



CLUB ROMAÍ PART Apartment House

"Club Living next to the Danube"

33 – 115 m2 Mediterranean-style apartments on the Danube with an Amazing Panorama



- **120 apartments and 2 boathouses in a two-hectare park**
- **Prices start at 65 000 EUR=> Average price: 1 860 EUR /m2 => 25% VAT reclaim from gross price**
- **Handover:** Phase I. (Building A +B+C) - **September, 2004 - 60% has already been sold!**
Phase II. (Building D) -**April, 2005**
- **Location:** The **North side of the city**, next to the Danube embankment in **District III, ÓBUDA**, between **RÓMAI PART Promenade** and **NÁNÁSI Street**
Convenient public transportation provides easy access Downtown: commuter train (HÉV) or bus - 20 /30 minutes respectively
Downtown is 10 minutes, **FERIHEGY International Airport** 45 minutes by car
- **Amenities:**
 - Fenced two-hectare park with swimming pool**
 - **Wellness center** with sauna, solarium and Aqua – fitness facility
 - 2 boat houses for kayaking and canoeing**
 - Underground parking** with card operated gate and CCTV system for **116 cars**
 - Easy access to the city's famous thermal and Turkish baths** and two large **Shopping Malls**, various sport facilities (tennis courts, squash club, bowling club and boathouses), restaurants, shops and a pharmacy is within walking distance
- **Developer:** **INDOTEK Investment Co.**
- **Financing Bank:** **KONZUM BANK** (S&P credit rating :BBB)
- **Builder:** **SWIETELSKY Co.**
- **Payment terms:** **EUR 1 000** to reserve the property+ **5 stages payment terms** (10-55-15-10-10%)
- **Value propositions:**
 - Quickly developing **upper-middle class residential and resort area**
 - **25% VAT reclaim at handover**
 - Potential rental of **5.2- 6.2% annually**
 - All types of **water sport facilities** are literally at the doorstep
 - Everlasting **Danube view**

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