

**Velence központban****95 000 000 HUF**

Vh-004334. A new 107 m<sup>2</sup> duplex unit with two levels, located in a quiet, well-maintained street with no through traffic, near the center of Velence, is for sale with a handover at the end of summer 2025.

A+++ Energy-efficient property with extremely low utility costs!

The property is easily accessible, public transport in the area is good, and everything necessary for comfortable living is nearby. The train station, bus stop, and shops are within walking distance. Lake Velence is only a 15-minute walk away.

The house is spacious, bright, surrounded by sunlight, and built with high-quality materials, designed with modern style that meets today's needs.

The house has a Porotherm 30 cm brick wall structure, 15 cm thick external insulation, a 30 cm thick rock wool concrete ceiling, Bramac roofing, 5-chamber, 3-layer glazing plastic windows with preparation for roller shutters. The electrical network is 3x25 A. The home's heating is provided by a 5 kW solar panel system and heat pump with underfloor heating, while the hot water is provided by an Ariston boiler. Pre-installation for air conditioning is available in all rooms.

Floor ...

ID number	378520
Type	For sale - Family House
Space	107 m <sup>2</sup>
Balcony/terrace	5 m <sup>2</sup>
Rooms	4 + 1 Rooms
Building lot	228 m <sup>2</sup>
View	Courtyard
Condition	Newly built
Structure	Brick
Heating	Heat pump
Parking	Self-parking
American kitchen	Yes
Access to the garden	Yes
Year of construction	2025
Inner height	2.7 m



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**FOR SALE**