

**Budapest XVI. district ENERGIAHATÉKONY OTTHON
MEDENCÉVEL**

229 000 000 HUF

NEW LISTING – PREMIUM, ENERGY-EFFICIENT HOME WITH POOL –
NEAR SASHALOM FOREST

In Budapest's 16th district, in the quiet, residential area of Sashalom near the Zugló border, we offer for sale a 160 sqm, two-storey, like-new family home with a double garage and a spacious terrace.

This property is an ideal choice for those seeking a modern, low-maintenance, move-in-ready home with advanced technical features.

KEY FEATURES

Living area: 160 sqm + double garage (32.9 sqm)

Terrace: 34 sqm

Landscaped garden with irrigation system

3x6 m built-in, heated swimming pool

The house offers a well-thought-out layout with comfortable, functional living spaces. The garden and terrace provide a true extension of the home for everyday living and relaxation.

TECHNICAL SPECIFICATIONS

30 cm Porotherm brick walls

Reinforced concrete slabs on both levels

15 cm façade and floor insulation

35 cm roof insulation

Triple-glazed, 7-chamber windows

Electric aluminum shutters with mosquito nets

16 kW Panasonic All-in-One heat pump

Underfloor heating ...

ID number	395246
Type	For sale - Semidetached house
Space	177 m ²
Balcony/terrace	34 m ²
Rooms	4 + 1 Rooms
Building lot	532 m ²
View	Garden view
Condition	Novel
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	2016
Orientation	Northeast
Inner height	2.6 m



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FOR SALE

