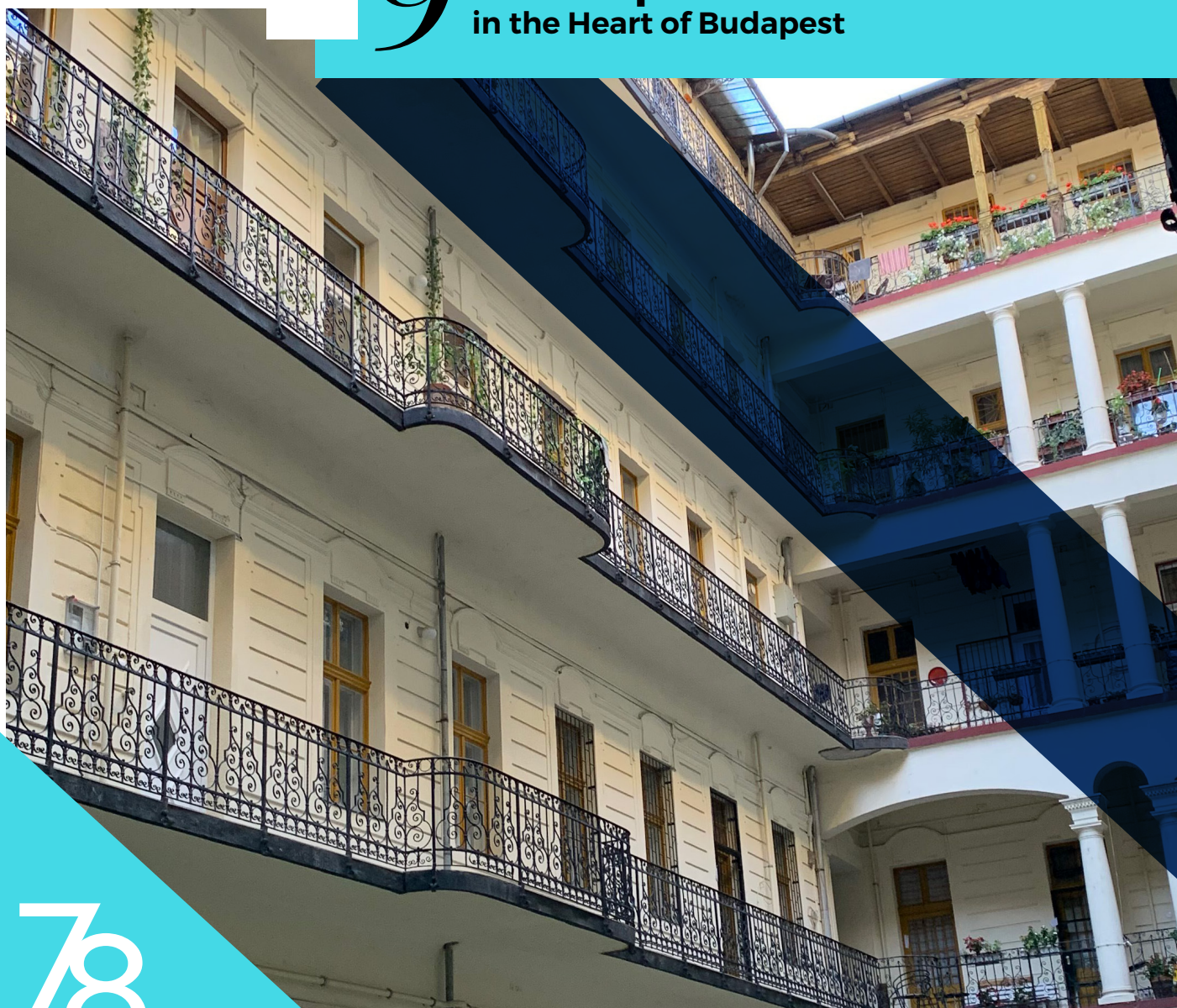


Classic & Architecture **Contemporary Lifestyle**

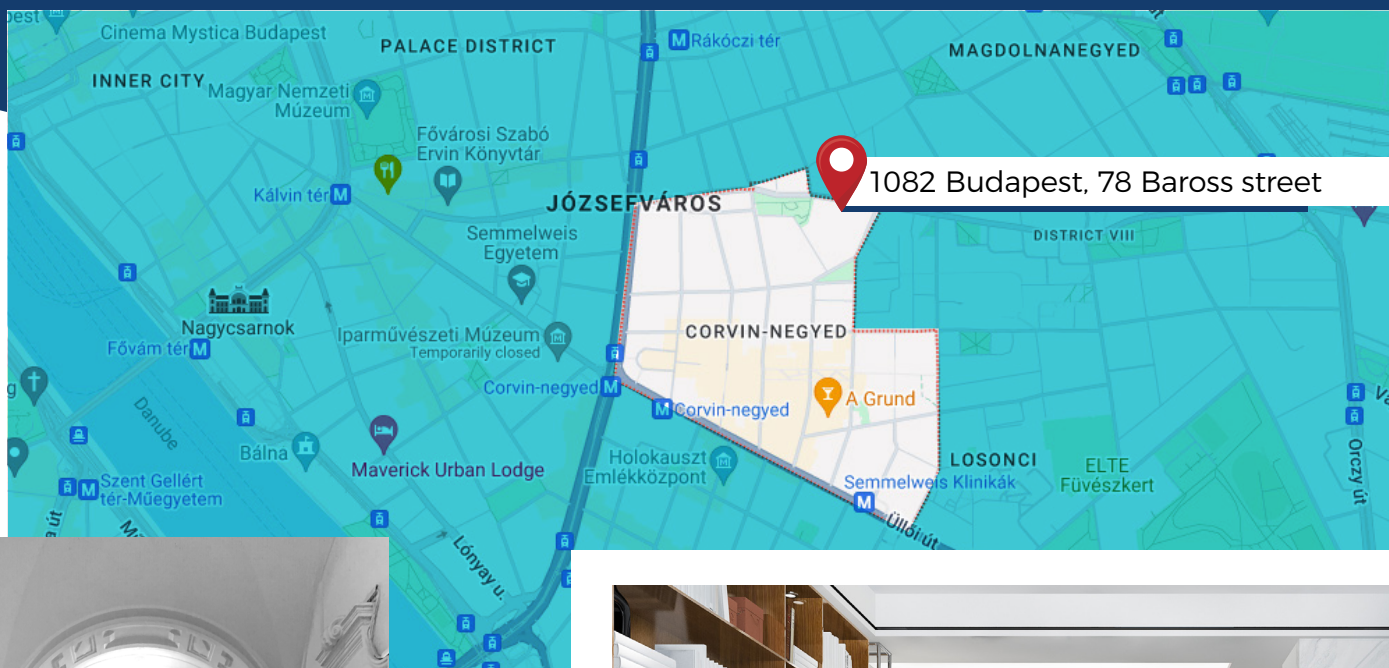
9 New Apartments
in the Heart of Budapest



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The **Corvin quarter**, located in the heart of the VIIIth district, is one of the most valuable and characteristic districts of Budapest, which **combines the elegance of historical buildings and the vibrant city life**. The area has a rich cultural heritage, many museums, universities and cafes give the vibrant atmosphere of the place. The **district**, which has **developed dynamically** in recent years, represents a significant attraction **for investors**, as the rise in real estate prices and the constantly growing rental demand **ensure a stable return**. The property purchased in the Corvin district is not only a valuable investment, but a home where the past and the future meet harmoniously.



Located in the **VIIIth district**, the residential building at **78 Baross utca** offers an **exceptional opportunity** for both developers and future residents to breathe new life into a historic building while meeting modern housing needs. The building, which was **built in 1898 based on the plans of the architect József Klinger**, represents a significant architectural value, which can be revived with the addition of an attic.

The development provides a unique opportunity for a building that is over a century old to flourish again, while creating modern residential units that blend in with the historic setting. The architectural plans aimed not only to preserve the values of the past, but also to create a vision of the future in which **sustainability** and **innovation** meet.

