

**Budapest XVI. district PRÉMIUM LAKÁS, CSAK BEKÖLTÖZNI KELL**

199 900 000 HUF

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

Located in the peaceful residential area of Sashalom, District XVI of Budapest, close to the border of Zugló, this 127 m<sup>2</sup> two-storey family home is offered for sale in excellent, like-new condition, featuring a spacious terrace and beautifully landscaped garden.

This property is an ideal choice for buyers seeking a modern, energy-efficient home with low maintenance costs and immediate move-in availability.

**KEY FEATURES**

Living area: 127 m<sup>2</sup>

Terrace: 34 m<sup>2</sup>

Landscaped garden with automatic irrigation system

3 x 6 m built-in heated swimming pool

The house offers a thoughtfully designed layout with comfortable living spaces and a practical separation of functions. The garden and terrace provide additional living space for relaxation and outdoor enjoyment.

**TECHNICAL SPECIFICATIONS**

30 cm Porotherm brick construction

Reinforced concrete slabs on both floors

15 cm façade and floor insulation

35 cm roof insulation

Triple-glazed, 7-chamber ...

ID number	397063
Type	For sale - Semidetached house
Space	144 m <sup>2</sup>
Balcony/terrace	34 m <sup>2</sup>
Rooms	4 + 1 Rooms
Building lot	532 m <sup>2</sup>
View	Garden view
Condition	Novel
Structure	Brick
Heating	Heat pump
Parking	Garage/parking space buy
American kitchen	Yes
Access to the garden	Yes
Year of construction	2016
Orientation	Northeast
Inner height	2.6 m



**Csík Zsolt**

**+36-30-641-6167**

zs.csik@gdn-ingatlan.hu

FOR SALE

