

## Szentendre

235 000 000 HUF

Luxury Home for Sale in Szentendre - Modern Technology and Stunning Panorama!

Located in one of Szentendre's most desirable areas, Gomba Street, this newly built premium-quality home offers a net living space of 122 m<sup>2</sup>, a 45 m<sup>2</sup> terrace, and a 789 m<sup>2</sup> plot.

### Outstanding Technical Features

#### Structure and Insulation

- 30 cm Ytong walls with monolithic reinforced concrete ceiling
- Façade: 15 cm graphite EPS insulation
- Roof: 30 cm mineral wool insulation
- Floor: 10 cm load-bearing insulation

#### Windows and Doors

- Triple-glazed, 7-chamber plastic windows
- Electric shutters on all windows

#### Energy-Efficient Solutions

- Panasonic 12 kW heat pump for underfloor heating and ceiling cooling
- Wolf heat pump ventilation system for clean air and optimal humidity
- 11 kW solar panel system with Huawei inverter for reduced energy costs
- Built-in water softener to extend the lifespan of household appliances

#### Smart Home Features

The Loxone system enables tablet-controlled management of:

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|                      |                         |
|----------------------|-------------------------|
| ID number            | 392120                  |
| Type                 | For sale - Family House |
| Space                | 145 m <sup>2</sup>      |
| Balcony/terrace      | 45 m <sup>2</sup>       |
| Rooms                | 3 Rooms                 |
| Building lot         | 789 m <sup>2</sup>      |
| View                 | Panoramic               |
| Condition            | Newly built             |
| Structure            | Ytong                   |
| Heating              | Heat pump               |
| Parking              | Own garage              |
| American kitchen     | Yes                     |
| Access to the garden | Yes                     |
| Year of construction | 2024                    |
| Orientation          | Southwest               |
| Inner height         | 2.7 m                   |



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FOR SALE

