



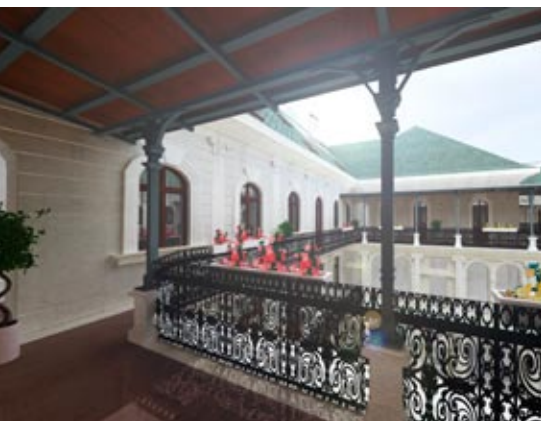
Palazzo Andrassy

Luxury turn-of-the-century apartments
at a UNESCO World Heritage Site

**Budapest
Hungary**

- Location: District 6, Budapest
- Available apartment prices start from €407,000
- Payment terms: **30-70%**
- Handover: Q4 2009
- From just **€122,100 down payment**
- Mortgage available up to 70% for foreign investors





Why invest in Palazzo Andrassy?

- 62 apartments
- Available apartment prices start from €407,000
- From just **€122,100 down payment**
- Highest capital appreciation potential
- Life in a historical palace built in the Austro-Hungarian Empire
- Palace on the world-famous Andrassy Avenue, a UNESCO World Heritage Site
- In the center of the **diplomatic district** of Budapest
- One-of-a-kind **luxury interiors** with high quality fixtures and fittings
- Expected handover Q4 2009
- Comfortable payment terms 30–70%
- Mortgage available up to 70% LTV
- **Highest rental demand**
- Luxury, 5-stars design and service
- **24-hours concierge services**, swimming pool, hot tubs, sauna, fitness center, conference halls, wine cellar, dining room
- Shops, cafés and shopping centers within a walking distance
- Parks, monuments, theaters, restaurants and cafes within walking distance
- Apartment sizes ranging from 57-211 sqm (studios – duplex penthouses)
- Fully fitted apartments with **highest quality materials**
- Parking possibilities
- **Easy connection** to buses, trams, and the metro

Featured highlights

Palazzo Andrassy is a new development of unmatched quality. It is a classical palace located on Budapest's Andrassy Boulevard. It is rare that 62 luxury homes of this calibre in such a spectacular location are open to the market. Andrassy Avenue is located in the heart of Budapest's **cultural and diplomatic district**. This area is favoured by business people based in Budapest, managers of multinational corporations, embassies and large Hungarian companies. It **assures good conditions of rental demand**.

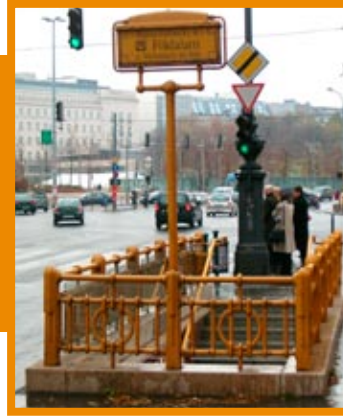
New within the old: turn-of-the-century architecture with 21st century interiors. It's a castle-like building in **state-of-the-art quality**. **Concierge-serviced apartments** for the lovers of highest quality properties.

Starting prices	
1 bedroom	€407,000
2 bedrooms	€448,000
3 bedrooms	€557,000
Duplex penthouses	€410,000

Units:

- 62 apartments
- Luxury materials and services





History of the building

The impressive **Andrássy Boulevard** (1872–85) is a source of great pride for Hungarians not only because of the beauty of this wide, leaf-fringed street, but because the two-mile long avenue carries a rich history of Hungarian innovation and progressiveness. When the boulevard and **metro first opened in 1896**, the celebration drew thousands to the city to honor **Hungary's 1000-year birthday**.



Today, Andrásy Avenue and the accompanying **Millennium Underground Railway** (1893–96) – continental Europe’s first underground line, pulled by horses – have been christened **UNESCO World Heritage sites**. Tourists and locals can experience this pristine centerpiece of Hungarian history and innovation for years to come.

This impressive, eclectically styled **palace**, reminiscent of Tuscan architecture, surrounds the **Kodály Circus forming a complete circle**. The palace **built for the Austro-Hungarian aristocracy in 1884** by a famous Hungarian craftsman **Josef Kausner** who later lived in the building himself. He was also involved in the construction of the St. Stephen’s Basilica and the Hungarian State Opera House Andrásy Palace has two of the four building in the palace that encircles the elegant Kodaly Circus. Everyone lives like royalty here – in addition one-of-a-kind **luxury interiors** with high quality fixtures and fittings, the palace will have a **large sun terrace overlooking the city** and a World-Class fitness center with a swimming pool. Andrásy Boulevard is **Budapest’s principle thoroughfare and diplomatic belt**; this celebrated two-mile avenue and the Millennium Underground M1 metro that runs its length are UNESCO World Heritage Sites.





Services

At Andrassy Palace, everyone will **feel like royalty**. The reconstruction of the historic palace will restore the finesse and romantic qualities of the 19th century palace.

Features include:

- 24-hour reception with full security
- Full-service concierge
- World-Class fitness center with sauna, fitness room, swimming pool
- Private wine cellar
- Dining room
- Large sun terrace and garden with a panoramic view
- Secure underground parking
- Classical apartments with modern appliances





Location

Andrássy Palace is located at the center of Andrassy Avenue, on the **Champs-Elysée of Budapest**, within walking distance of the hustle and bustle of the city center, yet sheltered by the trees and statues on the elegant Kodaly Circle.

It is possible to walk, take a bus, or ride the Millennium metro to the central areas in Budapest, including the impressive Hero's Square, the City Park, the ballet institute, the Opera House and surrounding restaurants and cafes. Andrassy Palace is in a **prestigious but accessible location** in Budapest.





Pricing and payment schedule

Prices are competitive when you are buying a spot in a palace; keep in mind the residences offer great opportunities for rental income through short-term or long-term rentals. Prices from €407,000 to €1,650,000.

Property type	Price	30% deposit
1 bedroom with 86 sqm	from €407,000	from €122,100
2 bedroom with 96.6 sqm	from €448,000	from €134,400
3 bedroom with 138.1 sqm	from €557,000	from €167,100

Note: Mortgages now available to foreigner investors max. up to 80%.

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

Put only 30% down when signing the contract and then the final 70% will be due upon completion of the project in Q4, 2009. Otthon Centrum ICS can assist interested foreign investors with acquiring a mortgage of up to 70–80% of the asking price.

Investment Return

Property type	Value in 2013*	Rental income**
1 bedroom with 86 sqm	from €544,658	from 3,177 €/month
2 bedroom with 96.6 sqm	from €599,525	from 3,497 €/month
3 bedroom with 138.1 sqm	from €745,392	from 4,348 €/month

* Based on capital appreciation of 6% per annum.

** Based on minimum 7% annual rental yield.

Sample floor plans

