



- Location: District 13, Budapest
- The unique jewellery in the suburb
- Prices from €63,512
- Payment terms **20–80%**
- Expected handover **Q3 2009**
- From just **€15,878 down payment**
- Mortgage available up to 70% LTV

Angel Garden

Best rental area with a suburban atmosphere

**Budapest
Hungary**





Why invest in Angel Gardens?

- Prices from €63,512
- From just **€15,878 down payment**
- The biggest business and office area in Budapest
- **Highest capital appreciation potential**
- Expected handover **Q3 2009**
- Comfortable payment terms 20–80%
- Mortgage available up to 70% LTV
- **High rental demand**
- Apartment sizes ranging from 35 sqm to 83 sqm
- Fully fitted apartments
- Underground parking possibilities
- 35 apartments (from studios until duplexes)
- **The perfect combination of price, location, capital appreciation and rental potential!**
- Kitchen furnitures and appliances included in cost

Featured Highlights

It's definitely an **excellent investment** opportunity, for those who wish **to let** their apartment.

Not only is it in the **neighbourhood of the business quarter of the city**, it also gives you the suburban climate, to chill in the quietness. Which are also significant factors for your possible tenants. Angel Garden absolutely fulfills all criterias of having a **very reasonable price**, being a brand new, modern environment as well as a **fantastic return on your investment**.

