

**Budapest XII. district Svábhegy****850 000 000 HUF**

In the XIIth district, in the immediate vicinity of a protected landscape area, in a wooded area, apartment built in 2023, 500 sqm with private garden, for sale from the owner. 1/1 ownership, free of charge and encumbrances, on a plot with an adjacent property (semi-detached house layout, with a common wall and a common entrance). The living room offers a beautiful panorama of the Buda hills, and the secluded street offers real peace and quiet for the residents.

The apartment includes a two-car garage and an outdoor parking for two cars, a summer kitchen, a sun terrace, a panoramic infrared Finnish sauna and a plunge pool. The garden is a botanical garden with hundreds of plant species, planted with lawns and robotic lawnmowers.

The house is semi-submerged into the hillside, providing a pleasant base temperature in winter and summer, and the large glass surfaces provide light in all rooms.

The main elements of the technical content are:

- The building structure is monolithic reinforced concrete with 25 cm of external insulation
- Internal ytong partition walls
- 9 layers of glued (underfloor heating compatible) oak parquet ...

**Harmati Attila****+36-70-520-2966**[a.harmati@gdn-ingatlan.hu](mailto:a.harmati@gdn-ingatlan.hu)

ID number	377420
Type	For sale - Semidetached house
Space	224 m <sup>2</sup>
Balcony/terrace	50 m <sup>2</sup>
Rooms	5 Rooms
Building lot	500 m <sup>2</sup>
View	Panoramic
Condition	Novel
Structure	Concrete
Heating	Heat pump
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	2023
Orientation	Southeast
Inner height	2.7 m

**FOR SALE**