

## Szeged

33 000 000 HUF

### INVESTMENT GOLDMINE IN SZEGED - 2 STUDIO UNITS = DOUBLE INCOME!

For sale in Szeged, within walking distance of the universities, a rare courtyard property offering outstanding investment potential.

Two separate outbuildings: 24 m<sup>2</sup> + 18 m<sup>2</sup>  
Potential to create 2 independent studio apartments  
18 m<sup>2</sup> PRIVATE GARAGE - extra income or value booster  
Prime university-area location - constant rental demand

The property requires full renovation, which is a major advantage for investors: you can design the layout, utilities and style to maximize rental income and future value.

Why is this a top-tier investment in Szeged?

- ✓ Two separate units = two income streams
- ✓ Quiet courtyard location, yet close to the city center
- ✓ Heating: gas convectors
- ✓ All utilities available (water, electricity, gas, sewer)
- ✓ Old windows - renovation brings instant value increase

Perfect for student rentals with strong long-term demand  
The garage can be rented separately

Opportunities like this are rare:  
Two separate outbuildings + private ...



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ID number	391623
Type	For sale - Flat (brick)
Space	42 m <sup>2</sup>
Rooms	2 Rooms
View	Garden view
Condition	To be renovated
Structure	Brick
Heating	Gas (convector)
Parking	Own garage
American kitchen	No
Access to the garden	Yes
Top floor	No
Year of construction	1950
Inner height	2.6 m
Duplex	No

FOR SALE