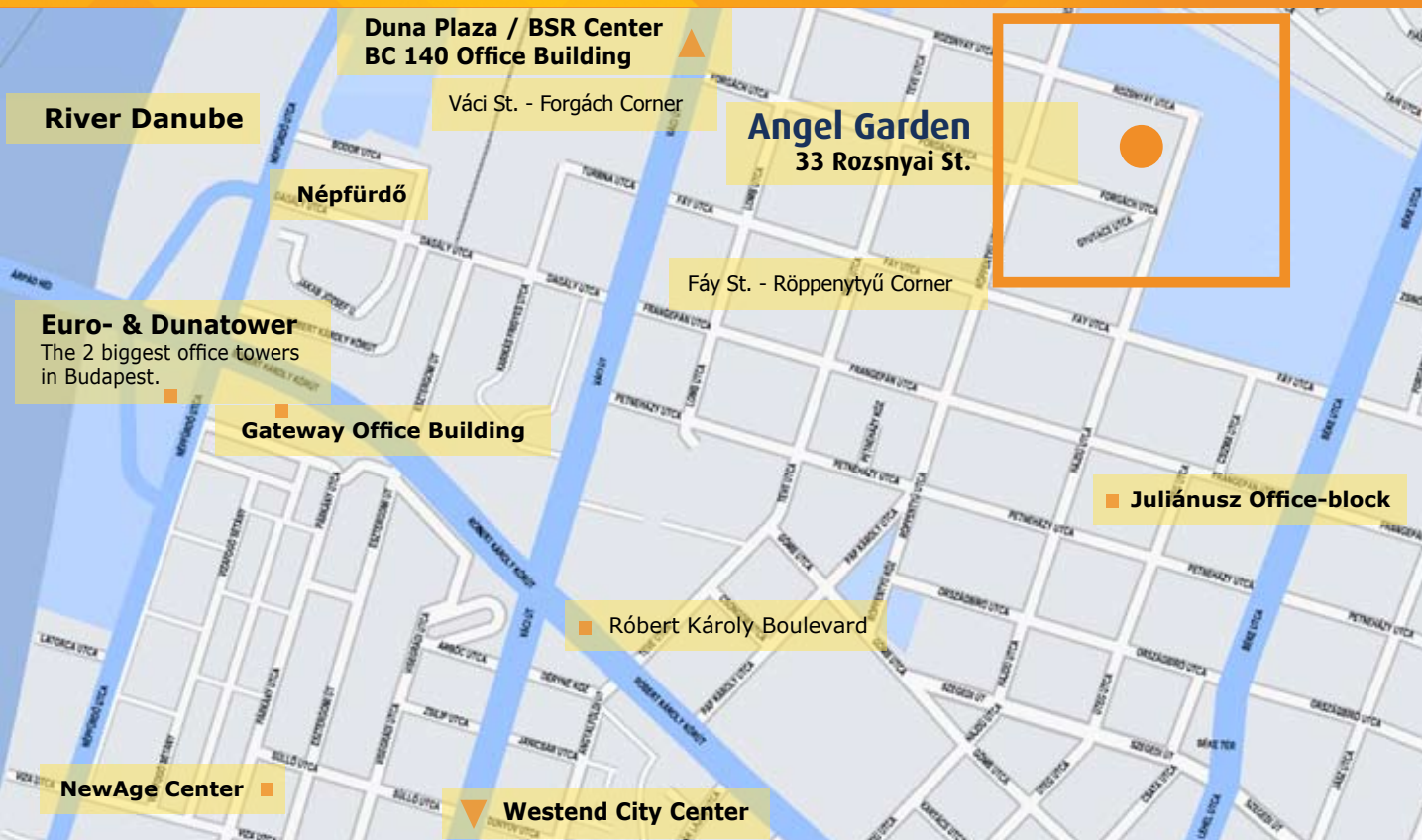
Starting prices

Studio	€ 63,512
2-bedroom	€ 104,406
3-bedroom	€ 129,302
4-bedroom duplex	€ 152,581

Units:

- 35 apartments (from studios until duplexes)
- Underground parking spaces
- Kitchen furnitures and appliances included in cost

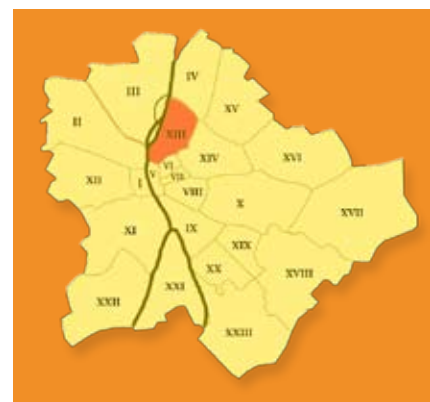




Location

The project is situated in Angyalföld town in the centre of Budapest.

- It provides you both the filling of the pulsating modern city and the heavenly peace, where you can wind down at the end of a hectic day.
- It is only a few steps away from the 13. District's huge business, shopping and entertainment complex, Westend City Center and Duna Plaza.
- Near Vaci road, in the same district stand the latest most magnificent office blocks. Companies, just to mention the biggest names KPMG, Malev Hungarian Airlines, GE Money Bank (Budapest Bank), CIB Bank place their headquarters in this avenue.
- There are many trams and busses crossing the area, in order to provide quick access to the city centre. It is just a few minutes walk from the station of the Underground (M3) which crosses the whole city North - South direction and of course in connection with the other underground and suburban lines.



Pricing and payment schedule

Prices are competitive for this project considering the potential capital gain possible in District 13. Prices from €62,242 to €150,720.

Property type	Price	20% deposit
2 bedroom with 48,99 sqm	from €97,419	from €19,484
3 bedroom with 72,98 sqm	from €122,166	from €24,433
4 bedroom duplex with 80,17 sqm	from €152,581	from €30,516

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

Put 20% down when signing the contract and the final 80% due upon completion in Q3 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.

Property type	Value in 2013*	Rental income**
2 bedroom with 48,99 sqm	from €130,369	from 652 €/month
3 bedroom with 72,98 sqm	from €163,486	from 817 €/month
4 bedroom duplex with 80,17 sqm	from €204,188	from 1021 €/month

* Based on Capital Appreciation of 6% per annum.

** Based on minimum 6% annual rental yield.



Sample floor plans



2 bedroom apartment



Sample floor plans

3 bedroom duplex

