

## Sülysáp

79 000 000 HUF

In Sülysáp, on Határ Street, energy-efficient family houses with a net area of 92.64 m<sup>2</sup>, featuring four rooms + a living room with an American kitchen, are for sale on a 2215 m<sup>2</sup> plot by a contractor with numerous references!

Don't miss out on the last available property, the front-facing left-side one!

Four properties are being built on the plot, only connected by the carport. Each property's exclusive use area is approximately 500 m<sup>2</sup>.

A condominium deed will be prepared, so the properties will be separately owned.

The properties are designed with a 40 m<sup>2</sup> living room and 3 bedrooms, but according to the buyer's needs, the fourth room can be designed with a smaller living room and hall.

The load-bearing walls are made of Porotherm P30N+F bricks with a concrete ring beam and wooden beam roof structure. The base is 10 cm polystyrene step-resistant, the facades are 10 cm Austrotherm Graphite, and the horizontal ceiling will have 25 cm mineral wool insulation.

Windows and doors will be installed with triple-glazed, six-chamber plastic thermal insulation.

In addition to proper ...

ID number	395189
Type	For sale - Family House
Space	95 m <sup>2</sup>
Balcony/terrace	21 m <sup>2</sup>
Rooms	4 Rooms
Building lot	720 m <sup>2</sup>
View	Garden view
Condition	Newly built
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	2026
Orientation	Southwest
Inner height	2.7 m



**Nyári Katalin**

**+36-30-720-3622**

[k.nyari@gdn-ingatlan.hu](mailto:k.nyari@gdn-ingatlan.hu)

FOR SALE

