



- Location: District 3, Budapest
- Excellent rental area
- **Apartment prices start from € 92,518**
- Payment terms 25-75%
- Expected handover Q1 2010
- **From just € 23,130 down payment**
- Mortgage available up to 80% LTV
- Buy-to-let mortgage up to 90%

Riverbank Terraces

Buy a property in the dream location of Hungarians and benefit from the buoyant local long term rental market!

Budapest
Hungary





Why invest in Riverbank Terraces?

- Front-line on the bank of the Danube - dream location for local Hungarian national residence
- 20% price increase since 2006 compared to similar local projects
- Apartment prices start from € 92,518
- From just € 23,130 down payment
- High expected rental income – 6–8% rental yield
- Buy-to-let finance up to 90% LTV
- High rental demand by Hungarian entrepreneurs and young professionals
- Expected handover Q1 2010
- **Attractive payment terms 25–75%**
- Mortgage available up to 80% LTV
- Apartment sizes ranging from 38.83 sqm to 223.2 sqm
- Underground parking spaces available
- The perfect combination of price, location, capital appreciation and rental potential!
- Kitchen furniture included with cooker, fridge and vent hood
- 110 apartments in 5 buildings just launched

Featured highlights

Located front-line on the banks of Danube River this stunning development offers outstanding rental potential. This district is the current “HOTSPOT” for investors and a dream location for Hungarians. This tranquil retreat seems miles away from the hustle and bustle of the city with its abundant, luscious green landscaped and well-manicured gardens.

The development features 110 quality apartments spread over 5 small generously spaced blocks each with their own entrance. Stairwell & lift and underground parking facilities. Every resident has access to extensive green areas with communal swimming pools, boat house, picnic areas, pedestrian walk ways and plenty of river bank cafes and restaurants.

Starting prices

Studio	€92,518
1 bedroom apartment	€136,565
2 bedroom apartment	€142,134
3 bedroom apartment	€302,924

Units

- 110 apartments in 5 buildings
- Luxury materials



Location

The development is in the 3rd district, which has always been an **exclusive part of Budapest**. It is located between Nánási Street, Kadosa Street and Roman Coast walkway, at the Roman Coast lower part. Two of the five buildings are located by the river, two of them are in the middle of the development, and one is close to Nánási Street. All the buildings can be approached from Nánási Street.

The area is **easily and quickly accessed** by local public transport. It is approximately **15 minutes from the city centre** and Budapest 'down town' ensuring easy access to the cosmopolitan city and everything it has to offer.

The location is also known as **"Town of water"** and it has always been a perfect place for water sports.

The best holiday resort in town.



Pricing and payment schedule

Prices are very competitive for a project of this calibre and offer a significant scope for rental income. Prices range from €92,518 to €558,300.

Property type	Price	30% deposit
Studio with 38.83 sqm	from €92,518	from €23,130
1 bedroom with 57.73 sqm	from €136,565	from €34,141
2 bedroom with 58.01 sqm	from €142,134	from €35,534
3 bedroom with 124.57 sqm	from €302,924	from €75,731

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

Put only 25% down when signing the contract and then the final 75% will be due upon completion of the project in Q1 2010. Otthon Centrum ICS can assist interested foreign investors with acquiring a mortgage of up to 70-80% of the asking price.

Note: Mortgages now available to foreigner investors max. up to 80%.

Investment return

Property type	Value in 2013*	Rental income**
Studio with 38.83 sqm	from €123,810	from 619 €/month
1 bedroom with 57.73 sqm	from €182,755	from 914 €/month
2 bedroom with 58.01 sqm	from €190,207	from 951 €/month
3 bedroom with 124.57 sqm	from €405,381	from 2,027 €/month

* Based on capital appreciation of 6% per annum. ** Based on minimum 6% annual rental yield.



Sample floor plans

2 bedroom luxury apartment

