



## FEATURES & SERVICES

PRICE: **€496,200**

REF NO.: 753374

VIEW: PARK

□□TYPE: CLASSICAL

AIR CONDITIONED: YES

□□LOCATION: DISTRICT 5,

□□FERENCZY ISTVÁN UTCA

□□BEDROOMS: 1

□□SIZE: 63 SQM

□□FLOOR: 1

**UNIQUE OPPORTUNITY** A luxurious apartment overlooking the charming Károlyi Garden offers a truly exceptional opportunity for those seeking perfection – without compromises, yet in a compact size – in one of the most enchanting locations in Budapest. This property is the result of a renowned and highly respected design team's work. This time, they created a smaller-sized home that reflects high standards in every detail – a true gem in the heart of the city. The interior spaces are bright and airy, with large windows allowing natural light to flood in and offering a view of the park that creates a unique atmosphere – as if you weren't even in downtown Budapest. Construction and materials: • Custom-made, inlaid wood parquet flooring • Hand-crafted stucco decorations • Italian luxury tiles and sanitary ware • Premium built-in kitchen with top-of-the-line appliances • Custom carpentry with finely crafted details • Full air conditioning • Smart home system The apartment is fully furnished with carefully selected high-end designer pieces, individually chosen by a renowned interior designer to match the character of the space. The property is move-in ready and also serves as an excellent investment opportunity due to its rare location and layout in the premium category. The building itself is impressive, equipped with an elevator and offering direct views over the Károlyi Garden.

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