

**Budapest VIII. district**

126 600 561 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

