

Budaliget Luxury Villas

# Welcome Note

The Budaliget Luxury Villas is a novelty and unique project that is currently missing from the palette of the Hungarian luxury real estate market. The people of the North American and the Western European countries who aim for a private but serviced luxurious villa setting within a boutique community is already served with such real estate developments. In Budapest this development is the only one that is located at one of the top 3 prime locations. Private and serviced luxury villas with pool, recreation areas, divided by park, promenade and a private pedestrian street, finally allow the riches of Budapest to experience a new quality of life.

About Us

# About Us

Janos Muranyi and Gershon Nagy met in 2003 and joined forces to establish international businesses together. They share many digital businesses and they have also ventured on various real estate project. Constructing beautiful spaces is a hobby and passion for them, therefore they look at projects a bit differently than other real estate investors.

*"For us every space is special, we put our heart and soul into them and we create these properties as if we would do it for ourselves. We believe such mentality is crucial in creating properties that are not only exceptional in build quality, but also exceptional in daily usability and value."*



## **Janos Muranyi**

His main role of the project is managing potential investor relations.



## **Gershon Nagy**

His main role of the project is managing the vision, the design and creative process. Overseeing the sales and the execution of the construction.

# Location, Budapest

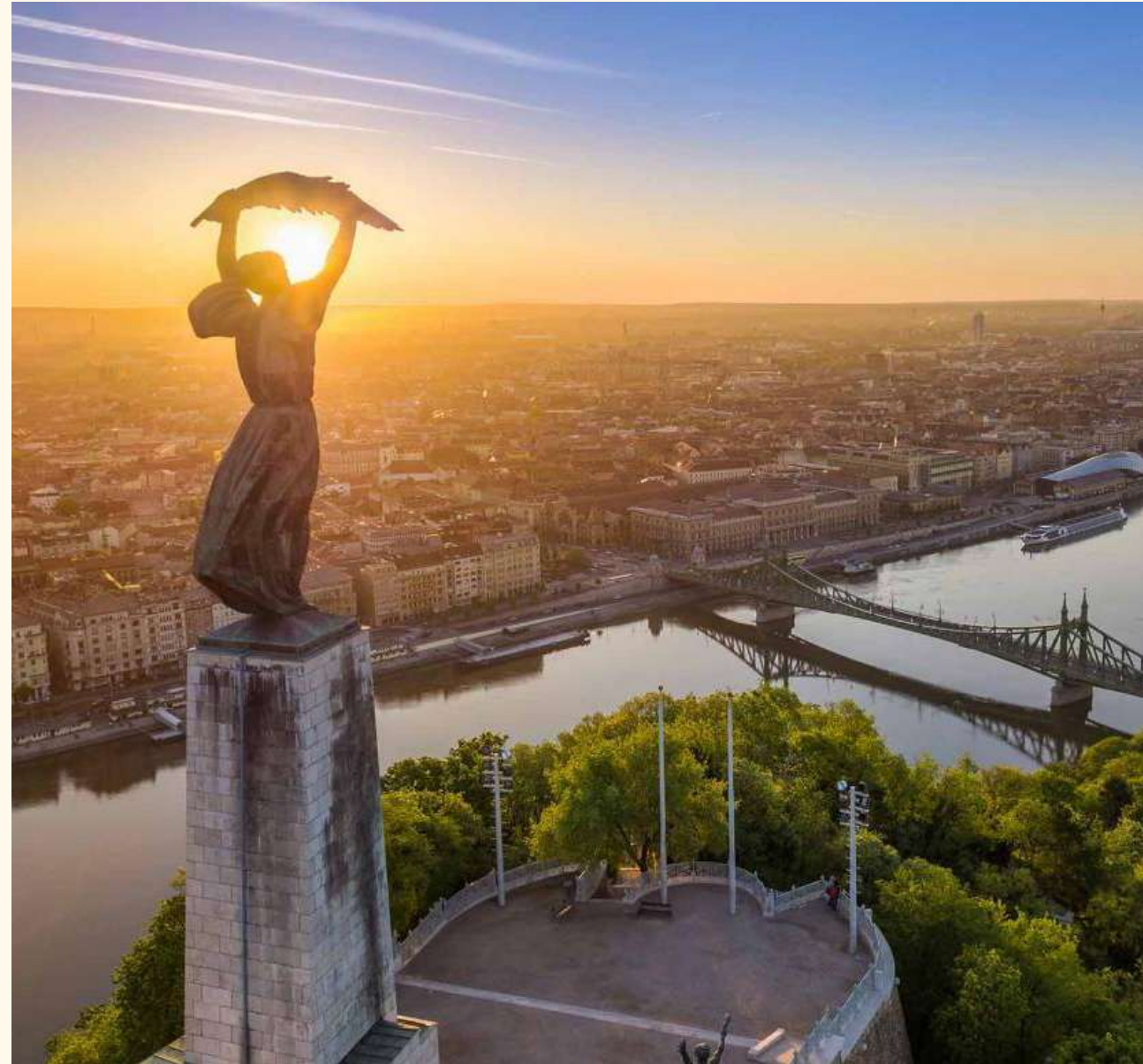
*"New bars, Michelin-starred restaurants and indie boutiques are enticing, but so are age-old attractions, like Buda Castle and Turkish-era thermal baths."*

THE NEW YORK TIMES

# Budapest

Budapest — with the majestic Danube in the middle. Buda, with its romantic atmosphere on one side, and Pest, a dynamic cultural center on the other. One would have to be sharp to find another city in the world with such beautiful natural settings, rich architectural and historical heritage, offering an unparalleled combination of culture, fine cuisine and thermal baths.

The Buda side with its historical thermal baths and the Royal Palace, the Matthias Church and the zigzagging alleys encompassing the Castle District emanates a sense of tranquility. On the other hand, thanks to its rich museums, the Parliament, the Great Market Hall, St. Stephen's Basilica (surrounded by pedestrian streets) and the inspiring atmosphere of the 'Jewish quarter', Pest offers a bustling, vibrant scene.





