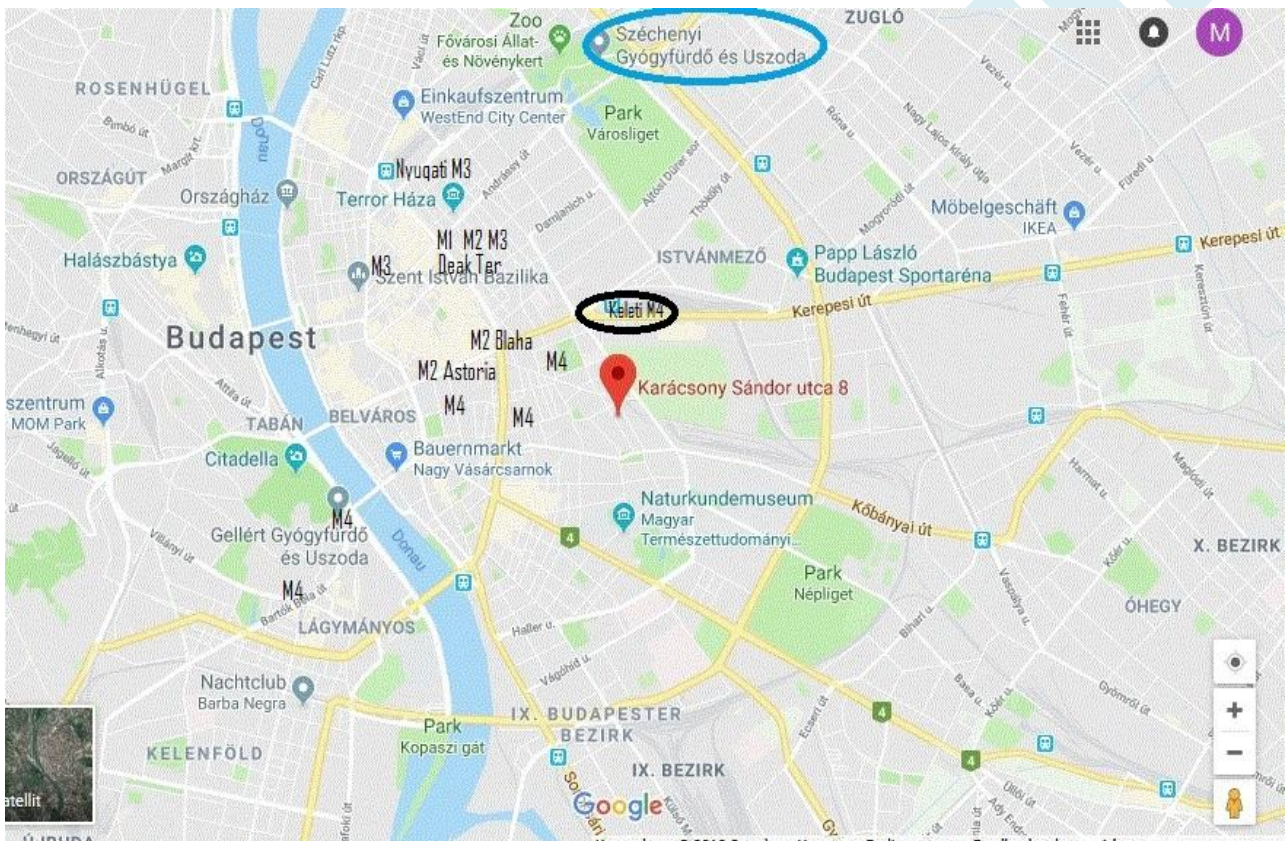


*easy access**perfect visibility**flexibility**governmental support***KARA LOFT GARDEN HOMES****752 m² PLOT FOR SALE**

in PRIME LOCATION of BUDAPEST

*The 8. district is the most rapidly raising**Residential & Commercial Area of BUDAPEST*with **new modern** public transport system**City-rehabilitation & sustainable concepts** by the local government

KARA LOFT GARDEN HOMES



About the BUILDING PERMIT

- + Apartments in “small” “middle” & “big” sizes with balcony or wintergarden
- + Apartments with own garden and terrace
- + Exclusive Duplex Loft Apartments on the top floor with roof terrace
- + PARKING in the building easily or storage your bike safely
- + SHOP (app 30 m²) on the directly on the streetside
- + SUSTAINABLE & ECOFRIENDLY : the building is designed with the latest heating and cooling system
- + GREEN AREAS : inside the building and on the Faccade as well

The building permit is valid since 2024 April and for 5 years long.

Here are some more good news for the investors:

1. During the constructions of the building, you can buy the materials with 0% VAT and you need to pay the 27% VAT only end of the Quartel (fordított AFA) .
2. In 2028 when the house s ready , the newly built apartments selling price : netto price plus only 5% VAT !
3. Golden Visa (Arany Vizum) for Foreigners: due to the support of the HUN Government, it makes more attractive to buy a newly built apartment in Hungary, because they get automaticly a 8-10 years long Residential Permit for the whole Schengen Area in Europe.

