



Olive Garden

Impressive low-cost residences in rapidly up-and-coming central neighborhood

**Budapest
Hungary**

- Location: District 8, Budapest
- Fast growing district
- Available apartment prices start from €45,264
- Payment terms **20–80%**
- Expected handover Q3 2009
- From just **€11,316 down payment**
- Mortgage available up to 70% LTV





Why invest in Olive Garden?

- Available apartment prices start from €45,264
- From just **€11,316 down payment**
- **Comfortable payment terms 20–80%**
- Expected handover Q3 2009
- **Mortgage** available **up to 70% LTV**
- **High capital appreciation** potential
- Fast growing district
- **High rental demand** from local tenants and international students
- Best value for money
- Quick walk to all **public transportation** (subway, trams, buses)
- View of the second largest **public park** in Budapest
- Secure **underground parking**
- Five minutes by public transport to downtown
- Largest **international university neighborhood** in Budapest
- Apartment sizes ranging from 24 sqm to 128 sqm
- 104 apartments
- **Kitchen appliances included** in cost

Featured highlights

Budapest's District 8 had a reputation for a centrally located, but fairly undeveloped area of the city. Now the district is experiencing a massive reconstruction phase with several new built complexes completed and in progress and many of its beautiful historic buildings renovated.

Due to focusing investments and developments, District 8 has experienced a lot of favourable changes, and is considered as **the secret goldmine of the upcoming years**. Any new development is warmly welcome by future tenants, as many families living in the district would gladly shift their home for greater pleasure and comfort.

Hungarian and international students of the world famous Semmelweis Medical university located nearby **are constantly looking for quality apartments to rent**.

Starting prices

Studio	€45,264
1 bedroom	€63,418
2 bedroom	€77,133
3 bedroom	€198,961

Units:

- 104 apartments
- Underground parking spaces
- Kitchen furniture

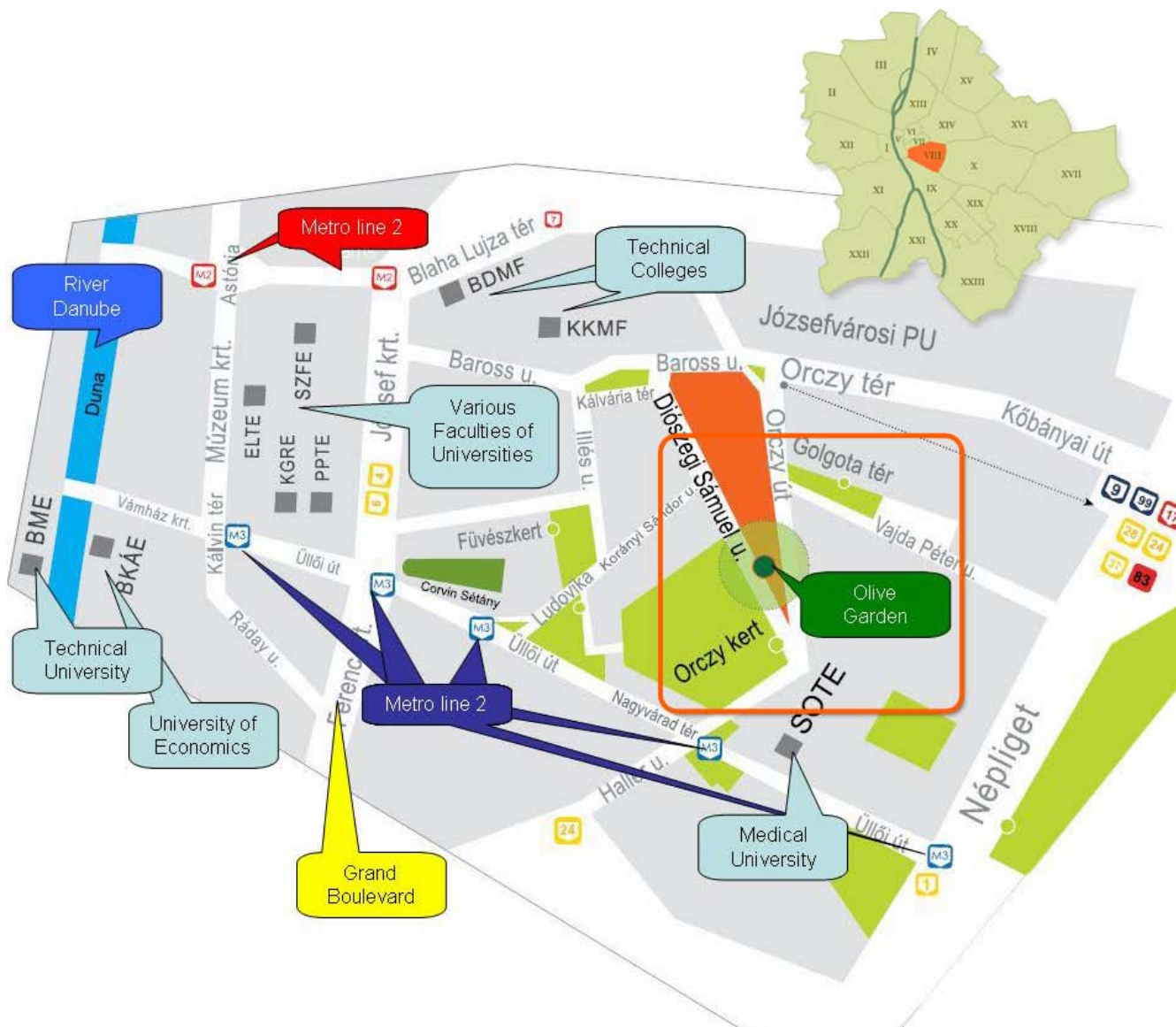


Location

Located at Budapest's District 8, which is **currently under re-development** as part of the Budapest City Council's development plan for the renewal of the area.