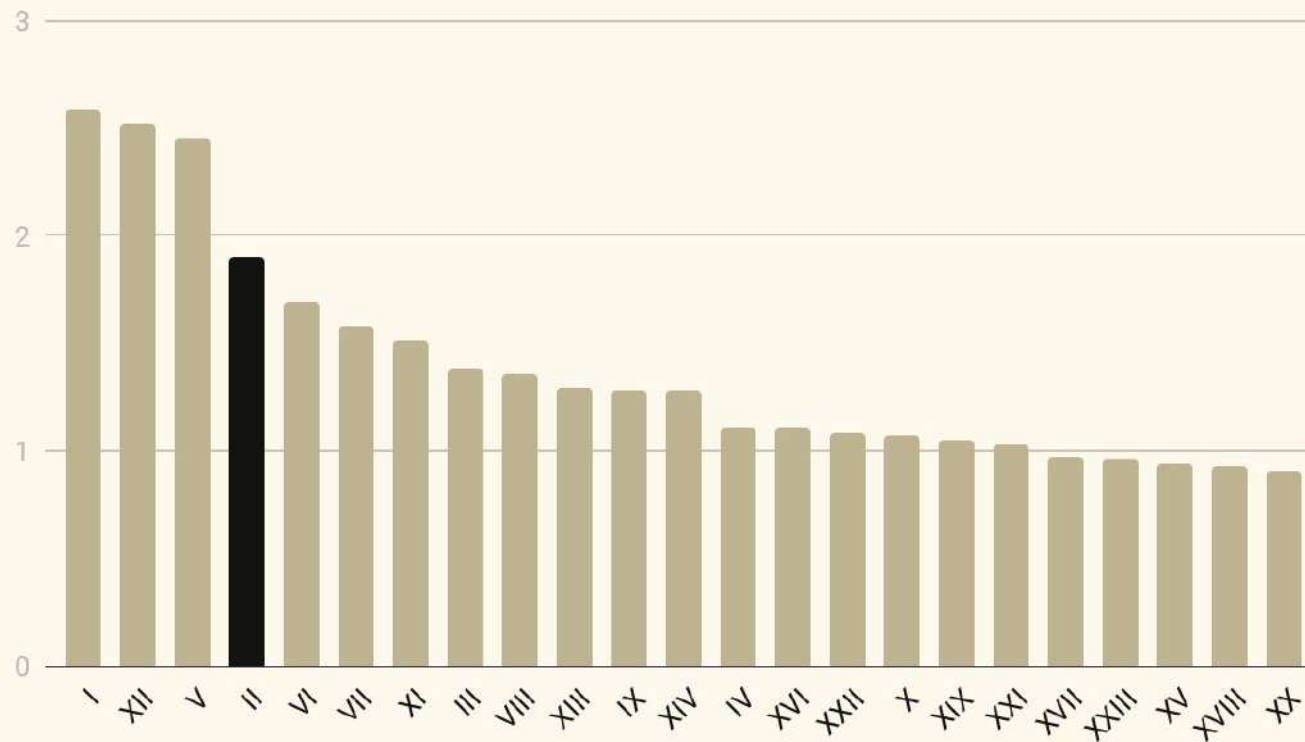
# District II. Budaliget



Budaliget is located on the Buda side in the highly prestigious District II. in a tranquil suburban setting not far from the vibrant city center. The Budaliget Luxury Villas gated community is nested in a valley surrounded by a nature conservation area, next to a forest. At the end of an exhausting day, leaving the noise of the city behind and enjoying your vacation of a lifetime in your private luxury villa in a unique gated boutique community is an unmatched experience.

# Prime location, limited supply

Price per square meters in Million HUF of new, average real estate constructions per district (2023 Ingatlan.com)



## Pricing

District II is the 4th most expensive district based on the price of new constructions in Budapest, and the 3rd most expensive district of the Buda side if we consider new construction. These figures are the average property prices, not luxury constructions.

## Availability

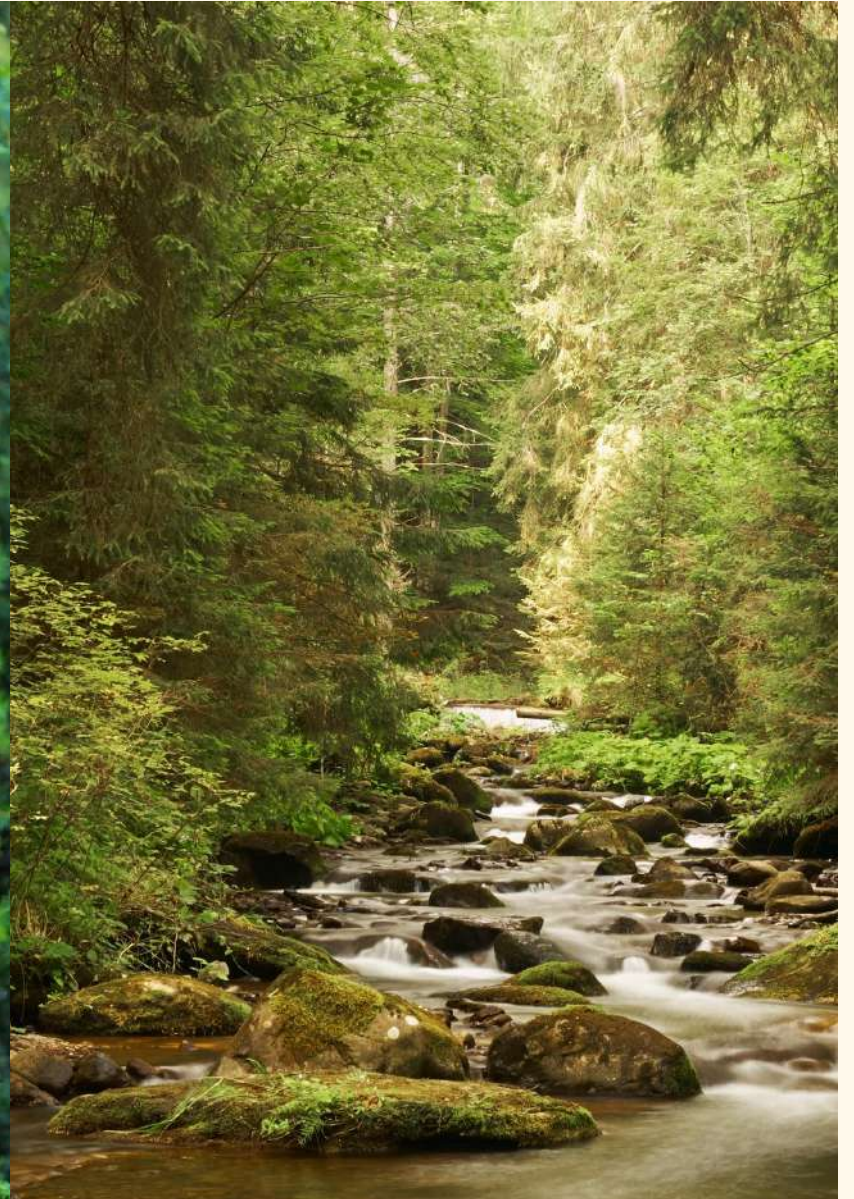
Due to the high demand of Budaliget and District II, there are no more plots left for villa construction at a size of >1000 square meters. Therefore if somebody needs a properly sized plot for luxurious villa development, there is no other option but to buy one of our construction.



