



BOOST YOUR
SOCIAL PRESTIGE!



Purchase a lavish luxury home in the EU!
It is your big chance to enhance your investment portfolio

BUDAPEST IN GENERAL

Budapest's allure lies in its ability to offer a perfect blend of historical charm, modern infrastructure, cultural richness, and a conducive environment for business development, making it an appealing destination for both tourists and businesspersons alike.

Budapest, the capital of Hungary, is a captivating city known for its rich history, stunning architecture, vibrant culture, and strategic location along the Danube River. It holds immense appeal for both tourists and businesspersons for various reasons:

Architectural Marvels: Budapest boasts a mix of architectural styles, from the medieval Castle Hill to the neoclassical buildings along Andrásy Avenue, and the art nouveau marvels like the Hungarian Parliament.

2

Rich History: Visitors are drawn to historical sites like Buda Castle, Fisherman's Bastion, and Heroes' Square, which reflect Hungary's intriguing history.

Cultural Heritage: The city hosts various cultural events, including music festivals, art exhibitions, and a vibrant nightlife, making it an engaging destination for tourists.

Strategic Location: Budapest serves as a hub for business in Central and Eastern Europe, providing easy access to other European markets.

Competitive Costs: Compared to many Western European cities, Budapest offers a lower cost of living and operating expenses, making it an attractive place for businesses to set up or expand.

Infrastructure and Connectivity: The city has well-developed infrastructure, including modern transportation, a robust IT sector, and reliable telecommunication networks, facilitating business operations.

Supportive Business Environment: Hungary offers various incentives and support for foreign investors, including tax benefits and grants to stimulate business growth and innovation.



Rapid Appreciation: Budapest has experienced significant property value appreciation, offering investors the potential for high returns on investment. The market has seen a consistent increase of 20%+ in property values, making it an attractive prospect for investors.

Affordability: Compared to other major European cities, Budapest's real estate is relatively affordable. This affordability attracts both local and international investors looking to capitalize on a market with lower entry barriers.

Strong Rental Yields: The rental market in Budapest is robust, with high demand for both short-term and long-term rentals. This demand contributes to attractive rental yields for property investors, offering a steady income stream.

Tourism and Demand: Budapest is a popular tourist destination, attracting millions of visitors annually. This drives the demand for short-term rentals, especially in central areas, making it an excellent choice for investors seeking to capitalize on the tourism industry.

Economic Growth: Hungary's economy has been steadily growing, and Budapest serves as the economic and cultural hub of the country. This economic stability contributes to the overall growth and attractiveness of the real estate market.

Infrastructure Development: Ongoing infrastructure developments, such as transportation improvements and urban regeneration projects, further enhance the city's appeal and contribute to the overall appreciation of property values.

Stability and EU Membership: Hungary's stability as an EU member country adds a layer of security and predictability to the real estate market, providing a favorable investment environment.

Cultural Appeal and Quality of Life: Budapest is renowned for its rich cultural heritage, vibrant lifestyle, and high quality of life. These aspects contribute to the city's attractiveness, making it an appealing location for property investment.

Investing in Budapest's real estate market presents several advantages due to its status as one of the fastest-growing markets in the European Union.

BUDAPEST AS AN INVESTMENT OPPORTUNITY

PROPERTY SPECIFICS

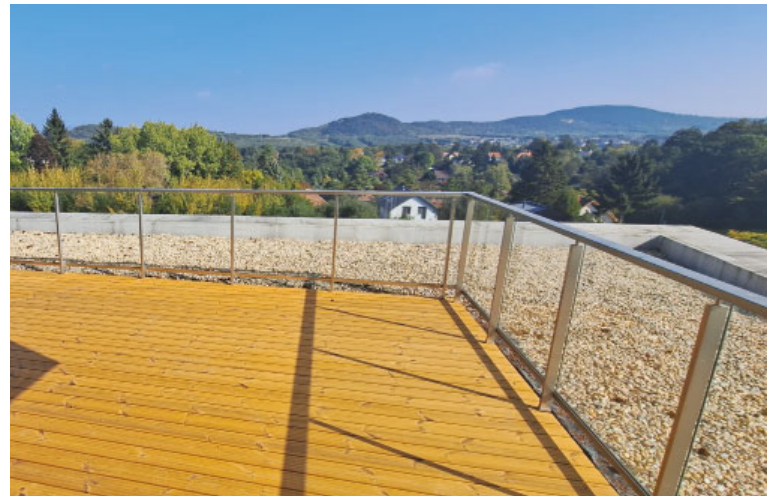
Prime Location: Situated in the prestigious 2nd district, the most elegant and most expensive residential district of Budapest, this villa enjoys a privileged location with proximity to the city center, offering the perfect blend of tranquility and accessibility. The area's high demand and limited supply ensure enduring value and consistent appreciation in property prices.

