

**Kóka****63 900 000 HUF**

In Süllysáp, on Határ Street, energy-efficient family houses with a net area of 92.64 m<sup>2</sup>, featuring four rooms + a living room with an American kitchen, are for sale on a 2215 m<sup>2</sup> plot by a contractor with numerous references!

Don't miss out on the last available property, the front-facing left-side one!

Four properties are being built on the plot, only connected by the carport. Each property's exclusive use area is approximately 500 m<sup>2</sup>.

A condominium deed will be prepared, so the properties will be separately owned.

The properties are designed with a 40 m<sup>2</sup> living room and 3 bedrooms, but according to the buyer's needs, the fourth room can be designed with a smaller living room and hall.

The load-bearing walls are made of Porotherm P30N+F bricks with a concrete ring beam and wooden beam roof structure. The base is 10 cm polystyrene step-resistant, the facades are 10 cm Austrotherm Graphite, and the horizontal ceiling will have 25 cm mineral wool insulation.

Windows and doors will be installed with triple-glazed, six-chamber plastic thermal insulation.

In addition to proper ...

**Horváth Péter****+36-70-606-2990**[p.horvath@gdn-ingatlan.hu](mailto:p.horvath@gdn-ingatlan.hu)

ID number	385764
Type	For sale - Semidetached house
Space	102 m <sup>2</sup>
Balcony/terrace	15 m <sup>2</sup>
Rooms	4 Rooms
Building lot	560 m <sup>2</sup>
View	Garden view
Condition	Newly built
Structure	Brick
Heating	Heat pump
Parking	Self-parking
American kitchen	Yes
Access to the garden	Yes
Year of construction	2025
Orientation	Southwest
Inner height	2.7 m

**FOR SALE**

