

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

In the XIIth district, in the immediate vicinity of the landscape conservation area, a 222 sqm modern style house built in 2022, as shown in the photos, with 500 sqm private garden and 100 sqm terrace, is waiting for its new owner.

The living room offers a beautiful panoramic view of the Buda hills, and the low-traffic street offers the prospective owners real peace and quiet. The house was built on the same plot, at the same time and in the same style as the neighbouring property, with which it shares a common wall and a common driveway. The property also has a garage and private parking, a terrace with kitchen, sun terrace, sauna, outdoor shower and a wood-burning shower. The garden is a botanical garden with hundreds of plant species, a 12 sqm sandpit for children, trampoline and raspberry bushes. The house is semi-sunk into the hillside, providing a pleasant base temperature in winter and summer, and the large glass surfaces of the oak windows with triple glazing and safety glass provide light in every room.

The main elements of the technical content are:

- The building structure is monolithic reinforced concrete with 25 cm of ...

ID number	375555
Type	For sale - Family House
Space	222 m <sup>2</sup>
Balcony/terrace	100 m <sup>2</sup>
Rooms	6 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	2022
Orientation	Southeast
Inner height	2.7 m

**Ivanics Anita****+36-70-743-9189**[a.ivanics@gdn-ingatlan.hu](mailto:a.ivanics@gdn-ingatlan.hu)**FOR SALE**