# Nature & Health

The area has a special microclimate developed on the slopes of the mountains. Thanks to the prevailing wind direction from the Pilis forests, Budaliget boasts one of the cleanest air in our country.

Today, the grove is one of the most attractive and valuable residential areas in the city. The newly formed villa park stretches on a sloping panoramic hillside with a slight southeast slope, right on the edge of untouched nature. These elements provide the opportunity for an exclusive, quality living space.



# Amenities

*"The residents of Budapest's Second District are envied throughout the city for a reason. Quiet streets surrounded by flora and fauna soothe your mind and soul, and provide a shelter from the city's chaos. Regardless, it's still supplemented by a cosmopolitan vibe..."*

WE LOVE BUDAPEST



# Sports in the nature

The infrastructure of the area and the surrounding nature provides an ideal scenery for sports and recreations.

Winding forest roads and parks are just steps away from the Budaliget Villas and are ideal for:

- hiking
- running
- mountain biking
- biking
- horseback riding
- picnics
- winter sports







# Sports in complexes

Pokonyi József Sport Complex and Gyarmati Dezső Swimming Pool, two of Budapest's largest sport complex with an area of 50 000 m<sup>2</sup>. Featuring brand-new facilities and are located only few minutes from the Villas.

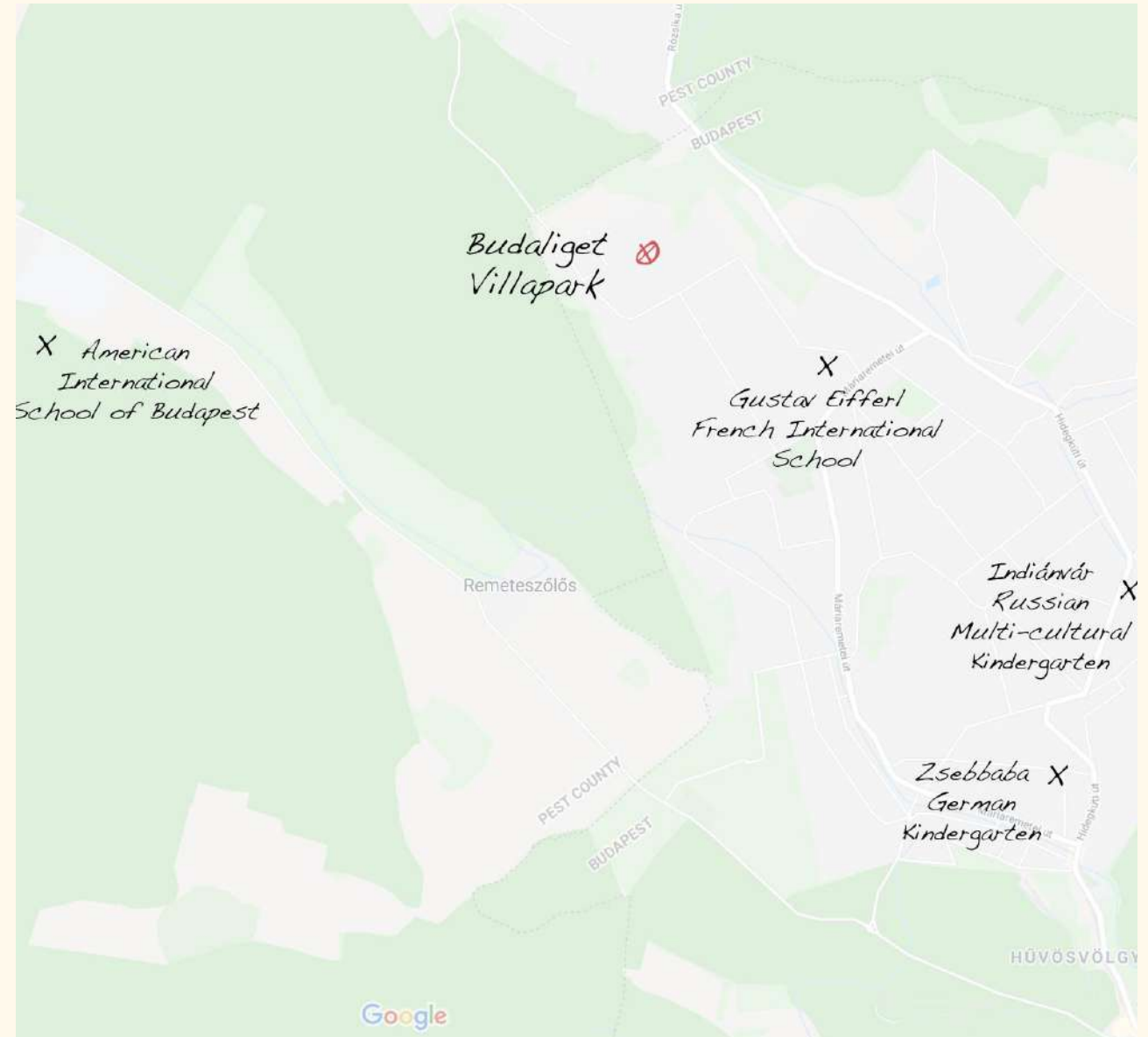
- 4 soccer fields
- athletic track and field
- 4 heated tennis fields
- outdoor fitness park
- boccia fields
- table tennis fields
- teqball fields

