



## FEATURES & SERVICES

PRICE: **€351,800**

REF NO.: 881624

□□TYPE: NEW BUILT

□□LOCATION: DISTRICT 9,

□□VÁGÓHÍD UTCA

□□BEDROOMS: 2

□□SIZE: 87 SQM

□□FLOOR: 6

VIEW: STREET

AIR CONDITIONED: YES

In the IX. district of the Allure Residence in 2019, I offer for sale a 6th floor 80 sqm apartment with living room + 2 bedrooms + 15 sqm terrace. For sale but not obligatory 2 large underground garages near the elevator for 7-7 M Ft and a 8 sqm storage room with shelves for 5 M Ft. The building has a 24-hour concierge service. All windows and doors are fitted: - electric, with barrier-sensing shutters-mosquito nets. All rooms are air conditioned (Wifi controlled Daikin air conditioners, 2\*2,5 kWh and 1\*3,5 kWh). Full suspended ceiling has been installed to allow for the installation of individual lighting. In living rooms, bedrooms, bathrooms there is a design ceiling with matching colour and dimmable mood lighting. 7 layer soundproof windows and partition walls (from neighbour). The apartment is guaranteed for 3 years by the contractor (Emel Ltd.). The main structure is guaranteed for 10 years. The kitchen has a unique design with high quality materials, granite, fruit wash sink, pull-out faucet with pull-out head and premium appliances. The apartment will be sold together with some of the electronic content and furniture (in case of purchase, we will specify the exact account of what is needed and what is not). Understood by this in addition to the kitchen appliances (below freezer fridge (LG), 13 dishwasher (AEG), microwave (Ikea), hob (Bosch), oven (Elektrolux), extractor hood (Gorenje), washing machine (Bosch), tumble dryer (Bosch), 65" 4K TV (Samsung). Excellent opportunity to own or invest.

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