

Properties FOR SALE

Property Description

Budapest, 6th district, Benczur Street 2., Groundfloor 6.

Budapest 6th district, Benczur Street 4.

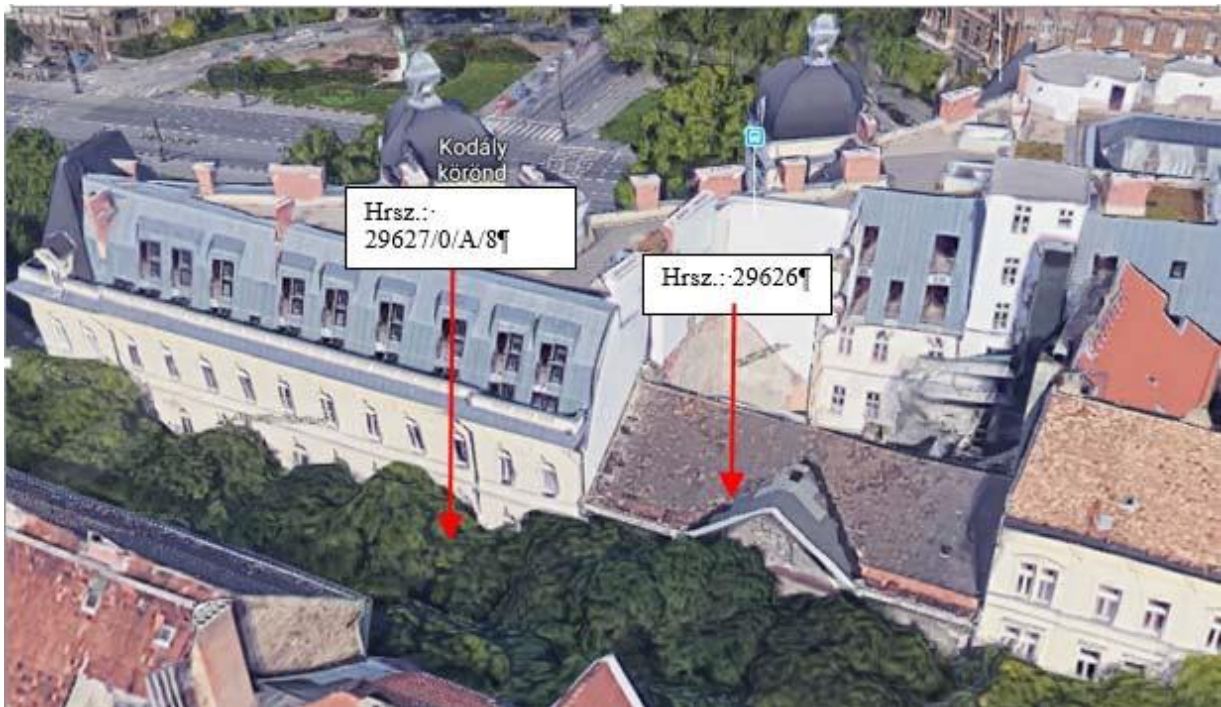
The two properties are located on Benczur street, in the 6th district, Budapest. From the neighbouring properties in the popular Benczur street, the property is found at number "2" which is a ground floor empty office space; previously it functioned as a hospital storage unit, currently it is empty but it can be refurbished. This property is connected to the property found at number "4." which is an abandoned property not structurally sound and currently not fit for refurbishment, The two properties are planned for residential accommodation, but no further information is available.

2.2 The properties are located parallel to the prestigious Andrassy road, on Benczur street in district 6. The neighbouring properties were built around the twentieth century, Benczur street has mixed use residential and commercial properties, in addition to a few newly built properties along with Embassies. Public transport is good and is at Andrassy road and Dozsa Gyorgy road. Vehicle accessibility is also good. Street parking is available with payment.

2.3 The two properties are neighbouring, and they are both accessible via Benczur street. Both properties fulfil their land space, the property found at number 2 is a corner house façade at Kodaly Circle where the front garden is separated with wrought iron fencing. The property at number 4 is delimited by the neighbouring property. Both properties are slope free. The property at Benczur street 2, is a traditional property with a common layout consisting of a basement, ground floor and three additional floors. The property at number 4 has a basement, ground floor and two additional floors with an attic, but no further formation is available. The rest of the land has demolished buildings. The properties do have capabilities for utility installations such as water, duct, gas, electricity.

3.2 Budapest district 6 is the capital's developing district, in depth, properties around Andrassy road are valued above average. In 2016-2017 the average price was 450-550 thousand forints per square meter.

This price includes used houses in the case of newly built houses this price is higher.



Műholdkép – Forrás: maps.google.com

Title registry nr.: 29627/0/A/8

Address	1062 Budapest VI. kerület Benczúr utca 2. fszt. 6.
Title registry nr.	29627/0/A/8
Official name	„kivett raktár” storage
Net. floor area	280 m ²
Owner	Multiquence Holding Hungary Kft.
Notes on property sheet	Condominium. Right of preemption: Hungarian state

Title registry.:29626

Address 1068 Budapest VI. kerület Benczúr utca 4.

Title registry nr. **29626**

Official name „kivett kórház” hospital

Ground area 498 m²

Owner **Multiquence Holding Hungary Kft.**

Notes on property sheet

Wire installation right: ELMŰ (utility company for electricity) for 2 sqm, obligation of building,
Right of preemption: Hungarian state



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Area description:

Neighbouring
properties

Embassies, residential buildings,
offices, mostly built in the early XX
th. century

Sight description:

Location

Neighbouring estates, entrance from the Benczúr str..

Building

Benczúr 2: condominium storage. Benczúr 4. partly
demolished three story building about 1400. sqm.

Utilities

Full scale