Budapest – XII. kerület

Spacious, Convertible Apartment with Balcony in Orbánhegy – 52 m² + 6 m² Balcony

Property ID: HU25439549

PURCHASE PRICE: 84.900.000 HUF • **LIVING SPACE:** ca. 52 m² • **ROOMS:** 2

Property ID: HU25439549 - 1124 Budapest – XII. kerület

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At a glance

Property ID	HU25439549
Living Space	ca. 52 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Type of parking	1 x Car port, 6000000 HUF (Sale)

Purchase Price	84.900.000 HUF
Condition of property	Needs renovation

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The property

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A first impression

One of the most desirable areas of Budapest's 12th district, Orbánhegy, is this 52 m² apartmen is on salet with a 6 m² balcony, currently featuring 1 bedroom. The flat is ready to move in after a simple repaint, and offers an excellent opportunity for full renovation—easily convertible into a 2-bedroom layout.
The balcony faces a quiet, green environment, making it the perfect spot for morning coffee or evening relaxation.
Key Features:
•Floor area: 52 m² + 6 m² balcony
•Layout: living room, bedroom, separate kitchen, bathroom, entry hall
•2nd floor (no elevator)
•Livable condition after cosmetic painting
•Great layout – convertible to 2 bedrooms
•Quiet, green surroundings
•Well-maintained building with few units
•Excellent infrastructure and public transport nearby
Why is this a great opportunity?
You can move in in this condition, but renovating in different level can add extra values..
The balcony adds extra charm and space, and a smart redesign can significantly boost its market appeal.

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Contact partner

For further information, please contact your contact person:

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