# International Education

District II features most of the elit International schools of Hungary. Only few minutes away from the Villas are located two of the best ones..

American International School and Gustav Eiffel French International School makes to location ideal for families of expats or the ultrarich who wants to provide the best education for their children.

The area features also British, Russian, German and other International kindergarten and schools nearby.







## Gustav Eiffel

### French International School

French education has great history and considered as one of the best in the World, and the mission of the school is to spread such values through French language, culture and education. The school offers its service to French citizens established in Hungary and to local residents who may be attracted to a French-type education.



## American International School of Budapest

AISB has been the most expensive institution in Hungary for years. The school was originally founded by the Embassy of the United States to provide education for those children whose parents worked at the embassy. Although this system has since changed, 80% of the students are still children of foreign citizens.





# Shopping

The area has three major shopping and leisure hubs featuring all kind of shopping experiences what one might need for a comfortable living.

- banking
- retail
- catering
- specialty organic food stores
- wine specialty stores
- dry cleaning
- cosmetics and spa
- post office
- government office
- cinema
- etc.







# Restaurants

Fine dining, a quick bite or hanging out for a coffee with friends?

The neighbourhood has it all. Within 5-10 minutes of driving top restaurants and every kind of international cuisine is within reach.

# Luxurious Gated Community

*"If you are someone who fancies having a quiet life equipped while still having access to all the modern facilities, living in gated communities could be the right choice for you. Living in such private communities has its benefits, which make it a desirable choice of residence."*

# Main advantages

## **Safety and security**

The idea of gated homes is to be closed off and guarded. Only guests and residences can enter.

## **No traffic**

The constant bustle and noise of traffic is not something you will have to worry about. Life in a gated community brings a wonderful sense of peace and quietness.

## **Extra privacy**

You can go about your daily life without the need to worry about the outside world. That kind of exclusivity is what attracts the affluent and famous.

## **Better property value**

Gated communities usually have better property value. If you are considering to buy a home in a gated community to sell later on, this is an added advantage.

## **Exclusive community**

Another one of the pleasant benefits of living in a gated community is the sense of a community that it elicits. There is a sort of an unspoken understanding between the residents.

## **Safe haven for kids**

Since there are no open roads with moving traffic, it is safer to allow your kids to play outdoors; you wouldn't have to worry about them bumping into strangers either.

# Villas

The Budaliget Luxurious Villas are a gap-filling addition to Budapest real estates. In other major European cities, people have gotten used to getting a serviced gated living solution, but in Hungary, there is no one else offering such services at the moment.

The four different modern luxurious villas, inspired by award-winning international architects with luxury services, swimming pool, personal gym and wellness, separated by parks and green spaces, make a new quality of life possible.





# Overview

Get ready to be impressed with this project of exceptional cutting-edge properties set on the generous plot of 1000+ m<sup>2</sup> each, equipped with the absolute latest technology and offering incredible living quality. 4 types of state-of-the-art designer villas are the epitome of contemporary luxury home design and captivates with its outstanding modern look, dynamic character and stylish comfort.

Constructed with materials of the highest quality, bright and luminous, with floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 400+ m<sup>2</sup> is distributed on 3 levels



# Site plan

The 4 different type of villas are laid out on both sides of a private promenade. Entry to the gated community can happen from both sides of the road through a private gate.

The promenade features communal areas, water features, relaxing benches, where children and parents can extend their area of living into the shared spaces.

Lush greenery and professional landscaping makes sure that each property is divided by nature.

Each property has two guest parking areas next to the promenade by the side of the villas.





# Villa Type A

This stylish new property will be perfect for enjoying a modern luxurious lifestyle in a peaceful tranquil, but close enough to chic and glam of Budapest, a vibrant city, with culture, art, nightlife, shopping, fine dining, sports opportunities, premium education and child-care.

Constructed with materials of the highest quality, bright and luminous, with floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 420+ m<sup>2</sup> is distributed on 3 levels





# Villa Type A

Constructed with materials of the highest quality, bright and luminous, with floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 420+ m<sup>2</sup> is distributed on 3 levels and consists of 3 or 4 bedrooms with en-suite bathrooms and 1 guest bathroom, open plan living space with lounge, dining area, kitchen (fully fitted and equipped with high-end appliances as are the fittings in the bathrooms), separate study / guest room. The basement have the maid room, storage area, can park for 2 or 3 cars and optionally can be equipped with gym, SPA, game room, wine cellar.

Expansive and tastefully furnished outdoor covered spaces will become natural extensions of the interior living areas and together with al fresco areas ideal for relaxing and entertaining, picturesque landscaped gardens and modern swimming pool enhance the outdoor lifestyle. Water features, waterfalls, pools, al fresco dining and chill out areas – everything has been designed to be noticed.

It is a very special property, unusual even for a modern chic mansion. Once the construction starts it will take 12 months.



# Villa Type A



This photo is for illustration purposes only. Interior design is subject to the future owner's design and execution.





## Villa Type B

If you are looking for something truly special and super exclusive, look no further! Stunning, stylish and sophisticated, this property is one of one of the jewels of Budaliget Villas. Four dramatic villas of a new exceptional boutique complex are taking fashionable contemporary concept to a new level and the higher standards with its' jewel-box higher floor al fresco garden.