State-of-the-Art Design: Melding contemporary design with the highest quality craftsmanship, this villa embodies luxury at its finest. Boasting modern architecture, sleek interiors, and top-tier amenities, it is an embodiment of sophistication and comfort, appealing to discerning buyers seeking elegance and functionality.

Rising Real Estate Values: The 2nd district of Budapest has been witnessing a consistent 20%+ rise in real estate values due to its desirability, making it a hot spot for property investors. The projected increase in property prices ensures an excellent return on investment, one of the highest in the European Union.

Versatile Investment Potential: Whether it's for personal indulgence in a lavish living space or a strategic investment for rental purposes, this villa offers versatile opportunities. The high-end neighborhood and luxurious features attract both local and international tenants, ensuring a steady and lucrative rental income.

Amenities and Comfort: From expansive living spaces to a range of high-end amenities, including a pool, landscaped gardens, and stunning panoramic views to the Buda hills, this villa promises an unparalleled living experience. Thanks to the state-of-the-art technologies, this villa is a close-to-zero energy consumption building, holding the highest possible energy sufficiency certificate. Such features not only enhance the lifestyle but also significantly boost the property's value.



PROPERTY SPECIFICATION

Location: Budapest, 2nd district, Budaliget

Floor area: 303 square meters / 3,261 square feet

Terraces: 3, all together 80 square meters / 861 square feet

Land area: 1350 square meters / 14531 square feet

Rooms: 2 living rooms, 5 bedrooms

Bathrooms: 4 bathrooms, 5 toilets

Swimming pool: outdoor, 7 meter, heat-pump heated pool, with lights

Garage: for 2 cars (heated)

Parking: additional 2 cars

Levels: 3

Heating and cooling: Twin Heat-pump system, can be controlled from mobile phone

Alarm system and camera: can be controlled from mobile phone

Electric shading system: can be controlled from mobile phone

Energy Category: AA++ (highest category in the EU, meaning almost zero energy consumption)

Building material: Brick

Panorama: to the Buda Hills

Construction phase: Ready to move in immediately (equipped as seen on pictures:
full kitchen with all appliances)

