

## 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

