

**Budaörs MADÁRHEGY KÖZELÉBEN**

174 900 000 HUF

**NEW EXCLUSIVE LISTING!**

In one of the most beautiful and quiet residential streets of Budaörs, close to Budapest's 11th district and Madárhegy, we are offering for sale a newly built, duplex-style apartment with private garden connection.

This bright and modern property is an excellent choice for families or couples looking for a peaceful environment while still enjoying outstanding infrastructure and easy access to the city.

One of the biggest advantages of the property is that the future owner can still customize certain finishing details to their own taste - such as the kitchen, interior doors, lighting fixtures or even the final landscaping of the garden. This creates the opportunity for a truly personalized home.

**Main features:**

- 107 sqm net living area
- approx. 200 sqm private garden
- 14 sqm rooftop terrace
- open-plan living room with American-style kitchen and dining area
- 3 bedrooms
- 2 bathrooms + separate guest toilet
- utility room and storage space
- balcony with direct garden access
- 1 outdoor parking space and 1 private ...

**Gergicsné B. Enikő****+36-30-941-0291**

e.gergicsne@gdn-ingatlan.hu

ID number	396123
Type	For sale - Flat (brick)
Space	107 m <sup>2</sup>
Balcony/terrace	20 m <sup>2</sup>
Rooms	3 + 1 Rooms
Building lot	200 m <sup>2</sup>
View	Garden view
Condition	Newly built
Structure	Brick
Heating	Electric
Parking	Garage/carport to be purchased
American kitchen	Yes
Access to the garden	Yes
Top floor	No
Year of construction	2024
Orientation	Southwest
Inner height	2.7 m
Duplex	Yes

FOR SALE

