

**Budapest VIII. district**

123 347 435 HUF

**SPACIOUS FAMILY OASIS WITH LARGE BALCONY: PREMIUM A+ APARTMENT AT KÁLVÁRIA SQUARE**

**SUMMARY**

For sale: a high-end 68 sqm, 2nd-floor apartment in a 2025-built residential complex. This property features an exceptional 8 sqm private balcony, offering a perfect outdoor retreat in the heart of the city. Designed for those who seek spacious living areas combined with the highest energy efficiency standards.

**PROPERTY HIGHLIGHTS**

Layout: Generous living area, comfortable bedrooms, and double bathroom setup.

Energy Class: A+ with a modern heat pump system and Panasonic fan-coil units.

Balcony: 8 sqm, ideal for outdoor dining or a lounge area.

Location: Within walking distance to NKE, Semmelweis, and Pázmány Universities.

**OPPORTUNITY**

Planned handover in April 2026, furnished. A private underground parking space is available for 10 million HUF. This is a rare opportunity to own a large, modern home in one of Budapest's most dynamically developing neighborhoods.

Please contact me for the technical documentation or to schedule a viewing.



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|----------------------|--------------------------|
| ID number            | 393996                   |
| Type                 | For sale - Flat (brick)  |
| Space                | 68 m <sup>2</sup>        |
| Balcony/terrace      | 8 m <sup>2</sup>         |
| Rooms                | 2 Rooms                  |
| View                 | Street                   |
| Condition            | Newly built              |
| Structure            | Brick                    |
| Heating              | Heat pump                |
| Parking              | Garage/parking space buy |
| American kitchen     | Yes                      |
| Access to the garden | No                       |
| Top floor            | No                       |
| Year of construction | 2026                     |
| Orientation          | Southeast                |
| Inner height         | 2.6 m                    |
| Duplex               | No                       |

FOR SALE

