



The project is guaranteed by **the investor's** steady financial background and full own contribution.

General Project Management Ltd. is in charge of the whole project management activity of Benczur11 as an exclusive partner.

## **BENCZÚR 11**

The **39 new flats** will be located in 3 separate buildings which will be linked on the ground floor. A total of **57 parking lots** will be established in a 2 storey underground garage. In between the 3 buildings a beautifully designed park will be created..

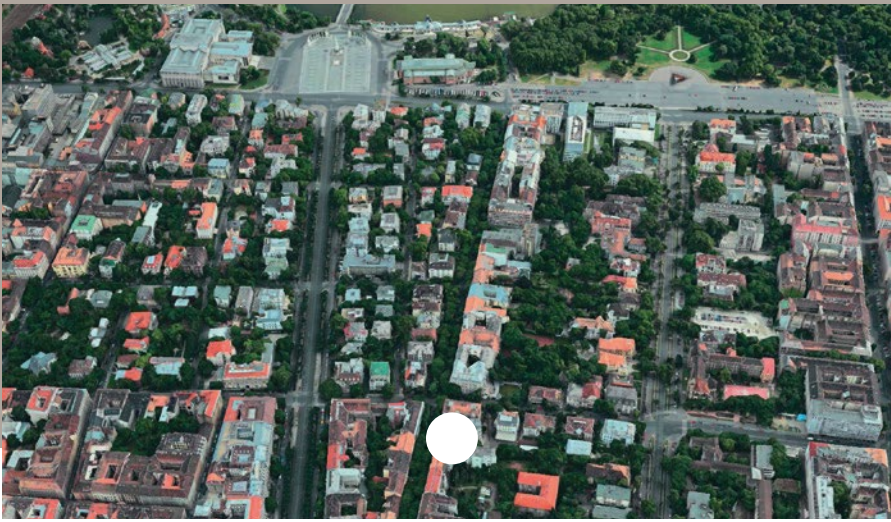
### **Classic ambience and modern elegance**

We offer elegant, new-build homes in the diplomatist area of district VI., between Városligeti fasor and Andrásy street in a quiet off-street.

The building is an impressive combination of tarnished and modern.

### **In the city centre still in green belt**

Our new apartments are being built in the neighborhood of the City Park, **in a safe green belt area**. The well-known world heritage sights are in the building's attraction zone: the Andrásy street, the Kodály körönd, the Hero square, the City Park, the Széchenyi Bath, the Lake of City Park - which becomes the biggest skating rink in Budapest during the winter – the Castle of Vajdahunyad, the Zoo, the Circus, the Museum of Fine Arts and the Art Gallery.



## Perfect infrastructure

The building is in 5 minutes walking distance from Hero square and Kodaly Korond. The street is **easily accessible** as Bajza street underground 1 station, electric bus 75, 79 and bus 30 and 105 are comfortably approachable. The tram 4, 6 and the other underground lines can be reached quickly as well. A few minutes' walk from the apartments all institutions can be found that a family might need: nursery school, school, pharmacy, shop, bank and post office. Some of the biggest shopping malls in Budapest like Arena Plaza and WestEnd City Center are 10 minutes by car and 20 minutes by public transport.

## The apartments

The wing, which has the classical and tarnished facade of Benczur street will become the headquarters of Pannonia Pension Fund. On the top floors of this building there will be a few duplex flats with a stunning view to Pest, the Basilica and Buda Hills and lifts inside. The other 2 wings have a modern style with arched facade and large windows. The top floors will have a view to Hill Gellert as well. The size of the apartments will differ from 30 to 150 square meters with a unique set-up. All of the flats will have a balcony and the flat on the ground floor will have a private garden. The most modern ceiling heating-cooling system will be built in the apartments serving the buyers comfortability.



## For Investors

On demand the flats can be managed by GPM Ltd. for both short and long term.

The rental service can even bring a profit of 7-8% per year.

## Further information:

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