



Excellent investment next to the Parliament

V. Budapest, szalay

124,800,000 HUF

DETAILS

ASKING PRICE	124,800,000 HUF
PRICE PER M²	1,559,538 HUF / m²
PROPERTY TYPE	Apartment
LOCATION	V. Budapest, szalay
INTERIOR	80 m²
BEDROOMS	2
BATHROOMS	2
FLOOR	5
BUILDING FLOORS	5
LEVELS	2
YEAR BUILT	1905

FEATURES

Air conditioning	Lift
Furnished	

CONDITION	Good condition
HEATING	Gas boiler

DESCRIPTION

Located in one of Budapest's most sought-after areas, just moments from the Parliament and the Danube, this unique duplex apartment on Szalay Street offers an exceptional opportunity for homeowners and investors alike.

Officially registered as 80 sqm, the property provides a significantly larger sense of space thanks to its well-designed two-level layout. The apartment currently features a spacious living room, two bedrooms, two bathrooms, an entrance hall, a dining hall, a separate guest toilet, and a fully equipped kitchen.

The double-comfort layout is one of the apartment's key advantages. One bathroom is fitted with a bathtub, while the other includes a walk-in shower, making the property ideal for families, guests, flat-sharing, or long-term tenants.

Situated on the 5th floor of a well-maintained building with a modern elevator, the apartment enjoys both street-facing and courtyard views. This rare combination allows residents to experience the vibrant atmosphere of downtown Budapest while still benefiting from a peaceful living environment.

The property is in fair to average condition and offers excellent renovation potential. Original parquet flooring, furnished interiors, and a flexible floor plan provide a strong foundation for modernization and value enhancement.

Currently occupied by a tenant, the apartment can generate immediate rental income from day one, making it an attractive investment opportunity. At the same time, it could serve perfectly as a private residence, a city apartment for university-aged children, or a long-term home in one of Budapest's most prestigious central locations.

Monthly operating costs are favorable considering the location and size of the property. Total common and utility expenses average approximately €125 per month, excluding electricity and internet services.

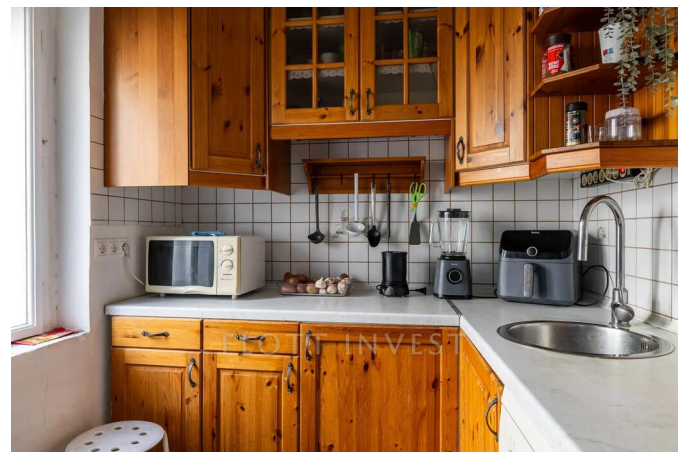
Key Features

- Prime location in Budapest's District V, Szalay Street
- 80 sqm according to the title deed
- Duplex layout over two internal levels
- Living room + 2 bedrooms
- Double-comfort apartment
- 2 bathrooms (bathtub and shower)
- Separate guest WC

- Fully equipped kitchen
- Dining hall / reception area
- Street and courtyard views
- 5th floor location
- Elevator building
- Furnished
- Fair to average condition with renovation potential
- Currently tenant occupied
- Immediate investment opportunity
- Approx. HUF 50,000 monthly common and utility costs
- Exclusive listing available only through our office

