

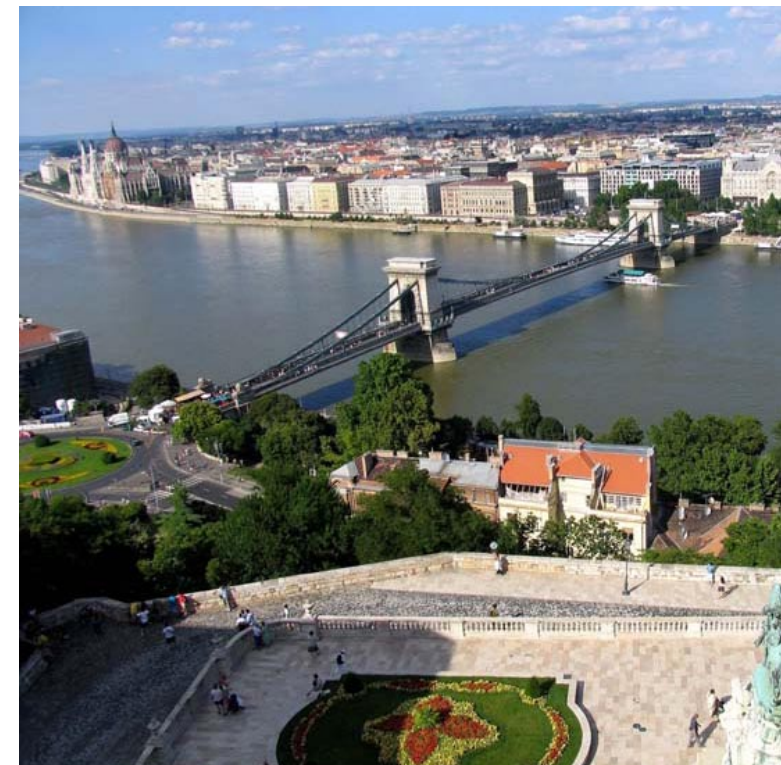


Corner Residence

The tranquility of Buda and the fun of Pest

**Budapest
Hungary**

- Location: District 11, Budapest
- **Pest prices in Buda**
- Prices from €54,188
- Payment terms **20-80%**
- Expected handover Q3 2009
- From just **€10,838 down payment**
- Mortgage available up to 70% LTV





Why invest in Corner Residence?

- Prices from €54,188
- From just **€10,838 down payment**
- Comfortable **payment terms 20–80%**
- Expected handover Q3 2009
- **Mortgage** available **up to 70% LTV**
- **High capital appreciation** potential
- Fast growing district
- **High rental demand** from local tenants
- **Best value** for money on Buda side of the city
- Quick **walk to all public transportation** (new subway, trams, buses)
- Secured **underground parking**
- **10 minutes** by public transport **to downtown** of Budapest
- Apartment sizes ranging from 29sqm to 75sqm
- 164 apartments
- **Kitchen furniture and appliances included** in price

Featured Highlights

The high quality condominiums are under construction in the District 11, the most sought after area of Buda side. If you are looking for a central location, attractive prices and a rapidly developing area - look no further than Corner Residence. **Buda is the most prestigious side of the city. Property prices are about 20% higher than on the Pest side.** Corner Residence is a wonderful investment opportunity to own a modern, high rental income from locals and foreigners.

Buy your property here for Pest prices and experience a constant rental demand.

