

**Budapest I. district**

103 000 000 HUF

**PANORAMIC HOME ON SUN MOUNTAIN - LOOKING DIRECTLY AT THE ROYAL CASTLE! ☐**

If you've always wanted to feel like a king or queen, here's your chance! This apartment with a panoramic view of Matthias Church offers a view that even pigeons will look in through the window with envy!

**APARTMENT PARAMETERS (WHY IT WILL BE LOVE AT FIRST SIGHT)**

- ✓ Actual 48 m<sup>2</sup> (according to the property sheet 44 m<sup>2</sup>, but we know that the reality is always more! ) + 7 m<sup>2</sup> balcony
- ✓ 1st floor - just enough stairs to avoid waiting for an elevator, but don't suffocate just yet! ♂
- ✓ 3.1 m ceiling height - if you want, you can even hang a hammock!
- ✓ 1 large room + 1 half-room - because half is more than nothing!
- ✓ Bright, friendly spaces - so much sunlight that even the houseplants applaud! ✨
- ✓ Balcony with a panorama of Matthias Church - the best place for your morning coffee or a little royal contemplation! ☕
- ✓ Fully renovated in 2010, regularly maintained since then - no unpleasant surprises here!

**ABOUT THE HOUSE - WHERE LIFE IS QUIET AND NEIGHBORS ARE CULTURED**

- ✓ Cozy spiral staircase - just so special that ...

ID number	380846
Type	For sale - Flat (brick)
Space	48 m <sup>2</sup>
Balcony/terrace	7 m <sup>2</sup>
Rooms	1 + 1 Rooms
View	Panoramic
Condition	Reconditioned
Structure	Brick
Heating	Gas (circulating)
Parking	At community areas
American kitchen	No
Access to the garden	No
Top floor	No
Year of construction	1938
Orientation	East
Inner height	3.3 m
Common cost	13300 HUF
Duplex	No



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FOR SALE

