

## Szeged

33 000 000 HUF

### INVESTMENT GOLDMINE IN SZEGED - 2 STUDIO UNITS = DOUBLE INCOME!

For sale in Szeged, within walking distance of the universities, a rare courtyard property offering outstanding investment potential.

Two separate outbuildings: 24 m<sup>2</sup> + 18 m<sup>2</sup>  
Potential to create 2 independent studio apartments  
18 m<sup>2</sup> PRIVATE GARAGE - extra income or value booster  
Prime university-area location - constant rental demand

The property requires full renovation, which is a major advantage for investors: you can design the layout, utilities and style to maximize rental income and future value.

Why is this a top-tier investment in Szeged?

- ✓ Two separate units = two income streams
- ✓ Quiet courtyard location, yet close to the city center
- ✓ Heating: gas convectors
- ✓ All utilities available (water, electricity, gas, sewer)
- ✓ Old windows - renovation brings instant value increase

Perfect for student rentals with strong long-term demand  
The garage can be rented separately

Opportunities like this are rare:  
Two separate outbuildings + private ...



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|                      |                         |
|----------------------|-------------------------|
| ID number            | 391623                  |
| Type                 | For sale - Flat (brick) |
| Space                | 42 m <sup>2</sup>       |
| Rooms                | 2 Rooms                 |
| View                 | Garden view             |
| Condition            | To be renovated         |
| Structure            | Brick                   |
| Heating              | Gas (convector)         |
| Parking              | Own garage              |
| American kitchen     | No                      |
| Access to the garden | Yes                     |
| Top floor            | No                      |
| Year of construction | 1950                    |
| Inner height         | 2.6 m                   |
| Duplex               | No                      |

FOR SALE

