

Budapest XII. district Svábhegy**1 700 000 000 HUF**

In the XII. district, in the immediate vicinity of a landscape conservation area, in a wooded area, semi-detached house built in 2023, 1000 sqm with private garden, for sale from the owner. 1/1 ownership, free of lawsuit and encumbrances. The two flats of the semi-detached house can be connected in one due to its design, the living rooms offer a beautiful panorama of the Buda hills, and the secluded street provides real peace and quiet for the residents. The property includes 2 double garages and an outdoor parking for 4 cars, a summer kitchen, a sun terrace, a panoramic infra 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 flooring, except ...

**Kubacsny Renáta****+36-30-662-5854**r.kubacsny@gdn-ingatlan.hu

ID number	377436
Type	For sale - Semidetached house
Space	448 m ²
Balcony/terrace	100 m ²
Rooms	10 Rooms
Building lot	1000 m ²
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