Price: 1,300,000 EUR / app. 1,400,000 USD

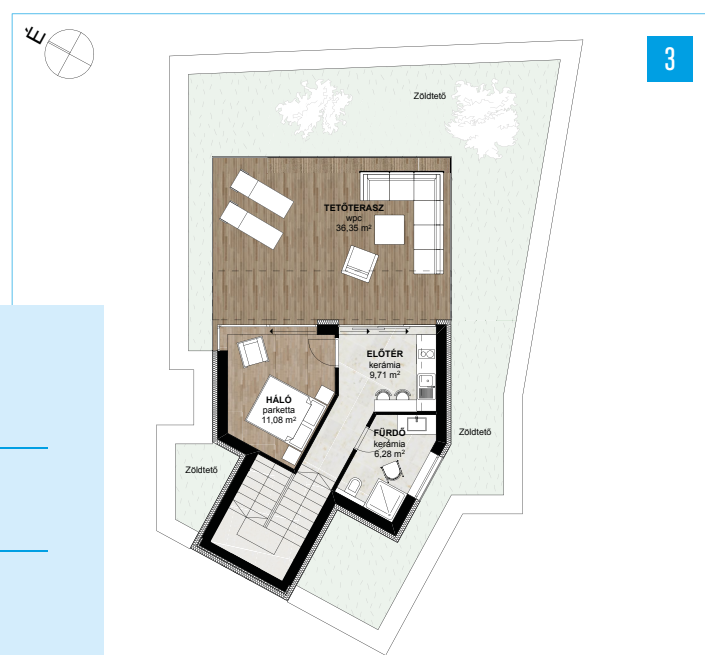
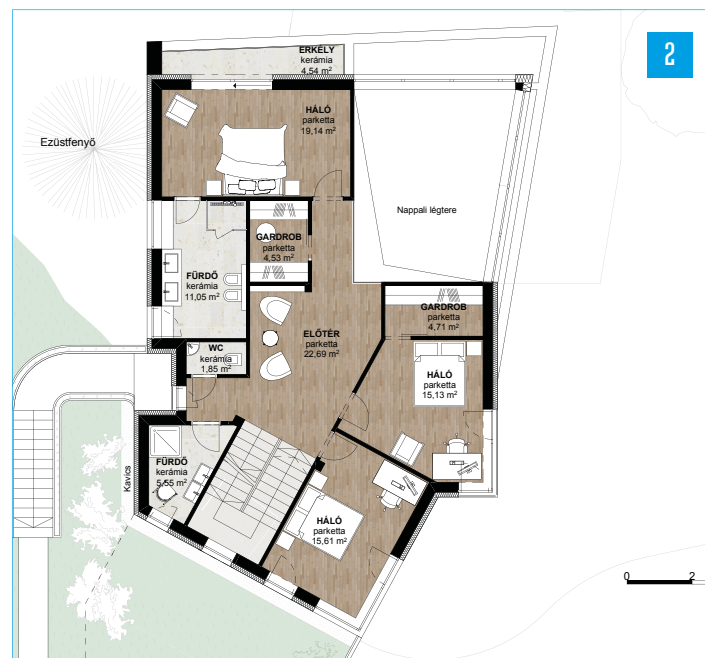
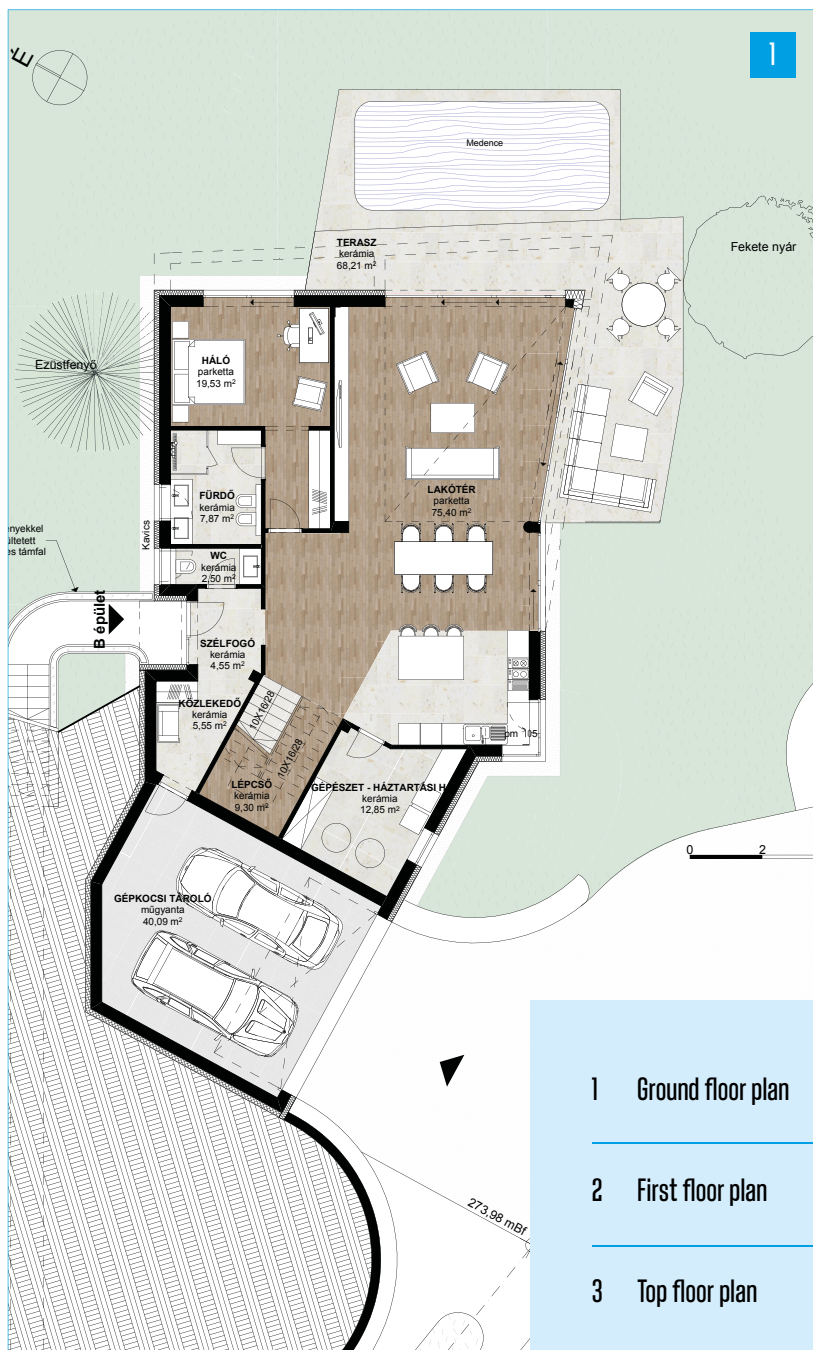
Add-on option: Can be purchased fully equipped, with all furnitures (100,000 EUR Extra)