Constructed with materials of the highest quality, bright and luminous, wit floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 375+ m<sup>2</sup> is distributed on 3 levels.



# Villa Type B

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# Villa Type B



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# Villa Type C



Looking for something special and ultra-modern? Don't miss this magnificent property with innovative features and cutting-edge technologies. It has been designed to expansive standards of ultimate luxury and contemporary aesthetics with open plan living areas, sleek lines and restricted palette based on the neutral calming shades, timeless, elegant and always on trend and in style.

Constructed with materials of the highest quality, bright and luminous, with floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 360+ m<sup>2</sup> is distributed on 3 levels





# Villa Type C

Constructed with materials of the highest quality, bright and luminous, with floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 360+ m<sup>2</sup> is distributed on 3 levels and consists of 3 or 4 bedrooms with en-suite bathrooms and 1 guest bathroom, open plan living space with lounge, dining area, kitchen (fully fitted and equipped with high-end appliances as are the fittings in the bathrooms), separate study / guest room. The basement have the maid room, storage area, can park 2 cars and optionally can be equipped with gym, SPA, game room, wine cellar.



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# Villa Type C



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## Villa Type D

Don't miss this brand-new fascinating property that is a real catch for those who want to live a modern comfortable life in the lap of wonderful nature but close to all amenities. It will not disappoint even the most demanding residents..

Constructed with materials of the highest quality, bright and luminous, wit floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 297+ m<sup>2</sup> is distributed on 3 levels



# Villa Type D

Constructed with materials of the highest quality, bright and luminous, with floor to ceiling glass windows maximising the light and creating a seamless effect between indoor and outdoor spaces, this future property of 297+ m<sup>2</sup> is distributed on 3 levels and consists of 3 bedrooms with en-suite bathrooms and 1 guest bathroom, open plan living space with lounge, dining area, kitchen (fully fitted and equipped with high-end appliances as are the fittings in the bathrooms), separate study / guest room. The basement have the maid room, storage area, can park 2 cars and optionally can be equipped with gym, SPA, game room, wine cellar.

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# Villa Type D



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# Specifications

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## High glass to wall ratio

The villas are constructed with glass maximization in mind, with all this in place we blend the borders of indoor - outdoor spaces, which enhances the large spaces.

## Smart home

We utilize LOXONE smart home domotic system to all villas that enables owners to easily manage and monitor their homes via a phone app.

## Concrete structure

The structure of the villas are based on concrete foundations and limestone brick walls.. This enhances the energy- and eco-efficiency of the villas.

## Luxurious Kitchen

The kitchen and appliances are provided by Varenna, Miele or by similarly elite brands. No other constructions are matching such level of luxurious equipment by default.

## Panoramic doors

The villas are constructed with alu-profile panoramic doors and windows. Such huge surfaces are ensuring that there is no disruption in the view.

## Eco - friendly

All villas are prepared with a green living roof thus making the villas more energy efficient and pleasing for the eye.

# Specifications II.

## **Electric car chargers**

All villas have preparation for fast electric car charger units that can be installed later based on the desired car and matching model.

## **Premium surfaces**

The surfaces applied are all top of the line luxury products including real wood, marble, natural stones or matching high-end composite panels.

## **Solar panel preparation**

All villas have preparation for later stage solar panel installment as a customization opportunity.

## **Full automation**

All aspects of the villa is designed with full automation in mind, so that enjoying the space is as seamless as possible.

## **Infinity pool**

Each villa can be requested with a swimmable sized infinity pool and joint jacuzzi with heat pump system as an option.

## **Air conditioning**

All villas come with heat pumps, fresh air exchangers with ionisation and a backup fan coil air-conditioning system with for healthy fresh air.



Personalization & Custom requests

# Make It Unique

Your dream, your personality, your lifestyle. Make your villa truly yours. Not only by the looks, but also by the fundamentals. Are you one of the few in the heart of Budapest who want to splash and relax within the privacy of your own pool, gym and spa? Are you a connoisseur with a private wine cellar of the finest selection of wines? Are you an entertainer who needs a separate space just for your favorite games? Whatever it is, the way you tell your story can make all the difference. Make your villa yours through various personalization opportunities and start living a holiday of a lifetime!



# Personalization

## **Villa exterior**

The usage of exterior materials is unique to each villa, thus making sure that no two properties look the same. Such personalization will give variety to the looks, while maintaining the shared design concept throughout the community.

## **Villa branding**

Each villa comes with a unique name and branding. Such unique touches will make the property truly exclusive and one of a kind.

## **Top floor floorplan**

The future owner of the villa can decide to have a 3 or 4 bedrooms floor plans on the top floor. Opting for 3 bedrooms provides larger bathroom, wardrobes while having 4 bedrooms is a smart choice for families with more children.

## **Shading lamellae structure**

Not only the exterior materials are offered for personalization, but also the shading lamella structure of the facades. Make it more dense or rare, change the style or shape, the flexibility is yours.

## **Lowest level floorplan**

The future owner of the villa can decide to have parking space for 2 or 3 cars (where permits allow) or other space allocation options for recreation, storage or various entertainment purposes.

## **Bedroom customization**

Depending on the number of bedrooms, the future owner can decide to include en-suite bathrooms for all bedrooms or to offer some with shared bathrooms.

# Custom requests

## Add-ons

### **Infinity pool / spa, gym**

Having an infinity pool in the garden area is an option. Alternatively this can be replaced with an external and/or internal spa or cooking space.

### **Full furnishing**

Our interior designers can personalize the space and arrange of full furnishing with the top Italian brands such as Minotti, Maxalto, Living Divani, etc.

