

## Székesfehérvár

550 000 000 HUF

Ip-004531. Workers' hostel for sale in Székesfehérvár, next to the Köfém residential area – 5-storey building with approx. 1,534 m<sup>2</sup> usable floor area on a 428 m<sup>2</sup> plot!

The property is located in the eastern part of Székesfehérvár, on the edge of the industrial zone, with excellent accessibility and public parking available. Close to the M7 motorway and the Alba Industrial Zone, right next to the Köfém (Arconic, Sapa, Hydro) factory units. All major services are nearby; the nearest bus stop is just 200 metres away.

Key features:

Year of construction: 1964

Zoning classification: Vi-7.2 – institutional area

Building structure: original load-bearing system, modern plastic windows, 5 cm facade insulation

Heating: currently not available; planned: central gas boiler system

Utilities: water, sewage, gas, internet

Electricity: new 3×160A meter with emergency shut-off (2024)

The building is currently in a structurally complete condition. Interior reconstruction has begun – finalization and functional design are up to the new owner.

Area ...



**Ország Eszter**

**+36-30-648-0724**

e.orszagh@gdn-ingatlan.hu

ID number	385428
Type	For sale - Commercial - Catering
Space	1 534 m <sup>2</sup>
View	Street
Condition	To be renovated
Structure	Brick
Heating	Central heating in house
Parking	Self-parking
Year of construction	1964

FOR SALE