This modern luxury villa in Budapest's 2nd district is not just a home; it's a wise investment in an area known for its consistent appreciation in real estate values.

Don't miss this chance to own a piece of luxury and a sound investment in one of the most sought-after locations in Europe!

FLOOR PLANS



1 Ground floor plan

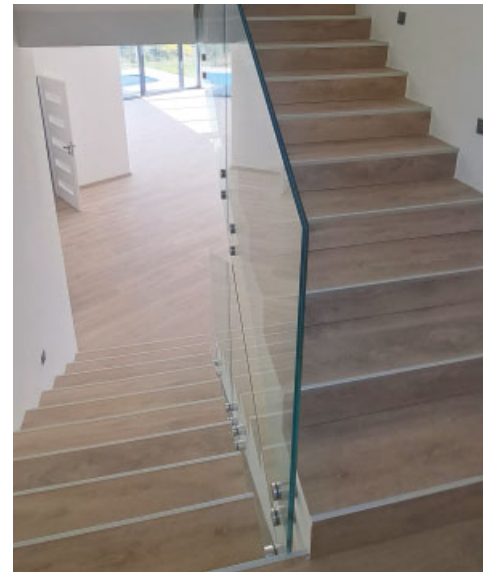
2 First floor plan

3 Top floor plan

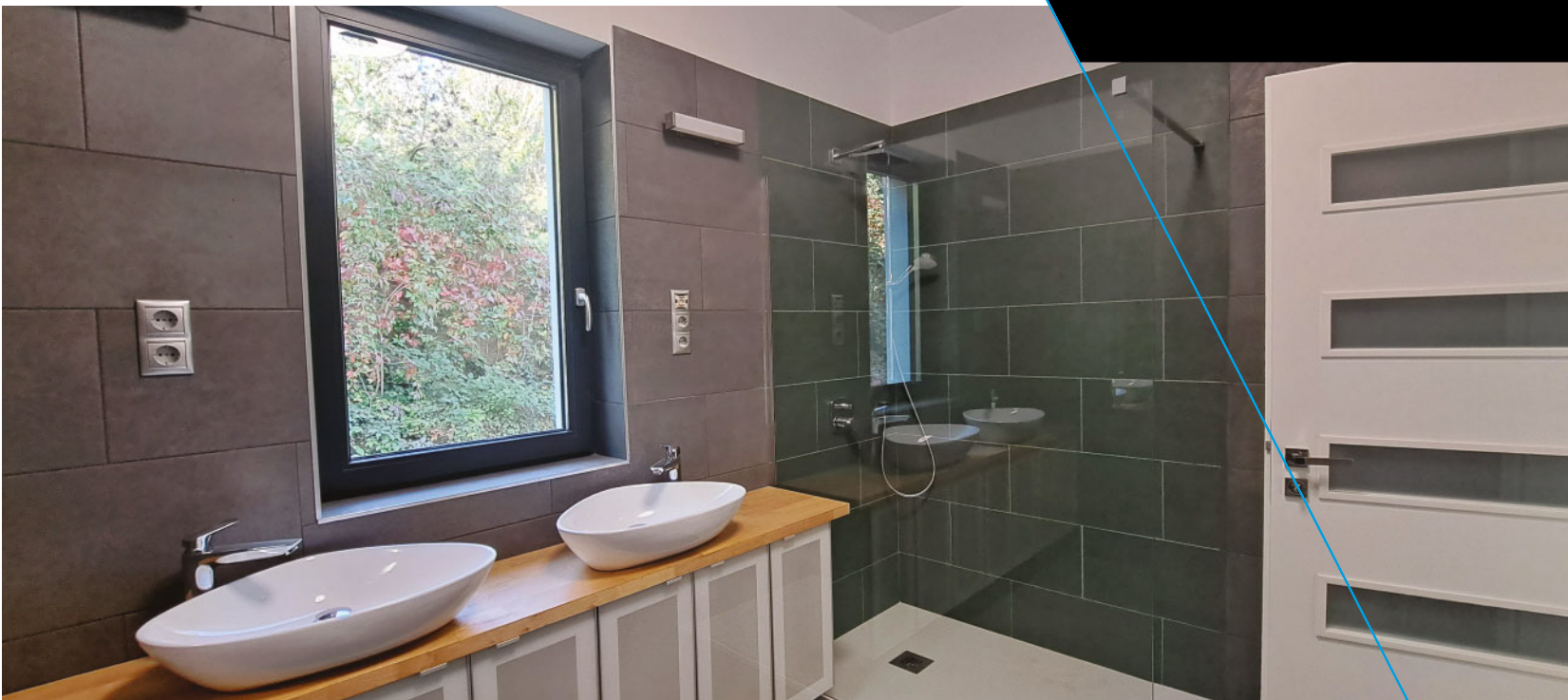
LIVING ROOM GROUND FLOOR



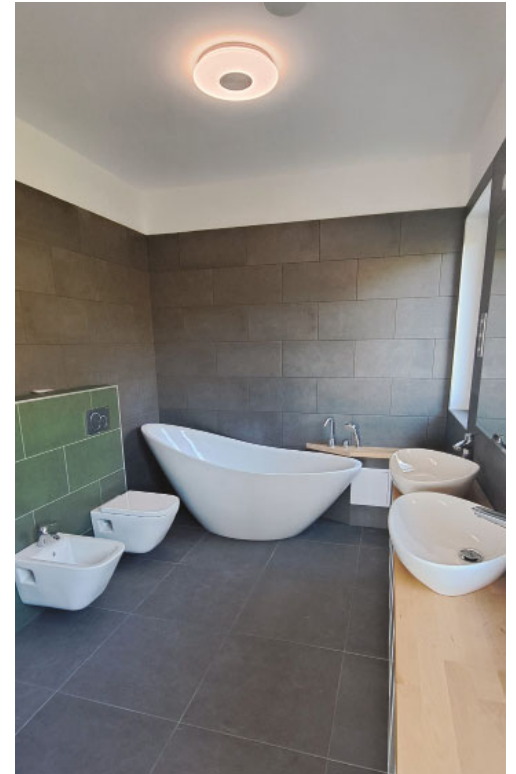
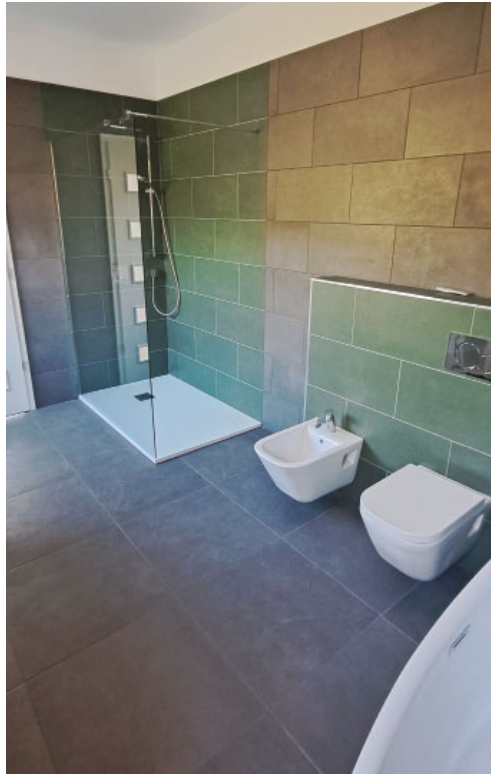
LIVING ROOM AND KITCHEN GROUND FLOOR



