

**Budapest VIII. district**

51 510 606 HUF

INVESTMENT GOLDMINE: A+ ENERGY EFFICIENT STUDIO APARTMENT WITH BALCONY AT KÁLVÁRIA SQUARE

**SUMMARY**

For sale: a highly efficient 29 sqm, 2nd-floor studio apartment in a 2025-built premium complex. This unit features a 2 sqm balcony and represents the best-in-class for low maintenance costs and high rental yield. Located in the heart of the university district, it's a perfect match for international students or savvy investors.

**PROPERTY HIGHLIGHTS**

Energy Class: A+ (Lowest possible utility bills).

Heating & Cooling: Modern heat pump system with individual Panasonic units.

Connectivity: Walking distance to major universities (NKE, Semmelweis, Pázmány).

Transport: Minutes away from Metro M4 and Tram 4-6.

**OPPORTUNITY**

Planned handover in April 2026, furnished. A private underground parking space is also available for 10 million HUF. This is an asset that combines long-term value growth with immediate rental potential.

Please contact me for the technical documentation or to schedule a viewing.



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ID number	393994
Type	For sale - Flat (brick)
Space	29 m <sup>2</sup>
Balcony/terrace	2 m <sup>2</sup>
Rooms	1 Rooms
View	Street
Condition	Newly built
Structure	Brick
Heating	Heat pump
Parking	Garage/parking space buy
American kitchen	Yes
Access to the garden	No
Top floor	No
Year of construction	2026
Orientation	Southeast
Inner height	2.6 m
Duplex	No

FOR SALE