### **Lowest level utilization**

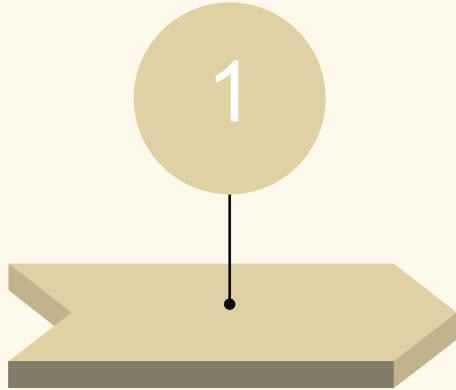
The lowest level can be customized with many features that belongs to a luxurious lifestyle, such as; vine cellar, game room, media room.

### **Solar panels**

Solar panel installments are also an optional extra for owners who wants to enhance their eco-friendly lifestyle.

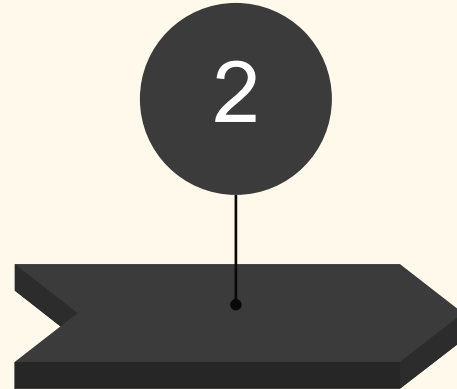


# Development Schedule



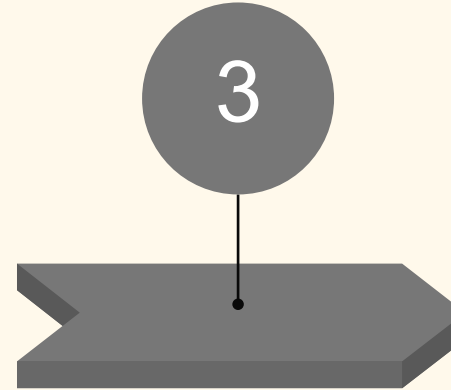
### **Conceptual planning**

Deadline: Finished  
The main conceptual planning of the villas and the site.



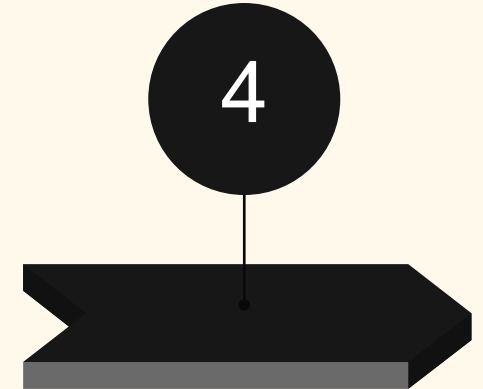
### **Permits & Execution plan**

Deadline: In process, estimated deadline is end of 2023.  
Acquiring building permits and finalization of the execution plan.  
Budgeting.



### **Site construction**

Start: Q1 2024  
Finish: Q4 2025  
Establishing the main foundation of the site, such as electricity, drainage, road base, water.

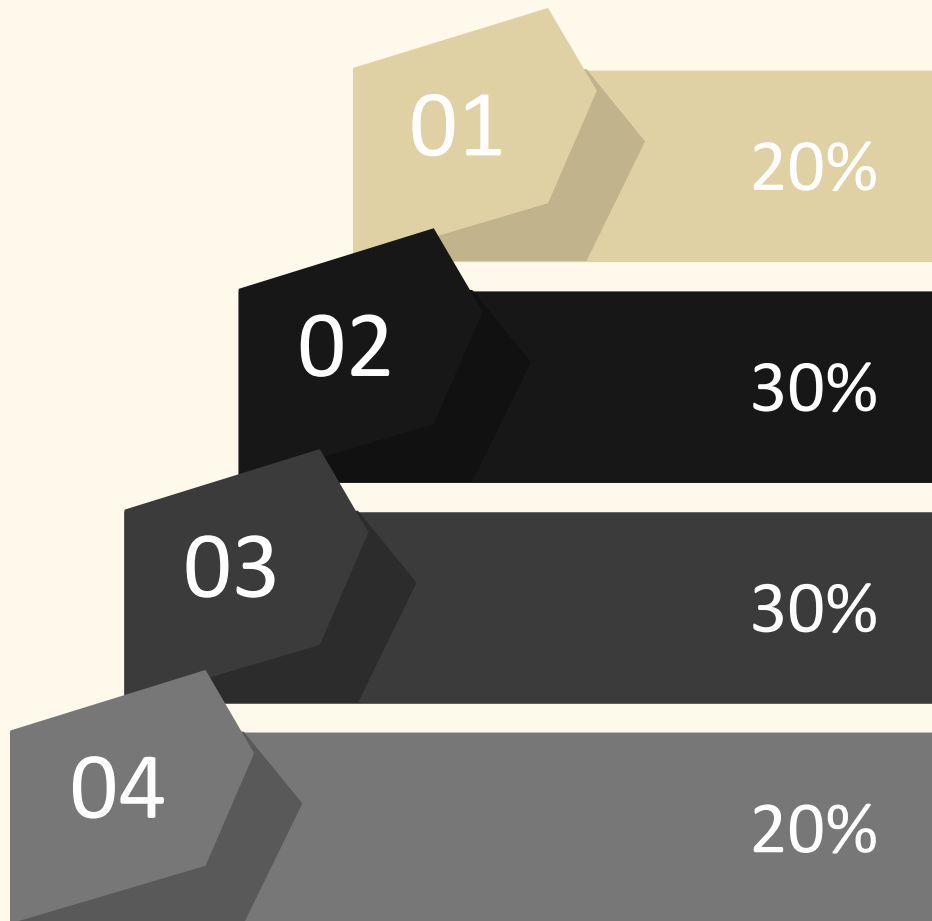


### **Villa construction**

Start: Q1 2024  
Finish: Q4 2025  
Schedule: 12 months per villa  
Turn-key construction of the villas and finishing touches of the site.



# Payment Schedule



## Deposit

20% payment upon signing the deposit contract.  
Plan customization and final specifications.

