

# **RÉZS? UTCA** District: 2 Budapest, Rézs? utca

# APARTMENT DETAILS



#### **FEATURES & SERVICES**

REF NO.: 623489 TYPE: NEW BUILT LOCATION: DISTRICT 2, RÉZS? UTCA BEDROOMS: 7 SIZE: 357 SQM FLOOR:

#### PRICE:

£2,700,000

VIEW: BUDA HILLS AIR CONDITIONED: YES

We offer for sale a premium property in Adyliget with unique features. Located on a plot of more than 1200 sqm, this gross 550 sqm residential building has three levels.On the lower level there is a two-stall garage, a 25 sqm storage room, bathroom and mechanical room. On the middle level there is a living room, a kitchen, a dining area, a pantry, 3 bedrooms with bathroom and toilet and a guest toilet.On the upper level there are 4 bedrooms, 2 bathrooms and a walk-in closet.Surrounded by a landscaped garden, the property has nearly 120 sqm of terraces with unparalleled panoramic views. The following built-in features also add to the uniqueness and value of the property: - Porotherm 38 cm brickwork + 12cm Baumit Open breathable insulation + breathable premium plaster. - The whole wall system is a breathable technology.Between the bedrooms - premium Zajostop soundproof brick pavers have been installed.- Marshall 3 layer plastic optimum premium windows + Motorised roller shutter system- Hörmann garage door- Scalloped flattened roof- Exterior facade - freshwater travertine limestone cladding system- FUNDERMAX premium external cladding system-BOSCH air-to-water heat pump system - TECH with smart control (room-by-room temperature control - mobile App) floor + ceiling. Tariff H- 15kW solar PV system with Huawei inverter – ordered- German HITZE permium high performance fireplace system - with LEIER smart chimney system- Central heat recovery air air preparation- Central vacuum cleaner SISTEM AIR- Central water softening system - EURO CLEAR- Rainwater harvesting - sprinkler water collection-Maintenance-free - premium aluminium...



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