

**Budapest XVIII. district Ganz kertváros**

215 000 000 HUF

LUXURY VILLA AT GUIDE PRICE !

For sale at a guide price in the XVIII. district, in the best part of the Ganz suburb, on a 1 516 sqm plot, a multi-generational, 7-room family house with an exclusive design!

Key features of the house:

- Built in 2013 with the highest quality materials and custom designed by the owner
  - several heating systems have been installed to ensure energy saving
  - condensing boiler
  - underfloor heating and radiators
  - air-conditioning with heating and cooling
  - custom-designed fireplace
  - separate entrances to each room
  - bright, spacious rooms, providing comfort for all residents
  - 67 sqm attic with one air space, including built-in furniture, can be used either as a guest room or office.
  - windows and doors made of quality wood
  - triple glazed windows for sound insulation and heat retention.
- The well-maintained 1 516 sqm plot has a separate outbuilding of 65 sqm /self-contained housing/ terrace, wine cellar of 22 sqm. The garden has beautiful fruit trees and an outdoor swimming pool with a full automatic system with water ...



**Miksó Anna**

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ID number	343588
Type	For sale - Family House
Space	501 m <sup>2</sup>
Balcony/terrace	37 m <sup>2</sup>
Rooms	7 Rooms
Building lot	1516 m <sup>2</sup>
View	Garden view
Condition	Novel
Structure	Brick
Heating	Individual boilers
Parking	Self-parking
American kitchen	No
Access to the garden	Yes
Year of construction	2013
Inner height	3.2 m

FOR SALE

