



Common small garden and elevator is available.

Investment requirement: price of apartment is **reasonable price to buy**, size is small - **easy to sell**, good location – **easy to rent**, district is under developing – **increase of future value**



### FEATURES & SERVICES

REF NO.: 903028

□□TYPE: NEW BUILT

□□LOCATION: DISTRICT 8,

□□KÁLVÁRIA TÉR

□□BEDROOMS: STUDIO

□□SIZE: 31 SQM

□□FLOOR: 2

PRICE: **€136,400**

VIEW: GARDEN

AIR CONDITIONED: YES



K9 Residence. 1089 Budapest, VIII. kerület Kálvária tér 9. Expected handover: end of July 2025. Current condition: the project is structure ready. Currently, it is only possible to sell 1 or 2 full-floor apartments (1 floor usually consists of 4-6 apartments). The accessibility of the project is excellent: the project is located close to metro lines M3, M4, 4 and 6 tram lines and 2.5 km from the city center. In the narrower surroundings of the project: Fazekas High School, Semmelweis University, National University of Public Service, Chinese Market, shopping centers (e.g. Corvin Plaza), restaurants can be found. The project consists of a total of 24 apartments (with a floor area of 28-169 m2) on a total of 7 floors. The apartments on the first 5 floors (28-68 m2) have hotel services (great for rent), while the 6th-7th floors are premium residential properties (including penthouse apartments) with a nice terrace overlooking the garden or park. Available facilities in the project: 24/7 reception service, indoor and outdoor parking lots, an elevator and a shared garden. The apartment prices are absolutely affordable: you can review the list prices on page 12 in the attached K Apartment project- English presentation PDF document. There is an opportunity to receive more discounts if the Buyer buys 1 or 2 full floor apartments (1 floor usually consists of 4-6 apartments). The apartment prices (on page 12 in the attached K Apartment project- English presentation PDF document) include: 27% VAT, electrical outlets in the kitchen, sanitary ware in the bathroom, only the box for the electric shutter is installed, the...



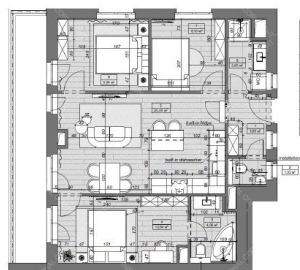
### APARTMENT TYPE V floor



**+36 20 919 0005**

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Explanation of rooms (m2)		
No	Name	S (m2)
1	Hallway	1.00
2	Bedroom	1.00
3	Kitchen	20.00
4	Living room	10.00
5	Bathroom	4.00
6	Living room	4.00
7	Living room	6.00
8	Bathroom	4.00
		62.00



### APARTMENT TYPE VI floor



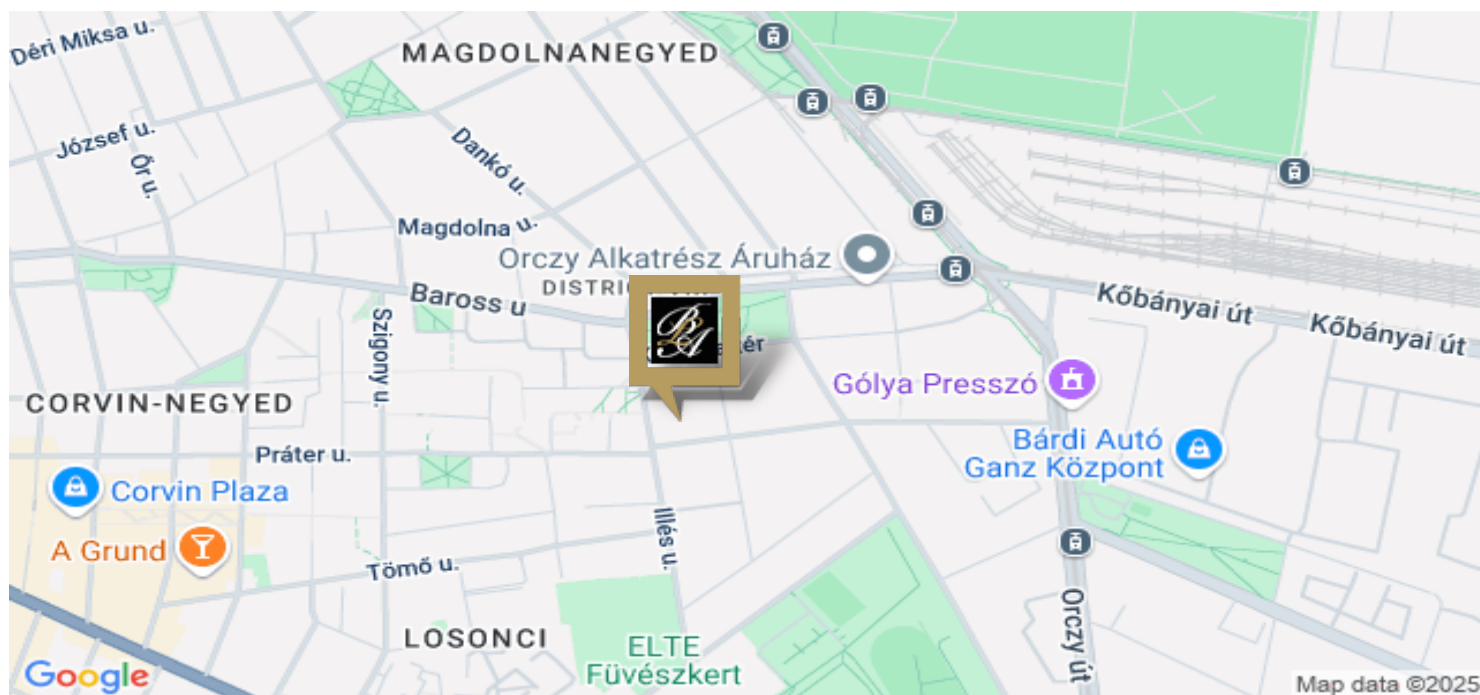
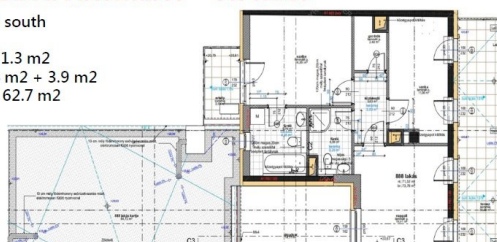
Explanation of rooms (m2)		
No	Name	S (m2)
1	Hallway	2.45
2	Bedroom	9.00
3	Kitchen	26.00
4	Living room	19.25
		56.70



### PENTHOUSE APARTMENT - VII floor

Facing north and south

Apartment size 71.3 m2  
Balcony size 30.4 m2 + 3.9 m2  
Roof garden size 62.7 m2  
Total: 168 m2



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