



D-3

RESIDENCE



MBT
PROPERTY GROUP

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PROPERTY INFORMATION

DOLMÁNY ST. 3

The residential complex project at 3 Dolmány Street in Budapest comprises 19 high-comfort apartments and a commercial premises on the ground floor.

Key Advantages:

- Excellent location, close to social and commercial infrastructure.
- Unique features on the Budapest real estate market.
- Possibility of customized interior layouts.



LOCATION

The residential complex is situated in a peaceful neighborhood with excellent infrastructure, yet still close to the city center:

- Heroes' Square (Hősök tere) – 14 minutes by public transport
- Aldi supermarket – 4 minutes on foot
- Duna Plaza – 7 minutes by public transport
- Tram stop – 3 minutes on foot

Additionally, several schools, a pharmacy, a large park with sports facilities and a dog-walking area, as well as multiple green spaces, are all within walking distance—making this neighborhood ideal for family life.



PROPERTY INFORMATION

TECHNICAL INFORMATION

- Total plot area: 781 m²
- Green space: 223 m²
- Number of apartments: 19
 - 7 one-room apartments
 - 5 two-room apartments
 - 4 three-room apartments
 - 3 four-room apartments
- Parking spaces: 20
 - 8 on the ground floor
 - 12 in the basement level (-1)
- Total building area: 1870.74 m²
- Net apartment area: 1033.44 m²
- Terraces and balconies area: 221.39 m²



ENERGY EFFICIENCY

- Energy-efficient ceiling heating/cooling
- Gas-free, Smart Home system
- Use of advanced materials and technologies
- High-level thermal insulation

UNIQUE ADVANTAGES

- Inner courtyard
- Car elevator
- Charging stations for electric vehicles
- Rooftop barbecue area



FLOOR PLAN





ONE-ROOM APARTMENT 101 (39.69 m²)



I. KITCHEN

II. LIVING ROOM

III. BEDROOM

IV. BATHROOM

V. ENTRANCE HALL

VI. BALCONY (6.37 m²)



ONE-ROOM APARTMENT 101 (39.69 m²)



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- The apartment layouts are standardized and illustrated using the example of the 2nd floor layout.
- The indicated plan is a generalized example for apartments with the corresponding layout.
- The actual finishing of the apartment may differ from what is shown in the demonstration.
- Furniture is not provided in the apartments; the images are for demonstration purposes only.

ONE-ROOM APARTMENT 102 (52.31 m²)



