

## Budapest VI. district

60 000 000 HUF

AT OKTOGON, CORNER OF ANDRÁSSY AVENUE - SMALL APARTMENT, BIG VALUE

In one of Budapest's most iconic and sought-after locations, just steps from Oktogon, we offer for sale a well-designed 26 sqm apartment, ideal both as a home and as an investment.

The location speaks for itself. Close to Andrassy Avenue, surrounded by vibrant city life and excellent infrastructure, yet the apartment is situated on the 2nd floor of a well-maintained, quiet building with a courtyard view, ensuring peace and tranquility.

The apartment is bright, welcoming, and efficiently laid out. It comes fully furnished and equipped, making it ready for immediate move-in or rental.

Comfort is ensured by air conditioning for the summer months gas convector heating for winter

The maintenance costs are low and predictable, making it a smart long-term choice.

This property is an excellent option as a first home a city base or a reliable investment with stable rental demand

The Oktogon area guarantees continuous demand, ensuring strong and predictable rental potential.

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**Simon Barbara**

**+36-70-704-3181**

b.simon@gdn-ingatlan.hu

ID number	394290
Type	For sale - Flat (brick)
Space	26 m <sup>2</sup>
Rooms	1 Rooms
View	Courtyard
Condition	Reconditioned
Structure	Brick
Heating	Gas (convector)
Parking	At community areas
American kitchen	No
Access to the garden	No
Top floor	No
Year of construction	1980
Inner height	4 m
Common cost	22000 HUF
Duplex	No

FOR SALE

