



Urban Residence

One of the fastest developing area of Budapest

**Budapest
Hungary**

- Location: District 9, Budapest
- Fast developing district
- Available apartment prices start from €65,067
- Payment terms 30-70%
- Expected handover Q2 2009
- From just **€19,520 down payment**
- Mortgage available up to 70% LTV





Why invest in Urban Residence?

- 70 apartments just launched
- Located in famous district 9 of Budapest
- Steps away from the metro and unlimited access to downtown through trams and buses
- On of **the most steadily developing districts of the city** that have been through an enormous regeneration program over the last 10 years
- A **large international student community** and a **hot spot for multicultural activities** (National Theater, Palace of Arts, and Ráday Pedestrian Street.)
- Available apartment prices start from €65.067
- **From just €19.520 down payment**
- **High rental demand** by international students and local professionals
- Expected handover Q2 2009
- Comfortable payment terms 30% - 70%
- Mortgage available up to 70% LTV
- Apartment sizes ranging from 32sqm to 80sqm
- Fully fitted apartments
- **Kitchen furniture**
- **Underground parking possibilities**
- The perfect combination of price, location, capital appreciation and rental potential!

Featured highlights

With its 70 **well-designed apartments**, Urban Residence development is located in the **9th district, in one of the fastest developing areas of Budapest.**

District 9 is the number one upcoming area of Budapest, serving a huge Hungarian middle-class population with its trendy bars and cafés. **The district is well-known for its student community**, with the grounds of the Medical University, the Technical University and the University of Commerce nearby. **The local municipality is investing into re-developing the area, increasing the conditions of the whole district.**

The development is located in the most emerging part of district 9, **ten minutes walking distance from the Danube**, with landmark buildings such as the Hungarian National Theatre and the Ludwig Museum of Modern Arts nearby. Lurdy Ház shopping center, with its movie theatre and its multitude of shops is also close by. **The centre can be easily and quickly accessed by trams or metro.**

Starting prices

Studio	€ 65.067
1 bedroom	€ 67.702
2 bedrooms	€ 82.196

Units:

- 70 apartments
- Underground parking spaces
- Kitchen furniture





Location

Urban Residence will be built in Sobieski János Street, **300 m from a metro station** and **50m from a tram stop** that provide a continuous access to the **downtown of Budapest** in just than **10 minutes**.

The centrally located Ráday Street is one of the best streets in Budapest for restaurants and bars. Some of the popular summer bars are also within walking distance. ELTE (the Budapest University of Science), the Budapest Corvinus University, and SOTE (the Semmelweis Medical University) are within 5 to 10 minutes walk.



Pricing and payment schedule

Considering the potential capital gain possible in District 9, prices are competitive for this project. Prices range from €65,067 to €151,592.

Property type	Price	30% deposit
Studio with 42.5 sqm	from € 65,067	from € 12,430
1 bedroom with 46.4 sqm	from € 67,702	from € 15,510
2 bedroom with 56.9 sqm	from € 82,196	from € 37,232

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

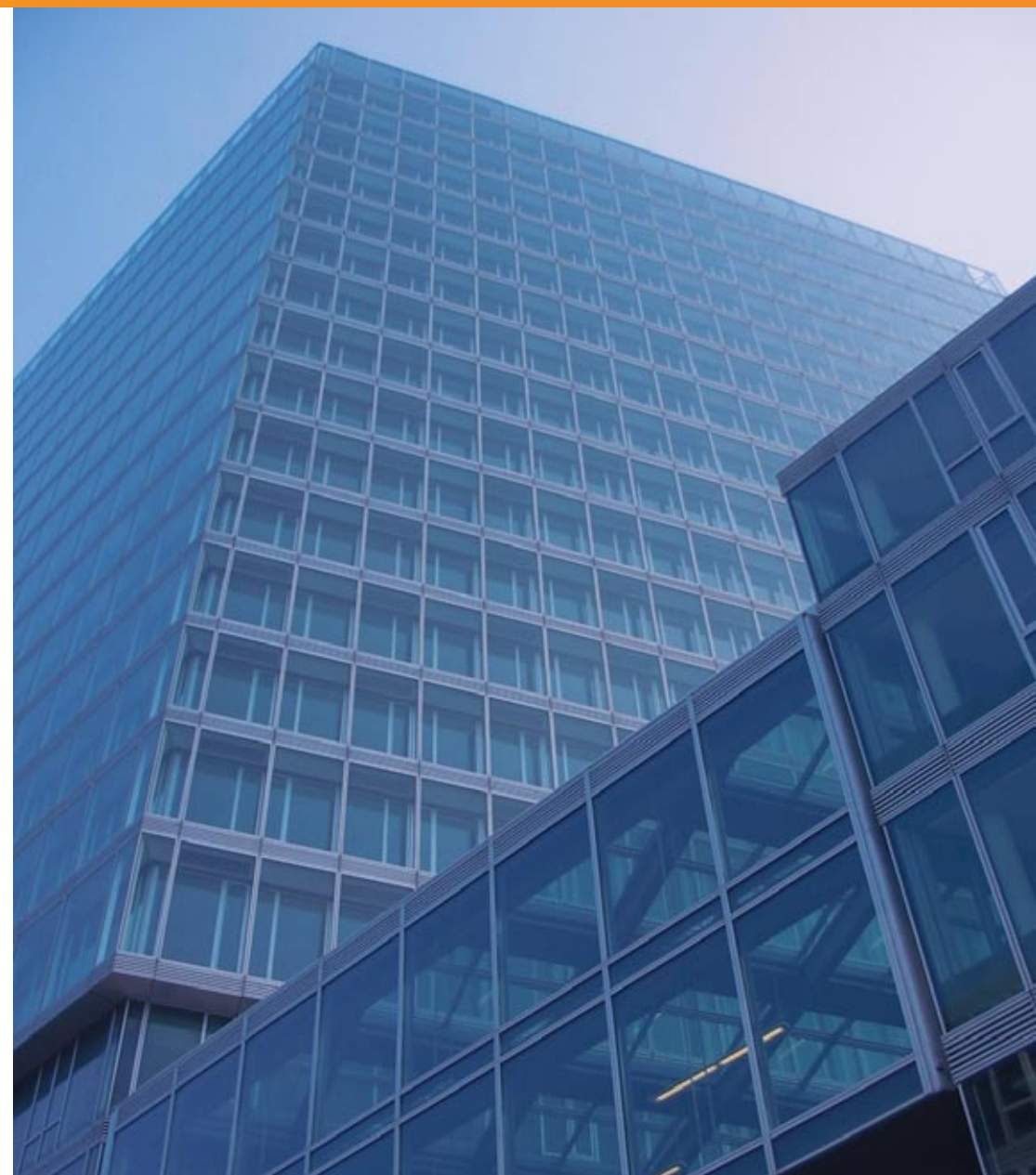
Deposit 30% when signing the contract, and the remaining 70% will be due upon completion in Q2 2009. Our local partner, Otthon Centrum ICS can assist interested foreign investors with acquiring a mortgage of up to 70–80% of the asking price.

Investment Return

Property type	Value 2013*	Rental income**
Studio with 42.5 sqm	from € 87,074	from 435 €/month
1 bedroom with 46.4 sqm	from € 90,601	from 453 €/month
2 bedroom with 56.9 sqm	from € 109,997	from 550 €/month

* Based on Capital Appreciation of 6% per annum.

** Based on minimum 6% annual rental yield.



Sample floor plans

2nd floor



Sample floor plans

5th floor