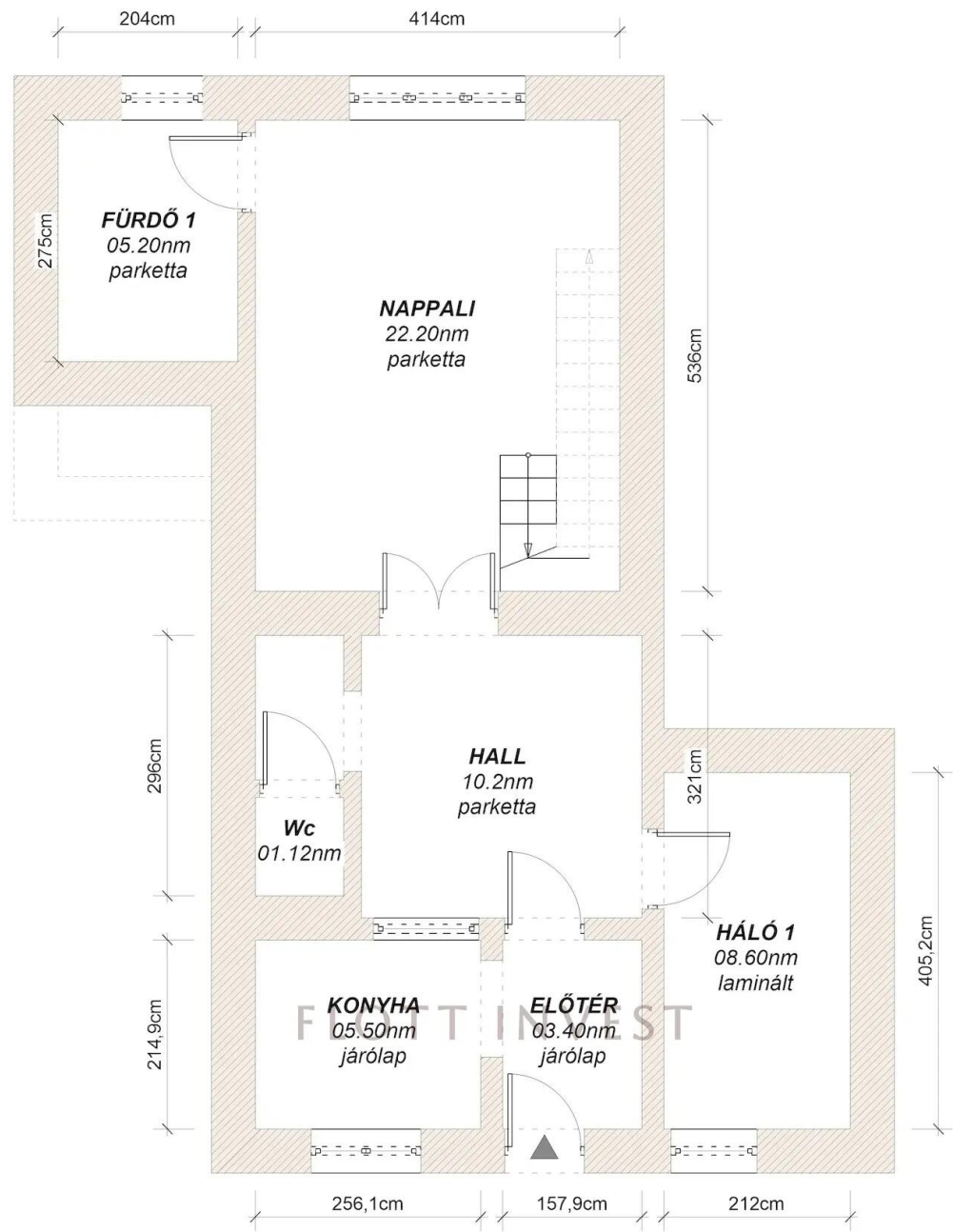
Properties that combine a prestigious downtown location, flexible layout, double-comfort living, and strong investment potential are increasingly difficult to find. This Szalay Street apartment offers exactly that rare combination in the heart of Budapest.

PHOTOS



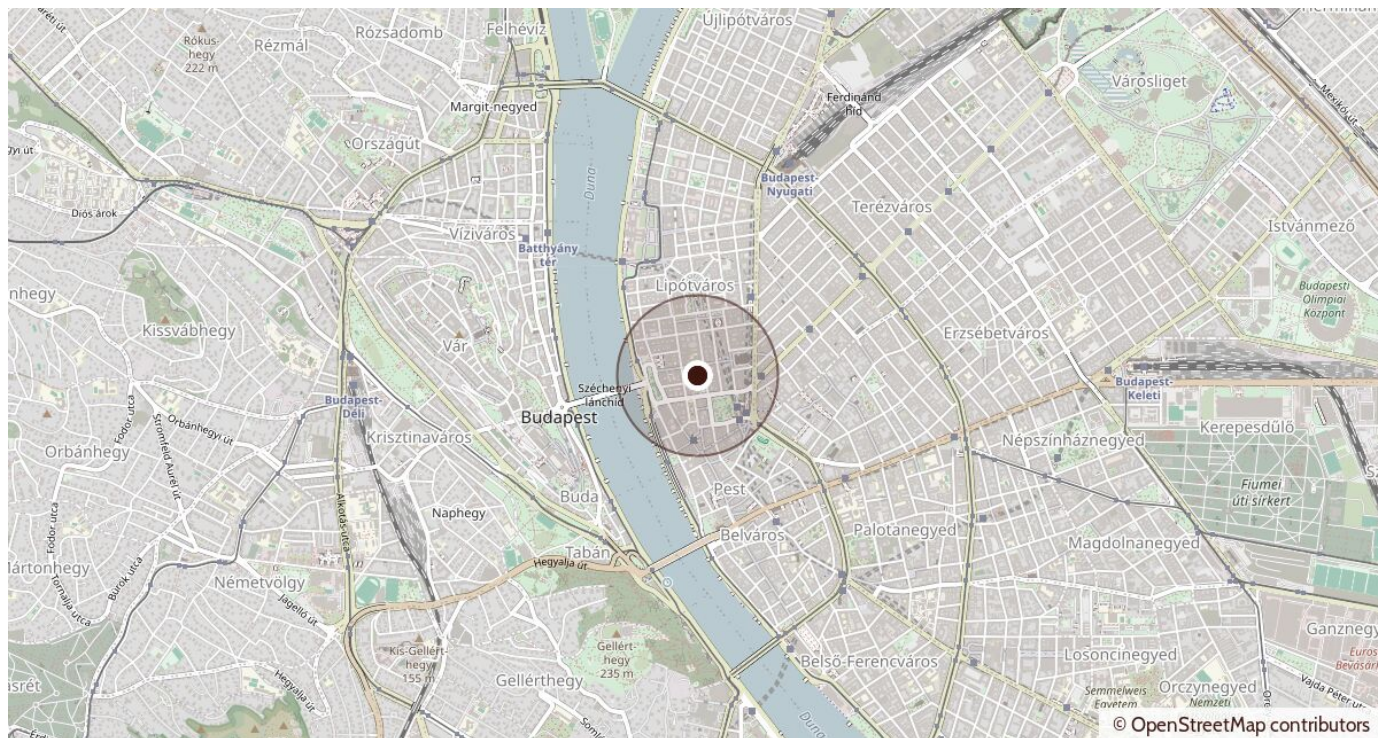


FLOOR PLAN



Floorplan: www.renatotajthy.com

LOCATION



The map shows the area, not the exact address.

CONTACT

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