

132m² + 2x7m² gallery

Murányi utca 57

Budapest
VII. District

Property divided:

Flat I: 33m²

Flat II: 44m²

Flat III: 33m² + 7m²

Flat IV: 22m² + 7m²

Pre-sale purchase all -15% OFF

162 Mil. HUF
fully furnished



PROFIT - Calculation

RENT	(Size) m ²	rent/month	1 year revenue	5 year revenue
Flat 1	33	250 000 HUF	3 000 000 HUF	15 000 000 HUF
Flat 2	44	300 000 HUF	3 600 000 HUF	18 000 000 HUF
Flat 3	33+7	280 000 HUF	3 360 000 HUF	16 800 000 HUF
Flat 4	22+7	220 000 HUF	2 640 000 HUF	13 200 000 HUF
Total revenue RENT	132+14	1.050.000 HUF	12.600.000 HUF	63.000.000 HUF

market price Total	pre-sale discount -15%*	pre-sale price	revenue 5 Years	+50% value* 5 Years	profit 5 years
190 588 000 HUF	- 28 588 000 HUF	162 000 000 HUF	63.000.000 HUF	285.882.000 HUF	186.882.000 HUF

*We expect that the value of the property will increase by 50% in 5 years, comparing to the actual market price.

Taxes in case of private sale:

■ Private purchase & sale:

Income tax: 0% after holding property of 5 Years
(Sales between 0-5 Years will be taxed 15%-0%) -20%/Year

Taxes in case of company sale:

■ Company purchase & sale:

Cooperate tax: 9% on profit
+ 2% local tax



Location:

- The property is located in the 7th district, between the Városliget, which is Budapest's most beautiful and largest green park, and the downtown of Budapest, close to all important frequented points. Universities, Keleti Railway Station, and attractions such as Hősök Tere or Andrassy út, which are in walking distance, making the property an ideal location for investment and also for living purposes.

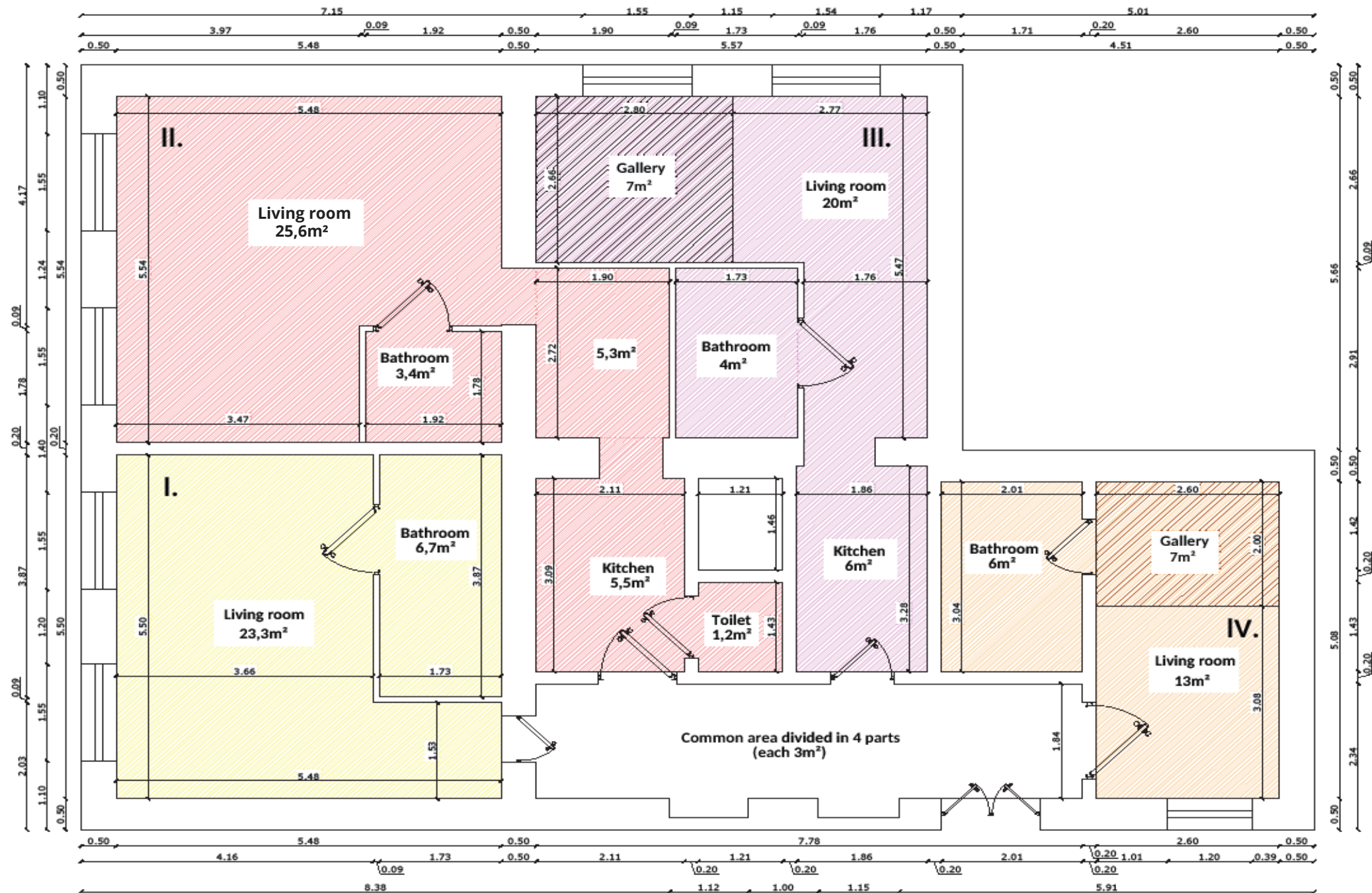
The building & property:

- The flat is located on the first floor of the building, with big bright rooms and with windows facing the street. The building is located in a quiet and calm street of the district, with friendly community inside. The property is completely renovated, furnished, and mechanized.

Renovation includes:

- The apartment is fully renovated which includes the following:
 - ✓ New water pipe system incl. water heating system
 - ✓ New heating system
 - ✓ New air condition
 - ✓ New electricity network (cables, switches, entire electricity box)
 - ✓ Renovated walls and ceilings
 - ✓ New floor
 - ✓ Bathroom and toilet full re-design
 - ✓ New entrance door and windows
 - ✓ Furnishing included
 - ✓ New gallery installations





Furniture plan
132 m²

