

## Szentendre

240 000 000 HUF

Luxury Home for Sale in Szentendre – Modern Technology and Stunning Panorama!

Located in one of Szentendre's most desirable areas, Gomba Street, this newly built premium-quality home offers a net living space of 122 m<sup>2</sup>, a 45 m<sup>2</sup> terrace, and a 789 m<sup>2</sup> plot.

### Outstanding Technical Features

#### Structure and Insulation

- 30 cm Ytong walls with monolithic reinforced concrete ceiling
- Façade: 15 cm graphite EPS insulation
- Roof: 30 cm mineral wool insulation
- Floor: 10 cm load-bearing insulation

#### Windows and Doors

- Triple-glazed, 7-chamber plastic windows
- Electric shutters on all windows

#### Energy-Efficient Solutions

- Panasonic 12 kW heat pump for underfloor heating and ceiling cooling
- Wolf heat pump ventilation system for clean air and optimal humidity
- 11 kW solar panel system with Huawei inverter for reduced energy costs
- Built-in water softener to extend the lifespan of household appliances

#### Smart Home Features

The Loxone system enables tablet-controlled management of:

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ID number	380548
Type	For sale - Family House
Space	145 m <sup>2</sup>
Balcony/terrace	45 m <sup>2</sup>
Rooms	3 Rooms
Building lot	789 m <sup>2</sup>
View	Panoramic
Condition	Newly built
Structure	Ytong
Heating	Heat pump
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	2024
Orientation	Southwest
Inner height	2.7 m



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FOR SALE