This large-scale modern development is surrounded by Népliget (People's Park – which is the second largest city park of Budapest), a coach station, and several well-respected universities. Residents will enjoy the **modern design** and **close proximity to public transportation**, the nearby Planetarium at the adjacent Népliget (People's Park), the Fűvészkert (Botanical Gardens), sports facilities, and the **largest nationwide bus terminal**.

The National Cardiological Institute and the world famous Semmelweis Medical University are located in the vicinity of Olive Garden development as well.



Pricing and payment schedule

Prices are competitive for this project considering the potential capital gain possible in District 8. Prices from €44,359 to €186,162.

Property type	Price	20% deposit
1 bedroom with 39.32 sqm	from €63,418	from €12,683
2 bedroom with 47.77 sqm	from €77,133	from €15,426
3 bedroom with 100.58 sqm	from €189,961	from €37,992

Note: Mortgages now available to foreign investors max. up to 80%. Parking space not included in price.

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**
1 bedroom with 39.32 sqm	from €84,868	from 424 €/month
2 bedroom with 47.77 sqm	from €103,221	from 516 €/month
3 bedroom with 100.58 sqm	from €254,211	from 1,271 €/month

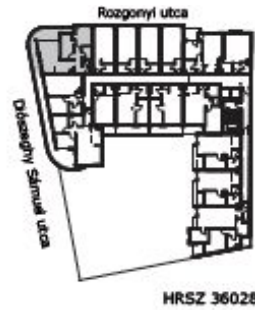
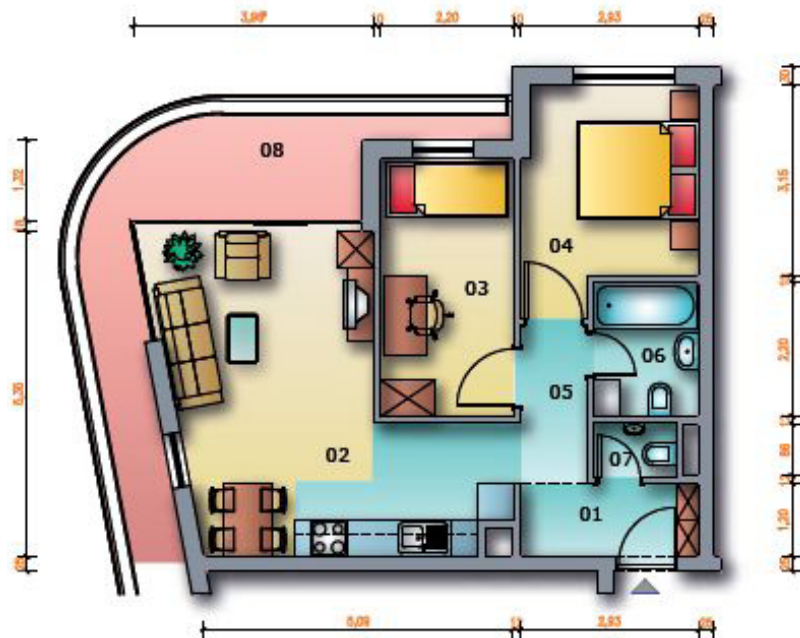
* Based on capital appreciation of 6% per annum.

** Based on minimum 6% annual rental yield.

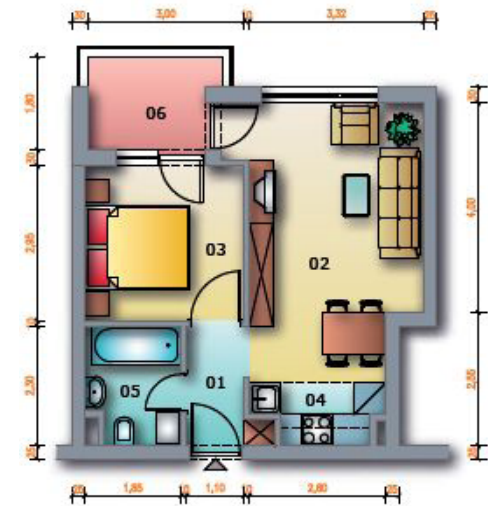


Sample floor plans

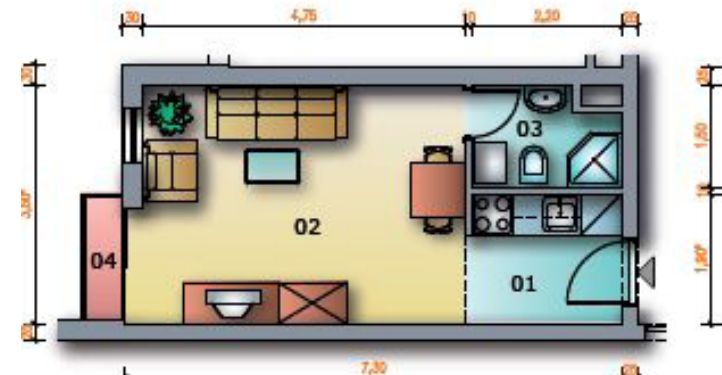
2 bedroom apartment



Studio apartment



1 bedroom apartment



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