<https://best-citizenships.com/2024/03/05/ga-hungary-quest-investor-visa/>

4. CSOK Credit (Csok Hitel) for Hungarian Young Families: the HUN Government supporting the Couples with this special Credit.

KARA LOFT GARDEN HOMES



<i>Ln1/M2 zone</i>	residentials, with parking & shop
groundfloor	60% 452m ²
1st floor	60% 452m ²
2nd floor	60% 452m ²
3rd floor	60% 452m ²
4th floor	60% 452m ²
5th floor	60% 452m ²
-P1 floor	85% 634,2 m ²
-P2 floor	85% 634,2 m ²
min green area	15% 112,8 m ²
max height	21 Meter
m ² / m ²	3.5 2632m ² /752m ²

HRSZ:1322/1	35351			
TELEKTERÜLET	752	M2		
ÖVEZETI PARAMÉTEREK				
ÉPÍTÉSI ÖVEZET	Ln-1/M-2			
BEÉPÍTÉSI MÓD	Z zárt sorú			
MAXIMÁLIS BEÉPÍTHETŐSÉG				
TEREPSZINT FELETT	60	%	451,2	M2
TEREPSZINT ALATT	85	%	639,2	M2
ÁLTALÁNOS SZINTTERÜLETI MUTATÓ	3,5	TELEKT.	2632	M2
PARKOLÁSI SZINTTEÜLETI MUTATÓ	1	TELEKT.	752	M2
MINIMÁLIS ZÖLDTERÜLET	15	%	112,8	
PÁRKÁNYMAGASSÁG MAXIMUMA				
II. PARKÁNYMAGASSÁGI KATEGÓRIA	21 (60°)			
PARKOLÓSZÁM				
	1 LAKÁSONKÉNT		25	DB
ÜZLET ÁRUTÉR				
	1 10 M2-E UTÁN		1	DB
TERVEZETT PARKOLÓSZÁM	26		26	MEGFELEL

BICIKLITÁROLÓ				
	LAKÁS 20 M2-E 1 UTÁN		25	
	ÜZLET ÁRUSÍTÓTÉR 1 50 M2-E UTÁN		1	
			26	

BEÉPÍTHETŐSÉG				
TEREPSZINT FELETT	450,68	<	451,2	MEGFELEL
TEREPSZINT ALATT	634,25	<	639,2	MEGFELEL

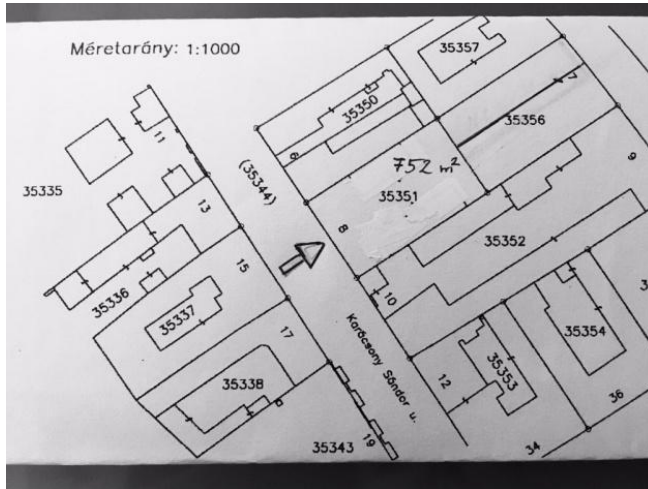
ZÖLDFELÜLET	
ZÖLDFELÜLET 100	88,38
ZÖLDFELÜLET 75	85,55
	64,1625 x0,75
ZÖLDFELÜLET 25	33,24
	8,31



KARA LOFT GARDEN HOMES



BASIC DATA



LOCATION: Budapest, 8. district, Karacsony Sandor street 8 . Hungary

SIZE: 752 m² 20 Meter WIDE x 37 Meter LON LOT no: 35351

BUILDING ZONE: Ln1/M-2

- 5 -

The surface of the plot balanced to flat smooth and prepared for any constructions.

The plot is properly bordered from all sides.

Public utilities: water, sewage are connected.

We are offering for sale the 1/1 ownership of the plot and the building permit with its technical specifications.

The plot is owned by a Hungarian company. It's a live firm with running activities and it is not for sale! There s no public debts, loan, or any mortgage neither on the plot nor on the company.

Our price consists from 2 items: the plot and the building permit. Our prices do not include VAT 27 %.

250 M HUF + 25 M HUF

We don't charge extra on to the building permit!!!!

Feel free to contact us for more details!

Miss Meska Modis Tel: +43 681 10723441 , +36 20 9349697 Email: hajnalgarden01@gmail.com

THANK YOU FOR READING OUR DOCUMENT!

CONFIDENTIAL

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