

## Budapest XVI. district Prémium ház Sashalom-Zugló határán

239 000 000 HUF

NEW LISTING – PREMIUM, ENERGY-EFFICIENT HOME WITH POOL – NEAR SASHALOM FOREST

In Budapest's 16th district, in the quiet, residential area of Sashalom near the Zugló border, we offer for sale a 160 sqm, two-storey, like-new family home with a double garage and a spacious terrace.

This property is an ideal choice for those seeking a modern, low-maintenance, move-in-ready home with advanced technical features.

### KEY FEATURES

Living area: 160 sqm + double garage (32.9 sqm)

Terrace: 34 sqm

Landscaped garden with irrigation system

3x6 m built-in, heated swimming pool

The house offers a well-thought-out layout with comfortable, functional living spaces. The garden and terrace provide a true extension of the home for everyday living and relaxation.

### TECHNICAL SPECIFICATIONS

30 cm Porotherm brick walls

Reinforced concrete slabs on both levels

15 cm façade and floor insulation

35 cm roof insulation

Triple-glazed, 7-chamber windows

Electric aluminum shutters with mosquito nets

16 kW Panasonic All-in-One heat pump

Underfloor heating ...

ID number	395246
Type	For sale - Semidetached house
Space	177 m <sup>2</sup>
Balcony/terrace	34 m <sup>2</sup>
Rooms	4 + 1 Rooms
Building lot	532 m <sup>2</sup>
View	Garden view
Condition	Novel
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	2016
Orientation	Northeast
Inner height	2.6 m



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FOR SALE

