, a kitchen, a dining area, a pantry, 3 bedrooms with bathroom and toilet and a guest toilet. On the upper level there are 4 bedrooms, 2 bathrooms and a walk-in closet. Surrounded by a landscaped garden, the property has nearly 120 sqm of terraces with unparalleled panoramic views. The following built-in features also add to the uniqueness and value of the property: - Porotherm 38 cm brickwork + 12cm Baunit Open breathable insulation + breathable premium plaster. - The whole wall system is a breathable technology. Between the bedrooms - premium Zajostop soundproof brick pavers have been installed. - Marshall 3 layer plastic optimum premium windows + Motorised roller shutter system - Hörman garage door - Scalloped flattened roof - Exterior facade - freshwater travertine limestone cladding system - FUNDERMAX premium external cladding system - BOSCH air-to-water heat pump system - TECH with smart control (room-by-room temperature control - mobile App) floor + ceiling. Tariff H- 15kW solar PV system with Huawei inverter – ordered - German HITZE premium high performance fireplace system - with LEIER smart chimney system - Central heat recovery air - air preparation - Central vacuum cleaner SISTEM AIR - Central water softening system - EURO CLEAR - Rainwater harvesting - sprinkler water collection - Maintenance-free - premium aluminium...



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