

# FLAT FOR SALE



## BRIGHT, MODERN DREAM HOME BY THE RÁKOS STREAM

A welcoming home in a prime location, amid greenery, where calm living meets the convenience of city life.

This 36 sqm high-ground-floor apartment is for sale in Budapest's popular 13th District on Fiastyúk Street, near the Rákos Stream. It offers a practical layout with a living room and separate bedroom, great natural light, and low maintenance costs.

With a spacious kitchen and well-planned interiors, it's an ideal move-in-ready home for young professionals, singles, or couples.

## FEATURES

-  36 sqm living space
-  2 rooms
-  high ground floor
-  separate bedroom
-  bathroom + separate wc



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## THE FLAT IS IN EXCELLENT CONDITION – FRESHLY PAINTED, FUNCTIONALLY FURNISHED, READY FOR ITS NEW OWNERS

The property is in great condition, fully renovated and freshly painted, having undergone a complete technical and aesthetic refurbishment a few years ago. The interior is tasteful, functional, and designed to meet modern needs. Plastic-framed windows overlooking the building's green front garden, adjustable shutters, efficient radiators, and a like-new water heater ensure everyday comfort. Heating is provided by district heating. From an investment perspective, this is a stable and value-retaining choice thanks to its excellent condition and prime location. The apartment can be purchased furnished and is immediately rentable without further investment. No renovation or furnishing is required - simply enjoy the property's strong features and attractive rental potential.

**The apartment is free of encumbrances, with clear ownership conditions, and is available for immediate possession!**



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## A SMART LAYOUT DESIGNED FOR EVERYDAY COMFORT

Entering through the secure front door, you are welcomed by a practical entry hall with a coat rack and a floor-to-ceiling built-in wardrobe offering ample storage. To the right of the hall is the spacious bedroom, providing a calm, relaxing atmosphere. Alongside the double bed, there is space for a home office nook or a larger wardrobe, without sacrificing comfort or storage.

The bedroom opens directly to a modern bathroom, separated by a glass sliding door and fitted with a built-in shower and a practical sink. The separate toilet, accessed from the hallway and equipped with its own sink, adds extra convenience for both residents and guests.

At the end of the apartment, the living room and kitchen create a bright, inviting living space. A large window fills the room with natural light throughout the day, while the open-plan layout is ideal for relaxing, socializing, or entertaining friends.

The modern, fully equipped kitchen runs along the full width of the living area. Built-in appliances allow for full kitchen use, whether for everyday cooking or hosting guests.

Next to the kitchen, a cozy dining area is set up, while the kitchen island is ideal for quick breakfasts or coffee.


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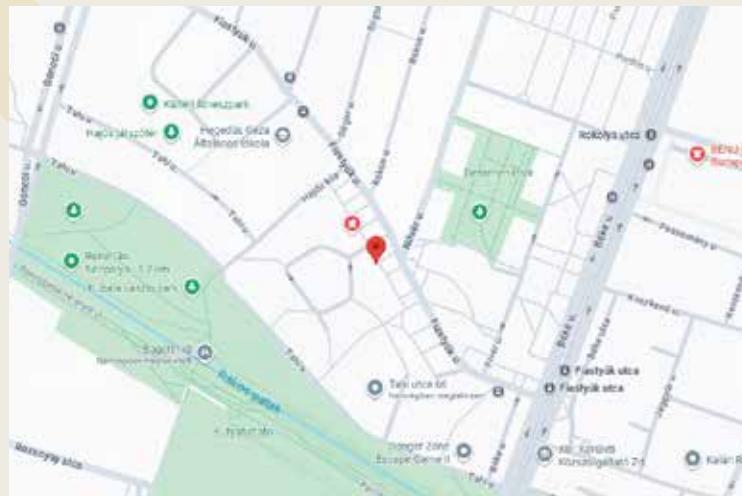


## THE BUILDING

The brick-built residential building was constructed in the 1960s-70s and features four floors, five separate staircases, and three retail units. Its condition is in line with other buildings in the area, with clean and well-kept common spaces. The resident community is mixed, with an increasing number of young occupants. The building has a stable financial position, with no debts or loans and existing reserves. House rules place no restrictions on keeping dogs or cats.

## THE NEIGHBORHOOD

One of the area's key advantages is its green environment. The nearby Rákos Stream offers landscaped surroundings with running and cycling paths, sports facilities, and a dog park - ideal for both active leisure and relaxation. Infrastructure is excellent, with a grocery store in the building and supermarkets, pharmacy, drugstore, and fitness center close by. Public transport connections are excellent.



**Overall, this is a welcoming apartment with a well-thought-out layout, ready for immediate living and prepared to become its new owner's home.**

**Low maintenance and value-retaining in the long term - simply move in and enjoy.**



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# THE OFFER



An ideal choice for a discerning buyer who would like to enjoy all the advantages of both the apartment and its surroundings, without dealing with renovation, and who is looking for a cozy, well-designed home that is ready to move into.

**IF YOU ARE LOOKING FOR A BEAUTIFUL, COMFORTABLE, MOVE-IN-READY HOME, YOU HAVE FOUND YOUR DREAM FLAT - ONE OF THE BEST OPPORTUNITIES ON THE MARKET.**

## IDEAL FOR:

- First-time buyers looking for their own home
- Singles or couples seeking a separate bedroom layout
- Buyers seeking a fully furnished, move-in-ready property
- Those who value great transport connections, green surroundings, and low maintenance costs
- Investors looking for a move-in-ready property that can be rented out immediately

## PRICE & INCLUSIONS

The purchase price of the property is HUF 64.9 million, and it is available for immediate possession upon full payment. The price includes the fully fitted kitchen with built-in appliances, as well as the built-in hallway furniture. Additional furniture and furnishings are subject to separate agreement; even the complete interior shown in the photos may be purchased if desired.

The apartment is well worth seeing in person, as it feels even brighter and more spacious than in the photos. Don't miss out!

The property also has its own dedicated website, where further details and additional photos are available via QR code.



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