

Törökbálint

# Prémium ikerház Törökbálint legszebb privát utcájában

Property ID: HU25439533



PURCHASE PRICE: 339.000.000 HUF • LIVING SPACE: ca. 150 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 648 m<sup>2</sup>

Property ID: HU25439533 - 2045 Törökbálint

- At a glance
- The property
- A first impression
- Contact partner

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## At a glance

|                      |            |                |                 |
|----------------------|------------|----------------|-----------------|
| Property ID          | HU25439533 | Purchase Price | 339.000.000 HUF |
| Living Space         | ca. 150 m² | Equipment      | Terrace         |
| Rooms                | 5          |                |                 |
| Bedrooms             | 4          |                |                 |
| Bathrooms            | 2          |                |                 |
| Year of construction | 2025       |                |                 |
| Type of parking      | 1 x Garage |                |                 |

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## The property





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## The property



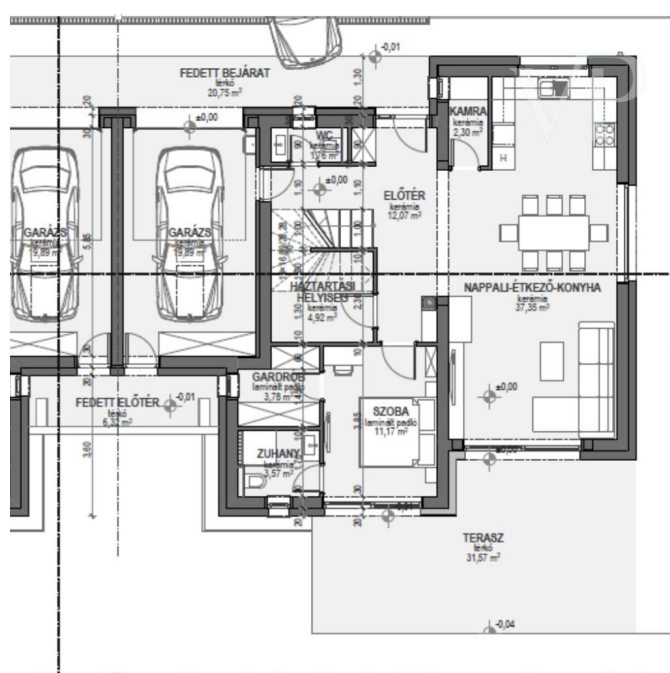
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## The property



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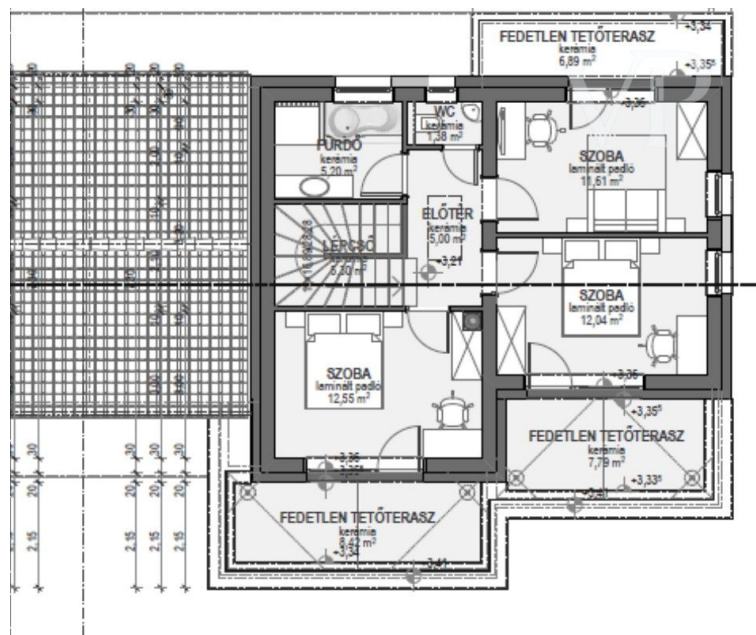
## The property





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## The property





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## A first impression

Premium semi-detached house in the most beautiful private street of Törökbálint! We offer for sale this modern, clean style, premium quality, newly built semi-detached house in the elegant private street of Törökbálint. The 648 m<sup>2</sup> property with its own plot offers a bright, comfortable home with excellent distribution, even for a larger family. The functional distribution and layout of the rooms is well thought out, with livable spaces and dimensions. The pictures are visual plans, showing a possible furnishing idea. The property is ready for handover on 30 th of September 2025. Price: 339 million Ft Plot size: 648 m<sup>2</sup> Living area: 150 m<sup>2</sup> + 30 m<sup>2</sup> ground floor terrace + 23 m<sup>2</sup> upstairs roof terrace + cca. 55 m<sup>2</sup> storage space (galleried garage + attic). Ground floor - net 102.1 m<sup>2</sup> + 30 m<sup>2</sup> terrace - Entrance hall: 12.07 m<sup>2</sup> - Stairs: 5.3 m<sup>2</sup> - Living room + kitchen + dining room: 37.35 m<sup>2</sup> - Pantry: 2.3 m<sup>2</sup> - Bedroom: 11.17 m<sup>2</sup> - Bathroom: 3.57 m<sup>2</sup> - Cloakroom: 3.76 m<sup>2</sup> - Utility room: 4.92 m<sup>2</sup> - Guest toilet: 1.76 m<sup>2</sup> - Private garage: 19.9 m<sup>2</sup> (with gallery, additional cca. 15 m<sup>2</sup> of storage space) Floor - net 47,78 m<sup>2</sup> + 23,1 m<sup>2</sup> roof terrace - Entrance hall: 5 m<sup>2</sup> - Bedroom 1: 11,61 m<sup>2</sup> + 6,89 m<sup>2</sup> private terrace - Bedroom 2: 12,04 m<sup>2</sup> + 7,79 m<sup>2</sup> private terrace - Bedroom 3: 12,55 m<sup>2</sup> + 8,42 m<sup>2</sup> private terrace - Bathroom: 5,2 m<sup>2</sup> - WC: 1,38 m<sup>2</sup> - Attic: insulated, parquet flooring, heated, cca. 40 m<sup>2</sup> storage space Equipment, technical content: - 8 kW Daikin heat pump - Underfloor heating, ceiling cooling-heating, fresh- Underfloor heating, ceiling cooling-heating, fresh air circulation - Fireplace preparation, chimney and permit included in the price - Solar panel preparation (protective piping) - Exterior windows: plastic, inside/outside olive-anthracite grey - Roof tiles: granite grey - Façade: pale beige (warm off-white) - Interior windows: optional (100. 000 Ft/piece + VAT included in the price) - Cold-warm tiles: 10.000 Ft/m<sup>2</sup> + VAT included in the price - External terrace and garage entrance tiles: 10. 000 Ft/m<sup>2</sup> + VAT included in the price - Sanitary fittings included in the price, sanitary fittings provided by the buyer - Electrical fittings: Legrand, 4-6 sockets/room, 2-3 switches/room - Light fittings included in the price, light fittings provided by the buyer - Low voltage: CAT6 network, 1-1 socket in living room + rooms - Fencing and garden preparation for gardener - also included in the price - Asphalted street Payment schedule: - 40% at the time of contract - 40% by 2025. 2025 until 30 July 2019 - 20% before moving in. This house is ideal for those who are not only looking for a new property, but also for a really high quality, carefully designed and finished home in a green area close to Budapest. For more information and on-site viewing please contact us!

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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