## 1st installment

30% payment upon signing the full contract.  
Start of structural construction.

## 2nd installment

30% payment upon structural completeness.  
Start of final construction.

## 3rd installment

20% payment upon full completeness.  
Handover of keys.

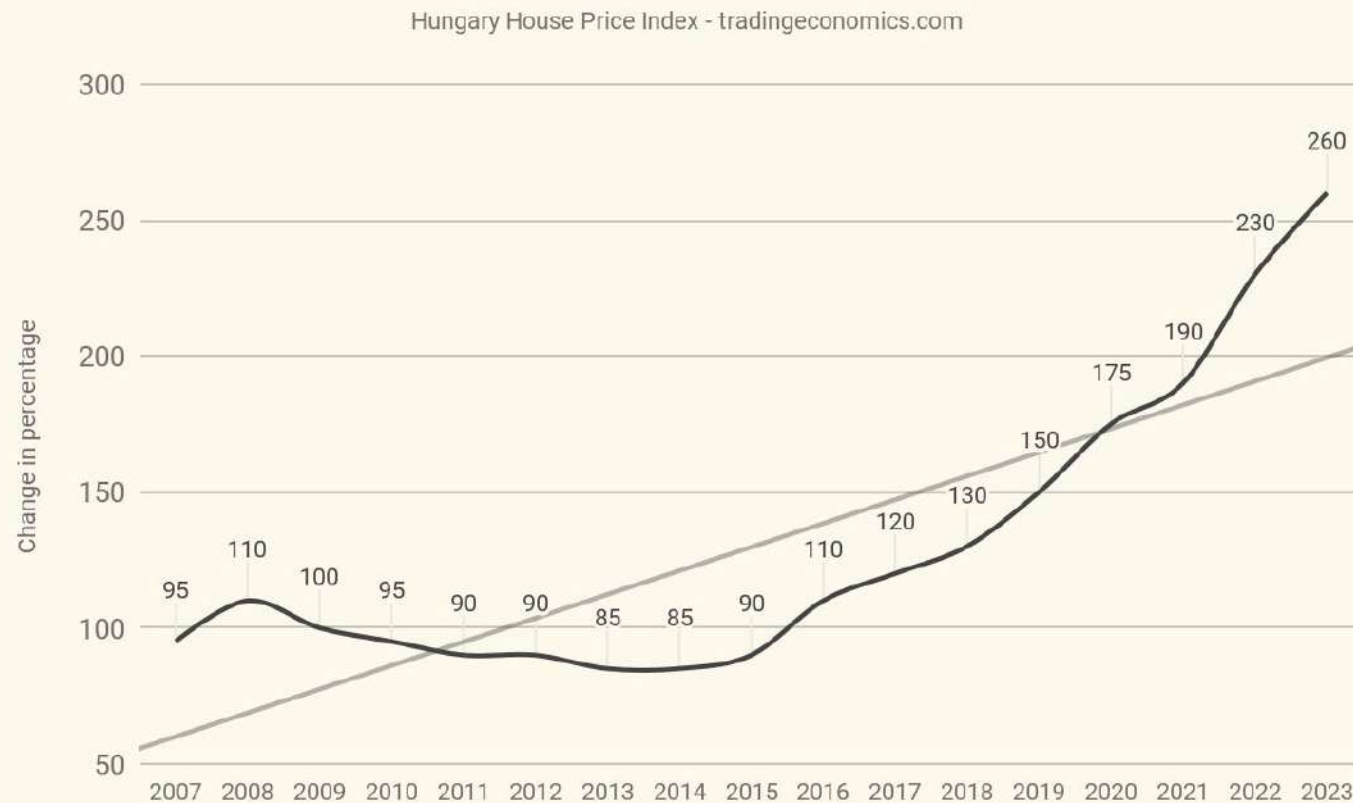
# Real Estate Market Budapest

*"The city still has a price advantage  
over some of its neighbouring capitals..."*

FINANCIAL TIMES



# Real estate price trend of Budapest



Following the 2008 financial crisis the real estate prices started to surge in Hungary. The market was lagging a bit compared to other countries, but the climb has started to accelerate in 2016.

Currently the prices are at a yearly 15-20% surge, and specialist expect this trend to continue, especially in case of luxurious developments where the offerings are very sparse.

# Real estate prices in the region



## Competitive pricing - space for growth

Real estate prices in Budapest are still cheaper than the prices in the neighbourhood capitals. Also as pricing lags on the regional level it is expected that over time price will catch up, making real estate investment a good opportunity at the moment.

## Price difference compared to Budapest

- Prague: +134%
- Vienna: +113%
- Bratislava: +33%
- Ljubljana: +29%
- Warsaw: +22%
- Zagreb: +21%

# Investment Opportunity



# Investment Preface

The Budaliget Luxury Villas gated community is located at one of the most prestigious location where wealthy expat- and Hungarian families are looking for a place to live. Some of the reason for this popularity is the close proximity to the best international education, the nature, the clean air, the amenities and the generally newly built, modern suburban neighbourhood. If not District II, then one might also consider District XII. for finding a luxurious family home, however that area is a bit older with more outdated buildings.

The following slides represent a research of similarly sized buildings on similarly sized plots that are claimed as luxury in these two locations of Budapest. If one wants to understand the true value proposition of the Budaliget Luxury Villas community, then it is important to take a look at the current offering of the market.

Upon checking the listings of the luxurious real estate agents such as Engel & Völkers or Barnes International one could notice that the current offering is very few and even the ones available are not really matching the style and comfort of what a sophisticated westerner would seek for in Budapest.



