

## Budapest IX. district

92 500 000 HUF

**ATTENTION! AN EXCEPTIONAL OPPORTUNITY FOR PARENTS AND INVESTORS LOOKING FOR A SAFE HOME FOR THEIR UNIVERSITY CHILD!**

In one of the most popular parts of Budapest's 9th district, on Hőgyes Endre Street, I am offering for sale a property with a total area of 65 m<sup>2</sup>, which functions as two completely separate apartments by its design. One apartment is 30 m<sup>2</sup>, the other is 35 m<sup>2</sup>, both can be used as independent living spaces.

This property is an ideal choice for parents who would like to provide a safe, private home for their child studying at a university in Budapest. Thanks to the two-apartment design, the child can live comfortably in one apartment, while renting out the other apartment can generate significant income, which can even cover maintenance costs or part of the financing.

At the same time, it is also an excellent opportunity for investors, as the two independent apartments provide a continuous and well-planned rental opportunity in one of the most sought-after parts of Budapest.

The apartments require aesthetic renovation, but the real value of the property is given by the excellent location, practical design ...

|                      |                         |
|----------------------|-------------------------|
| ID number            | 397908                  |
| Type                 | For sale - Flat (brick) |
| Space                | 65 m <sup>2</sup>       |
| Rooms                | 2 Rooms                 |
| View                 | Courtyard               |
| Condition            | In fair condition       |
| Structure            | Brick                   |
| Heating              | Gas (convector)         |
| Parking              | At community areas      |
| American kitchen     | No                      |
| Access to the garden | No                      |
| Top floor            | No                      |
| Year of construction | 1900                    |
| Orientation          | East                    |
| Inner height         | 3.6 m                   |
| Common cost          | 17550 HUF               |
| Duplex               | No                      |



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FOR SALE

