



## FEATURES & SERVICES

PRICE: **€722,500**

REF NO.: 733498

VIEW: PANORAMIC

□□TYPE: NEW BUILT

□□LOCATION: TELKI,

□□ZÁPOR UTCA

□□BEDROOMS: 4

□□SIZE: 268 SQM

□□FLOOR:

For Sale: Modern, Energy-Efficient A++ Three-Story Family Home! Discover this exceptional 268 m<sup>2</sup>, 5+1-room family home with an A++ energy rating, located just 20 km from downtown Budapest! Nestled on a well-maintained 996 m<sup>2</sup> panoramic plot, this property offers comfort and entertainment, including a wellness area with sauna, covered terraces, and even a private wine cellar. The spacious lower level features a double garage, fitness/wellness area, bathroom, hobby room, and utility room. On the bright and sunny main living level, you'll find a well-separated kitchen, dining area, living room, guest bedroom with en-suite bathroom, a master bedroom and additional bathroom, as well as a panoramic office space. The attic is fully prepped and ready for completion—perfect for creating a custom, separate living unit according to your needs. The property's heating and cooling are provided by an automatic geothermal system, offering room-by-room temperature control. A 10 kW solar panel system supplies the energy needs. Additional features include a central vacuum system for convenience, and an alarm and remote surveillance system for security. The beautifully landscaped garden includes continuously blooming plants and a raised vegetable bed, all maintained by an automatic irrigation system. The town offers a high quality of life with a kindergarten, bilingual school, vibrant cultural scene, and shopping center. This home is the perfect choice for anyone seeking a modern, comfortable residence in a quiet, friendly environment! Details: Plot size: 996 m<sup>2</sup>; Built area: 268 m<sup>2</sup>; + terraces 3 levels, attic prepared for conversion...



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