

**Budapest VI. district Andrassy út**

265 000 000 HUF

Next to Andrassy Avenue, but not on Andrassy Avenue, there is a loft space for sale suitable for the construction of 11 apartments, with a valid building permit, on the fourth floor and in the attic. These apartments can be sold with a 5% VAT. The property is free of any encumbrances and is owned outright (1/1). It is possible to burden the project with a construction loan. The building's fire wall is adjacent to the building on Andrassy Avenue, and the entrance is located 30 meters away from Andrassy Avenue, where new apartments are currently offered at a price of 8000-10000 EUR/m<sup>2</sup>. A 640m<sup>2</sup> apartment with a 90m<sup>2</sup> terrace and optionally a 133m<sup>2</sup> panoramic rooftop terrace can be built. It is important to note that the redemption of parking spaces must still be paid according to the 2019 regulations, allowing significant savings compared to obtaining a new permit.

ID number	267811
Type	For sale - Building lot
Space	640 m <sup>2</sup>
View	Panoramic
Structure	Brick



**Molnár Rozália**

+36-20-329-1274

r.molnar@gdn-ingatlan.hu

FOR SALE

