

With its special location, the property is an outstanding building with modern architectural and interior design solutions. There is a beautiful view of the city and the Danube from the direction of Szalamandra utca through panoramic windows used on more levels.

On the 929 sq.m. plot according to HRSZ 15696/6, the building is located on 539.2 sq.m. according to the building permit. With terraces, balconies, mechanical spaces, garage, there is 745.49 m<sup>2</sup>, while with all paved surfaces, there is 973.49 m<sup>2</sup>.

The roof is covered with champagne colored Prefa corrugated plate. The ceiling elements of the terraces and the curved facade from Csíksomlyó street are covered with Trespa composite panels.

The outdoor heated pool and jacuzzi covered with glass mosaic offer an exceptional experience. Two huge Krüllung shades provide a shaded area in the sun. Gloster garden furniture set and sunbeds provide an opportunity to relax. You can have outdoor meals on an Ethimo teak table and 12 chairs.

The planned and regularly maintained garden with already populated vegetation is refreshing with the flowers in pots.

During the winter, heated outdoor pavements ensure safe traffic.

The entire property is operated with the Teletask smart house system, which operates cooling, heating, lighting, movement of doors and windows, sound system and many other functions. The security of the building is ensured by a complete camera and alarm system, with a guard and driver's room. An uninterrupted system ensures the continuity of operations in the air-conditioned server room on the -1 ground floor. The energy supply is supplemented by a solar panel system.

The entertainment is provided by the Apart sound system and a strong, stable Wi-Fi network.

Cooling and heating is provided by a VRV system with underfloor heating, in some areas with air engineering, and dehumidifying heating in front of the windows.

The Schindler elevator connecting all levels and ensures more comfortable transportation between floors.

On the top floor are the parents' bedroom, living room, bathroom, and a tresor room. The living room is decorated with a beautiful Haberdashery golden leaves artwork. The highest quality Fendi furniture adds beauty to the rooms. A unique glass creation by Eleonóra Balogh gives the parents' bathroom a special look. Relaxation is provided by a panoramic steam cabin and experience shower. There is a Duravit Sensowash high-quality bidet toilet that meets all needs in the bathroom. The upper level is completed by a gym with Technogym machines.

A luxurious Lasvit crystal chandelier makes the vertical space of an arched staircase lavish.

In the kitchen on the ground floor, Gaggenau kitchen appliances provide the opportunity for special culinary experiences with an electric and steam oven, Tepan Yaki. Filtered, chilled water for refreshment is provided by an Asset brand machine. The furniture is provided by the beautifully crafted walnut kitchen cabinets with Corian working desk and Poliform dining set.

The heart of the house is the living room and dining room, where a Fendi ebony dining table for 12 people provides the opportunity for large social meals, Fendi chandeliers, sofas and armchairs make it comfortable. A handtafted wool carpet and wall woven give the place an intimate comfort. The kitchen and the dining room are separated with a unique creation by the glass artist Eleonóra Balogh.

In the three sided floor-to-ceiling glass wall wintergarden the custom-made wall furniture produced by the Italian Elite-Service Planika hides a bioethanol fireplace. Relax armchair and Fendi leather furniture make relaxation comfortable.

There are 3 rooms with bathrooms on the children's level. In the hall of the rooms, there is a small kitchenette and a guest bathroom, as well as a small lounge where a Schimmel piano offers the opportunity to play music. The rooms are furnished with branded carpets, chandeliers, furniture and unique decorative items.

On the lowest level, there are individual wardrobe rooms and staff quarters, with bathrooms, and service areas such as a dry goods warehouse, laundry room, mechanical spaces, and a small kitchen for garden events. The design of the garage is such that 3-4 cars can park, and a huge storage area has been created at the end of it. The safety of the heated garage is ensured by the double, one closed from the street and one internal shutter door.