

**Budapest XVIII. district****119 900 000 HUF**

For sale in Budapest, in the XVIII district at Barcika Square, a family house with a net living area of 141.46m<sup>2</sup> and a 20.27m<sup>2</sup> garage, on a 306m<sup>2</sup> plot for exclusive use.

The load-bearing (Porotherm P30N+F) and partition walls (PTH P10N+F) have been fully founded, the facade insulation is 15 cm Austrotherm AT-80, the ground floor has 12 cm EPS 100 step-resistant insulation, the upper floor has 3 cm rock wool step sound insulation, and the top floor has 23 cm Rockwool rock wool insulation. Both floors are made of reinforced concrete with E beams.

The exterior windows and doors are plastic thermos with 6 chambers and triple glazing, with a wood-patterned film.

Heating is provided by air-to-air heat pump air conditioners and infrared floor heating, which can be regulated by thermostats in each room.

The paving stones were laid on CKT concrete, so there is no need to worry about subsidence.

Nearby amenities include but are not limited to:

- Barcika ABC 50m
- Dog Park 90m
- Aprók Falva Kindergarten 70m
- Barcika Square Playground 150m
- Bus Stop on Üllői Road 350m /193E, ...

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ID number	365908
Type	For sale - Family House
Space	162 m <sup>2</sup>
Balcony/terrace	10 m <sup>2</sup>
Rooms	4 Rooms
Building lot	306 m <sup>2</sup>
View	Garden view
Condition	Newly built
Structure	Brick
Heating	Other
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	2023
Orientation	Southwest
Inner height	2.7 m

**FOR SALE**