Development Overview

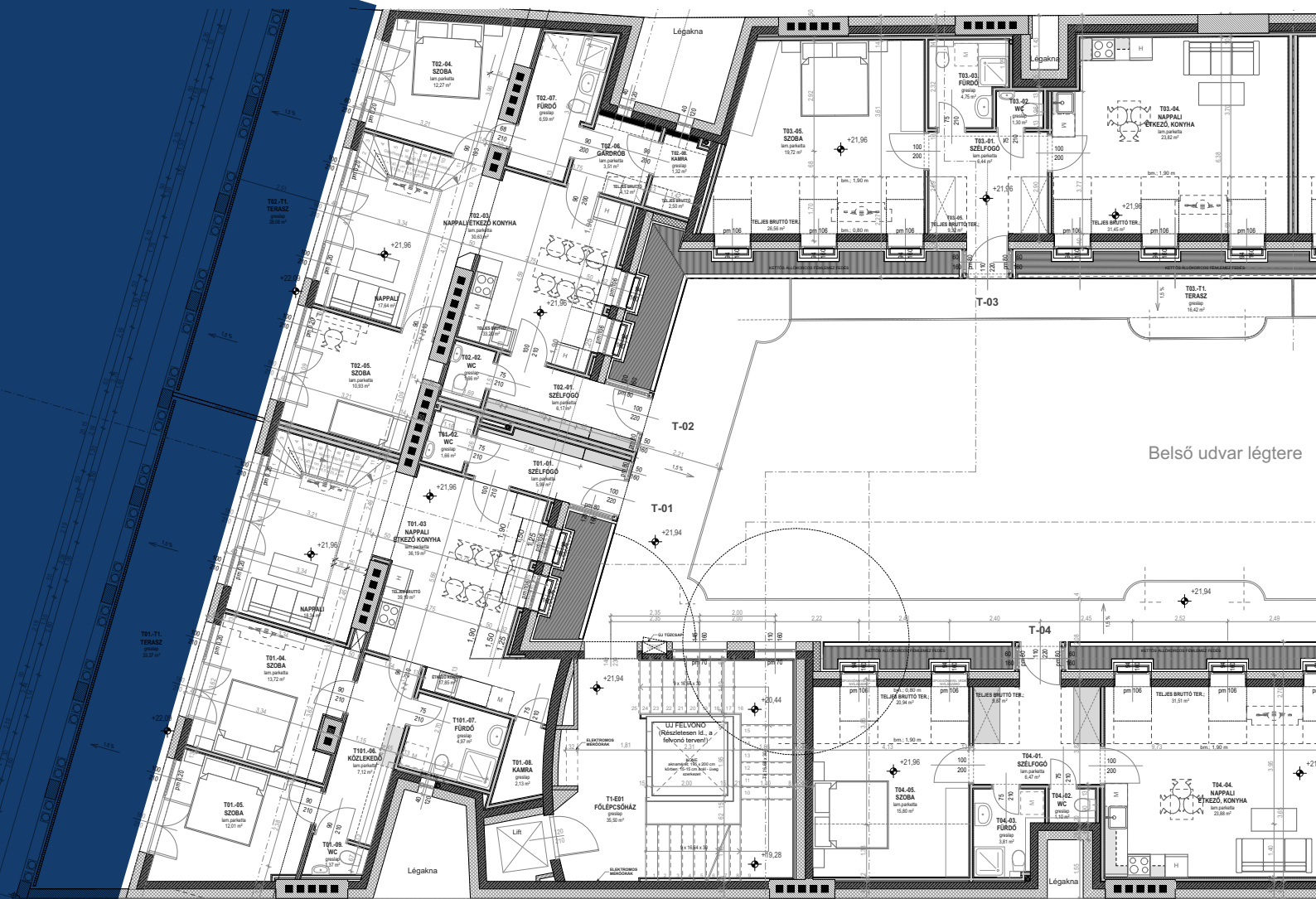
In its current state, the building has a basement, ground floor and four floors high, high-roof structure, which is characterized by a closed row installation and a spacious inner courtyard. The development plan aims at the complex rooftop conversion, with making maximum use of the relevant local building regulations.



Main features

itt emeljük ki vastaggal az "apartment" is, mert jobban nézne ki
. vagy szövegesen írjuk

- Apartments:** 9 apartments with varied floor areas (50-110 m²) will be built in the attic, while maintaining the characteristics of the roof structure. The apartments have a modern layout that meets the needs of today, while at the same time fitting in with the historic character of the building.
- Foundation:** The construction of new apartments requires the strengthening of the building's foundation, which is solved with the help of a reinforced concrete beam grid and floor slab.
- Facade renovation:** The decorative elements of the street facade of the building will undergo a partial renovation, while new plaster and painting will be applied to the upper parts during the conversion, harmonizing with the existing colours and materials.



Innovative Solutions and Sustainability

- **Modern heating and ventilation systems:** During the rooftop conversion, we create heat pump heating systems. The ventilation of the interior rooms is solved by fan extraction, thus ensuring adequate comfort and energy efficiency.
- **Landscaping:** The solid pavements of the inner courtyards will be partially replaced by green spaces, where shade-tolerant vegetation and shrubs will be placed. This step not only increases the proportion of green space, but also provides pleasant resting places for residents.
- **Parking:** In connection with the new apartments, we ensure the placement of cars by redeeming a parking space.





Summary

Total total marketable area in m ²	approx. 623 m ²
Net floor area (attic)	45-105 m ² / apartment
Total number of apartments (attic)	9 db
Average floor area of apartments	69 m ² / apartment
Albetét tulajdon <small>Deed information</small>	individual ("other unit") 859m ² , külön tulajdon (egyéb helyiség)
Planned net floor area of rooftop apartments	495 m ²
Height of existing building	Unchanged
Proportion of landscaping	15,7% (with shade-tolerant vegetation)
Type of roofing	Tile roofing, fixed metal sheet roofing, soft sheet roofing
Construction zone	Budapest VIII. kerület, 78 Baross street
Elevator	1 new elevator (680 kg), modern, glass-steel structure + current lift elevator



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