I. ENTRANCE HALL

II. LIVING ROOM

III. BEDROOM

IV. KITCHEN

V. BATHROOM

VI. BALCONY (9.23 m²)



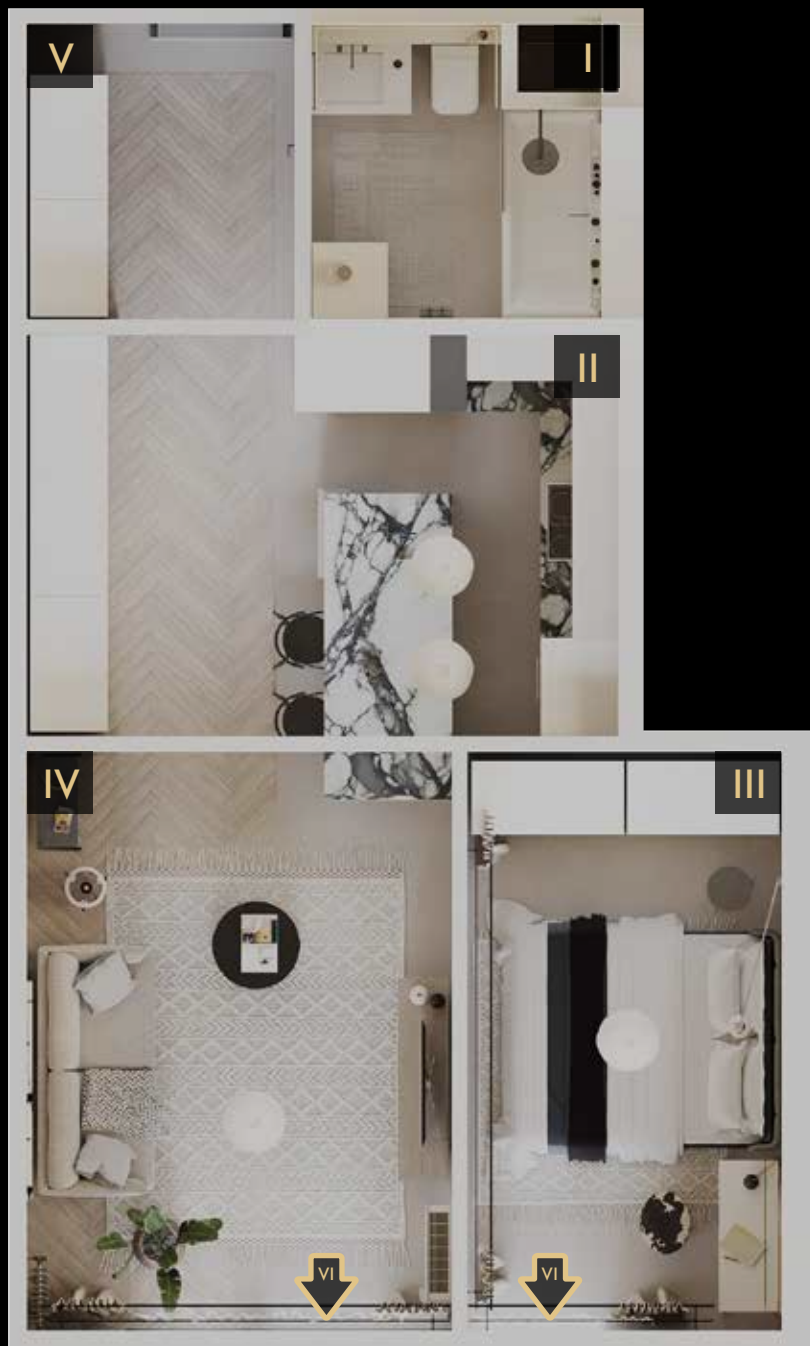


ONE-ROOM APARTMENT 102 (52.31 m²)





ONE-ROOM APARTMENT 103 (52.31 m²)



I. BATHROOM

II. KITCHEN

III. BEDROOM

IV. LIVING ROOM

V. ENTRANCE HALL

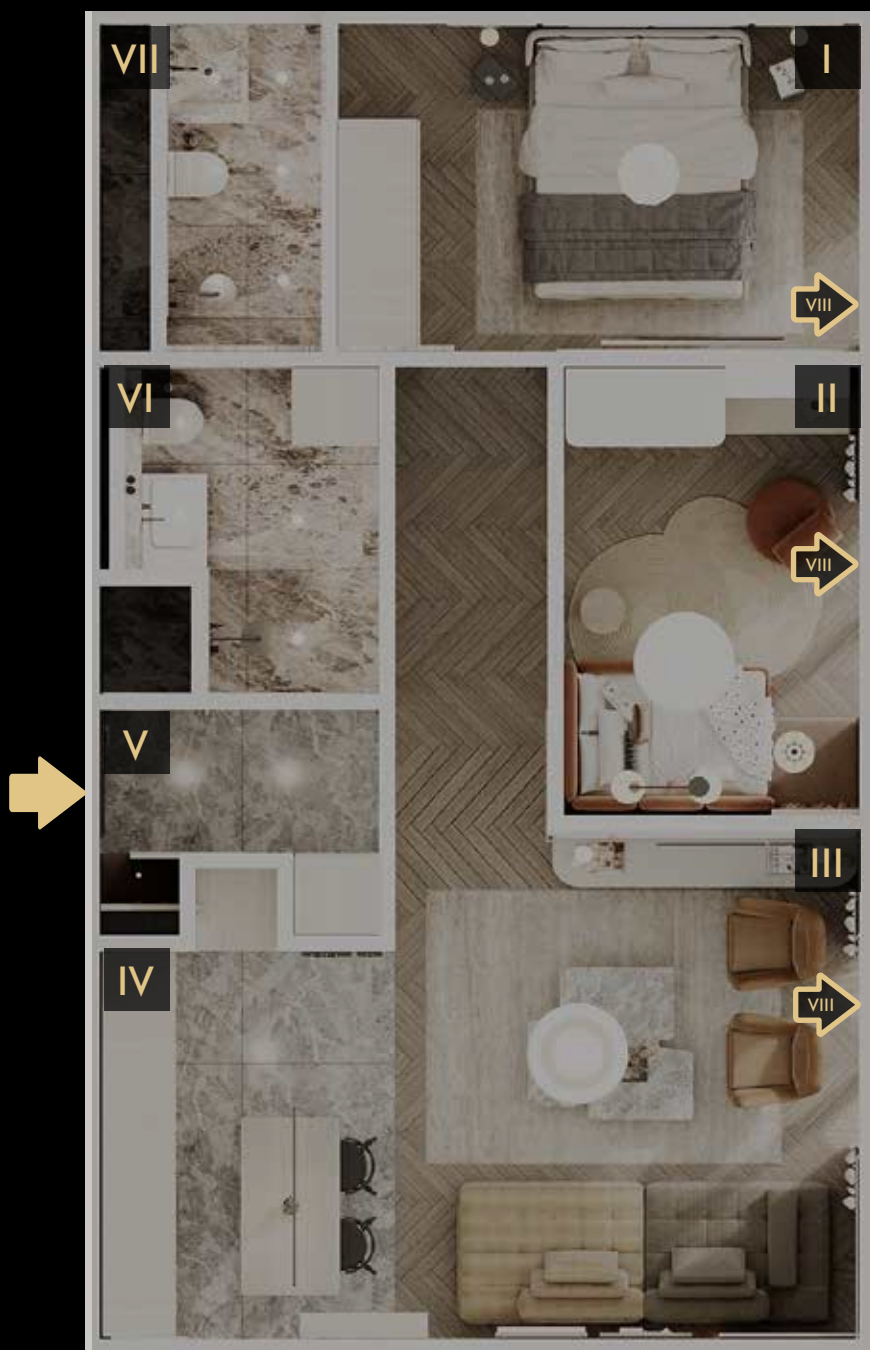
VI. BALCONY (6.98 m²)