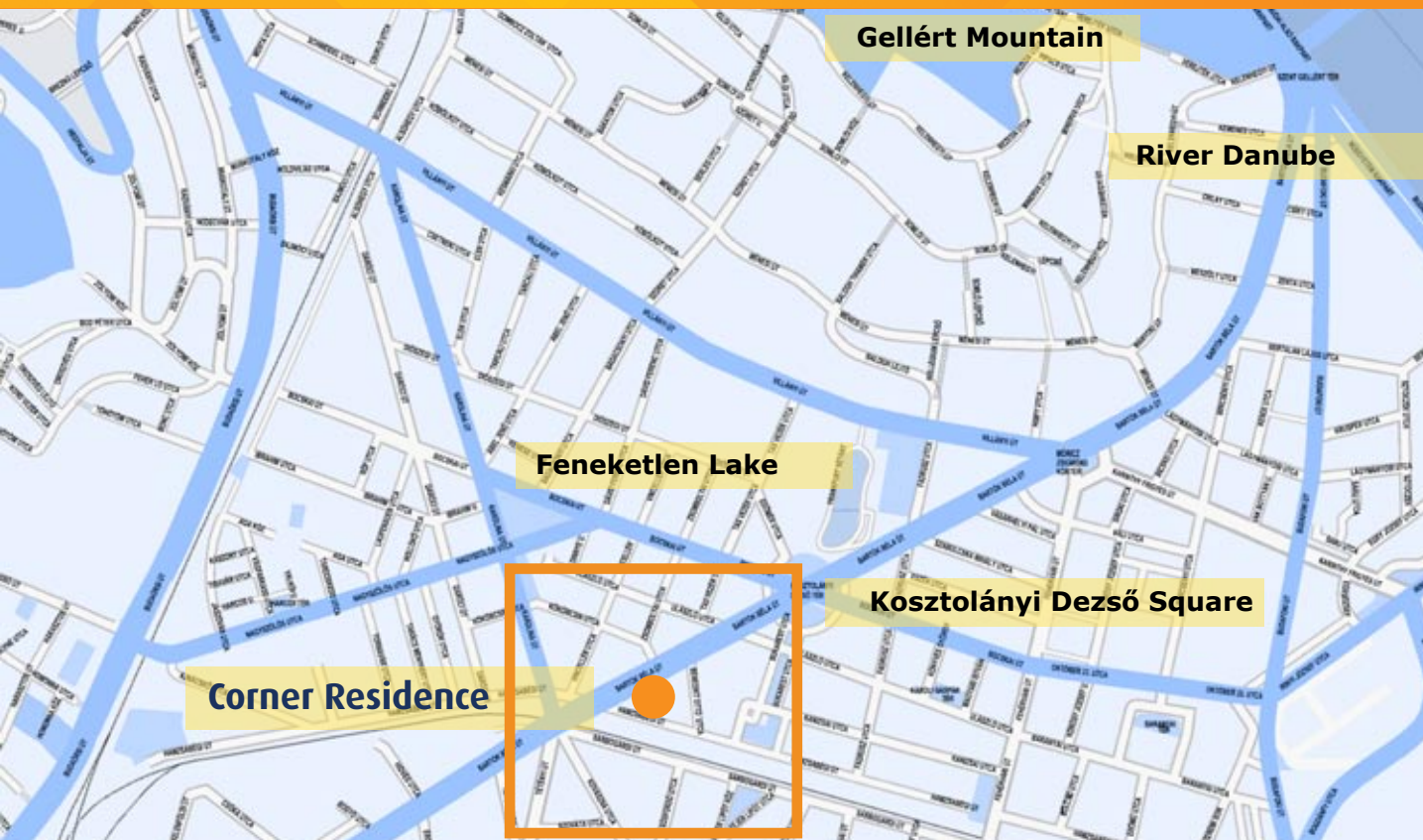
Starting prices

Studio	€ 54,188
1 bedroom	€ 70,832
2 bedroom	€ 92,496

Units:

- 164 apartments
- Underground parking spaces
- Kitchen appliances included in cost





Location

Located at Budapest, District 11 on Buda side of the city.

- In the inner part of popular new Buda, which possesses a special ambiance, in the proximity of the Feneketlen Lake and the Kosztolányi Dezső square, the area's most attractive residential park – the Corner Residence – is being built.
- The location is easy to access with public transport and is commercially well equipped.
- The Feneketlen Lake and its park, playground, sport facilities and open-air theatre offer numerous possibilities for fun and relaxation.



Pricing and payment schedule

Prices are competitive for this project considering the potential capital gain possible in District 11. Prices from €54,188 to €156,019

Property type	Price	20% deposit
Studio with 29,25 sqm	from €54,188	from €10,838
1 bedroom with 39,01 sqm	from €70,832	from €14,166
2 bedroom with 58.02 sqm	from €92,496	from €18,499

Reserve your investment of the year with €3,000!

Put 20% down when signing the contract and the final 80% due upon completion in Q3 2009. Our local partner, Otthon Centrum ICS can assist interested foreign investors with acquiring a mortgage of up to 70-80% of the asking price.

Property type	Value in 2013*	Rental income**
Studio with 29,25 sqm	from €72,516	from 363 €/month
1 bedroom with 39,01 sqm	from €94,789	from 474 €/month
2 bedroom with 61,78 sqm	from €123,781	from 619 €/month

* Based on Capital Appreciation of 6% per annum.

** Based on minimum 6% annual rental yield.