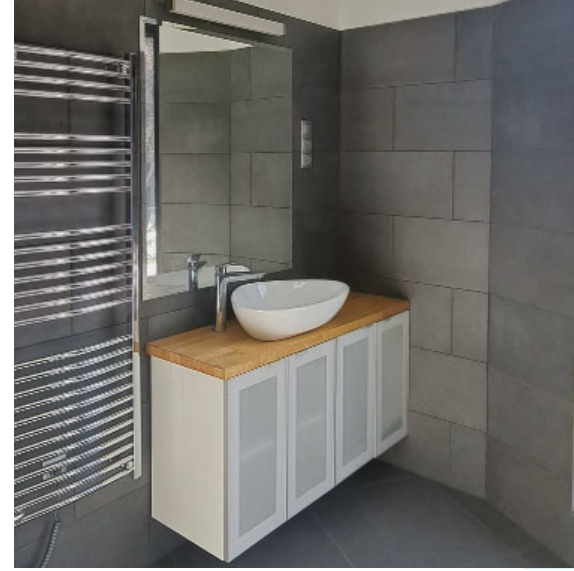
BATHROOM AND BEDROOM GROUND FLOOR



BATHROOM AND BEDROOM FIRST FLOOR



BEDROOM AND ROOFTOP TERRACE TOP FLOOR



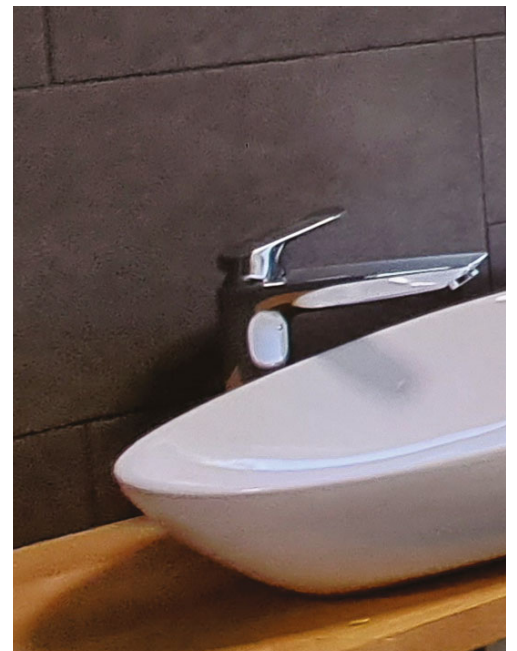
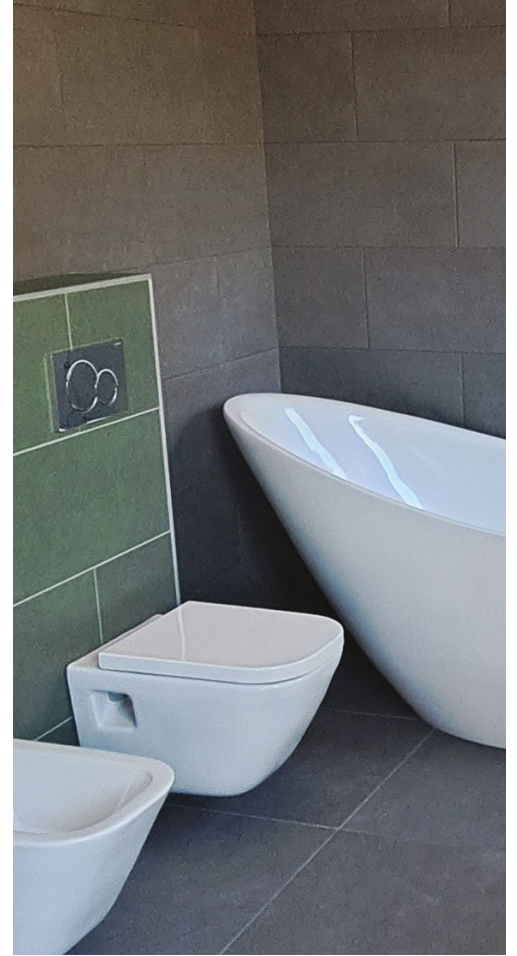
GARDEN