ONE-ROOM APARTMENT 103 (52.31 m²)



THREE-ROOM APARTMENT 105 (56.63 m²)



I. MASTER BEDROOM

II. CHILDREN'S
BEDROOM

III. LIVING ROOM

IV. KITCHEN

V. ENTRANCE HALL

VI. GUEST BATHROOM

VII. MASTER
BATHROOM

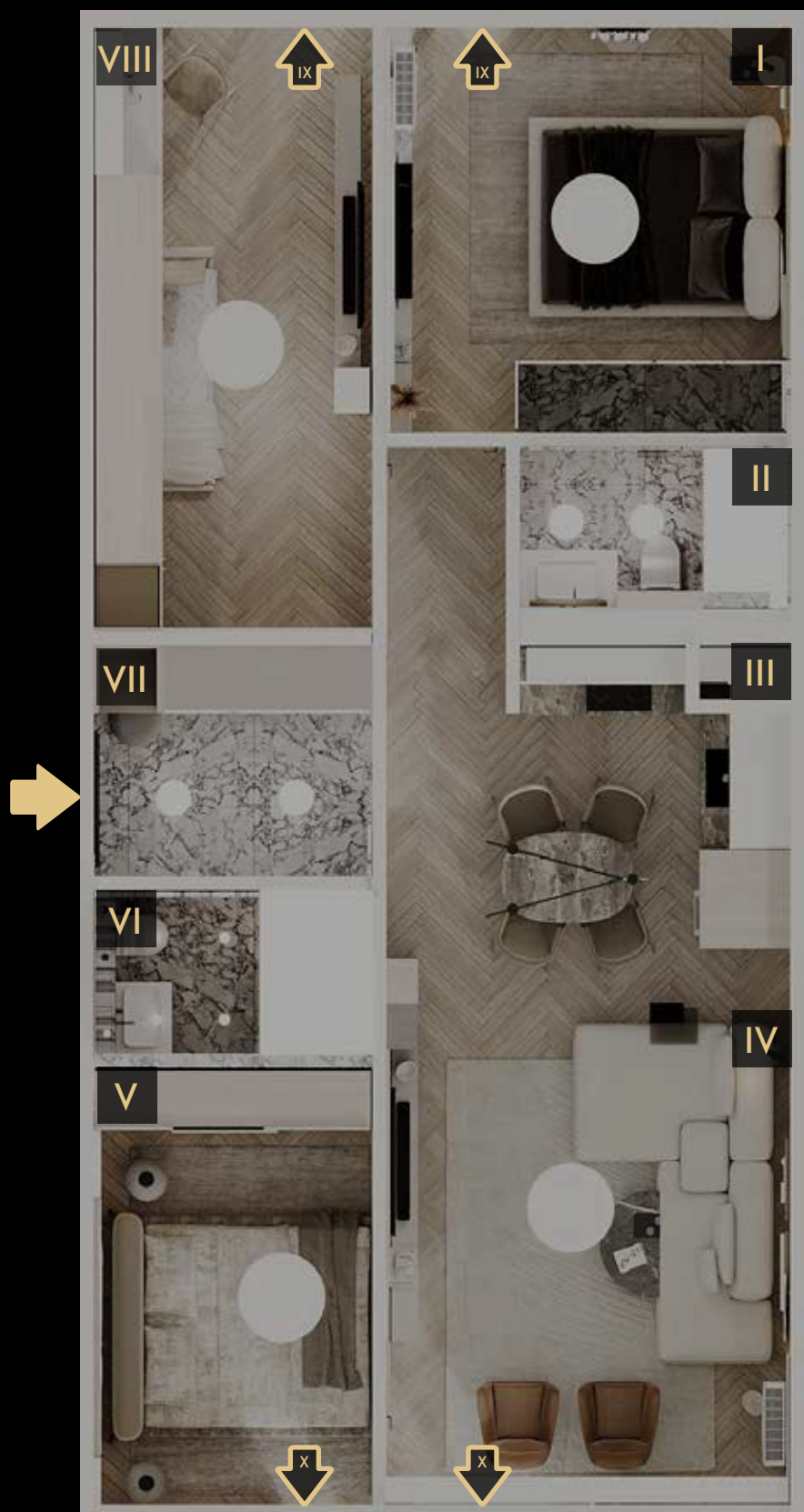
VIII. BALCONY (13.93 m²)

THREE-ROOM APARTMENT 105

(56.63 m²)



FOUR-ROOM APARTMENT 104 (78.41 m²)



I. MASTER BEDROOM

II. MASTER
BATHROOM

III. KITCHEN

IV. LIVING ROOM

V. GUEST BEDROOM

VI. GUEST BATHROOM

VII. ENTRANCE HALL

VIII. CHILDREN'S
BEDROOM

IX. BALCONY (6.38 m²)

X. BALCONY (4.52 m²)

FOUR-ROOM APARTMENT 104 (78.41 m²)



ROOFTOP RELAXATION AREA



INNER COURTYARD