GARDEN AND POOL



DETAILS



Épület (önálló rendeltetési egység)

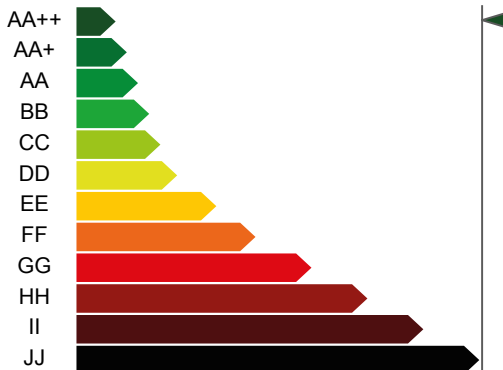
Rendeltetés: Lakó- és szállásjellegű
Cím: 1029 Budapest
 Zerind vezér utca 24/A B
HRSZ: 55104/30
Az épület védeltsége: Nem védett

Megrendelő

Név: Amirmohammad Malekpour
Cím: Magyarország (HU)
 1029 Budapest
 Zerind vezér utca 24/A



Energetikai minőség szerinti besorolás: **AA++**



Minimális energiaigényű

Energetikai adatok

Fűtött alapterület: 304,58 m²
Összesített energetikai jellemző:
 -méretezett érték: 27 kWh/m²a
 -követelményérték: 100 kWh/m²a
 -a követelményérték százalékában: 27%

Fajlagos hővesztésgéptényező:
 -méretezett érték: 0,11 W/m³K
 -a követelményérték százalékában: 42,42%

Megújuló energia részarány(a méretezett összesített energetikai jellemző százalékában): 121,4%

Tanúsító szakember adatai

Név: SZEDERKÉNYI SZABOLCS
Cím: 2092 Budakeszi
 Reviczky utca 82.
Telefon: 06-30-829-18-98
Email: mftenergetika@gmail.com

Jogosultsági szám: TÉ 01-64148 (MMK)

Alátámasztó munkarész:
 -**kelte:** 2023. március 9.
 -**készítő szoftver megnevezése:**
 WinWatt 8.61 (2023. 3. 1.)

Hiteles kiállítás dátuma: 2023. március 9.

Korszerűsítési javaslat

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A javaslattal elérhető besorolás: -

Megjegyzés

A szerkezeti rétegrendek meghatározása az épület műszaki dokumentációja és a helyszíni szemle tapasztalatai alapján történt.

Tanúsítás módszere: Teljes épület, számítással

A tanúsítvány kiállításának oka:
saját célra



DIRECTLY FROM THE AUSTRIAN DEVELOPER

for further info please contact
the sole representative of the developer:

Mr. Laszlo LENDVAI

at lendvai2@gmail.com or +36 30 668 6056