CASE STUDY - VILLA 1

# Minimal Villa in District II.

Plot: 1020 m<sup>2</sup>

Built area: 350 m<sup>2</sup>

Bedrooms: 4

Engel & Völkers

**Price: 3,340,000.- EUR**



CASE STUDY - VILLA 2

# Family home in District II.

Plot: 815 m<sup>2</sup>

Built area: 420 m<sup>2</sup>

Bedrooms: 6

Engel & Völkers

**Price: 3,200,000.- EUR**





CASE STUDY - VILLA 3

# Sophistication in District II.

Plot: 1020 m<sup>2</sup>

Built area: 426 m<sup>2</sup>

Bedrooms: 5

Engel & Völkers

**Price: 3,100,000.- EUR**



CASE STUDY - VILLA 4

# Spanish modern villa in District II.

Plot: unknown, cca 1000m<sup>2</sup>

Built area: 450 m<sup>2</sup>

Bedrooms: 4

Barnes Hungary

**Price: 2,300,000.- EUR**





CASE STUDY - VILLA 5

## Modern villa in District II.

Plot: unknown, cca 750 m<sup>2</sup>

Built area: 380 m<sup>2</sup>

Bedrooms: 5

Barnes Hungary

**Price: 2,260,000.- EUR**





CASE STUDY - VILLA 6

# Modern contemporary villa in District XII.

Plot: 1223 m<sup>2</sup>

Built area: 481 m<sup>2</sup>

Bedrooms: 4

Engel & Völkers

**Price: 3,850,000.- EUR**



CASE STUDY - VILLA 7

# Modern traditional villa in District XII.

Plot: 800 m<sup>2</sup>

Built area: 540 m<sup>2</sup>

Bedrooms: 5

Engel & Völkers

**Price: 6,450,000.- EUR**



CASE STUDY - VILLA 8

# Family villa in District XII.



Plot: 1200 m2

Built area: 410 m2

Bedrooms: 5

[Ingaltan.com](https://www.ingaltan.com)

**Price: 4,600,000.- EUR**



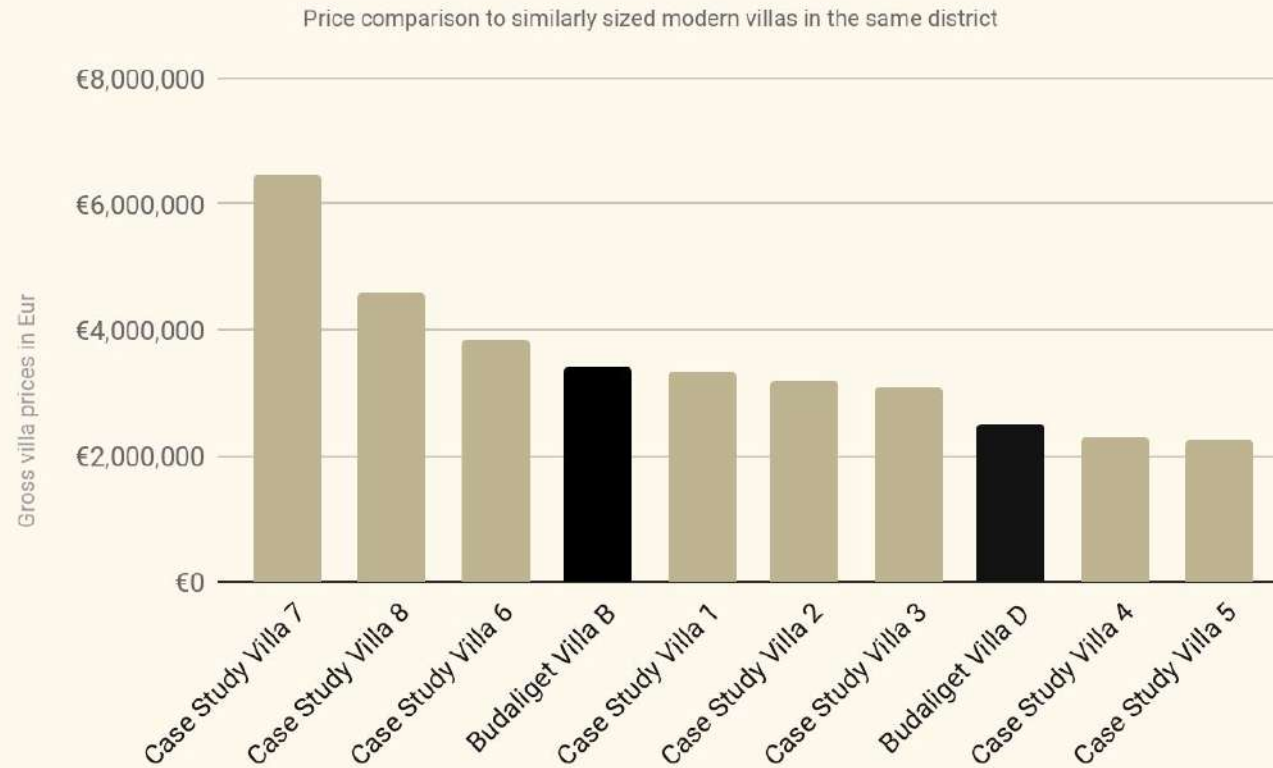
# Competition

## Competitive pricing - market advantage

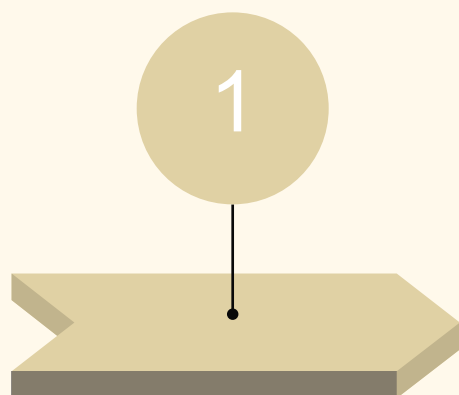
The offer of Budaliget Villas not only a new class of it's own when it comes to features, the gated community, the build quality and design, but also beating the average market price of the same qualifications.

As it is visible by the chart the larger type Villa B is comparable to Case Study 3, 6, 7 and 8 if we consider not only the m2 but the other qualifications as well.

Most of the comparable villas are priced way higher than Villa B, hence giving +30-50% space for potential price increase down the road.

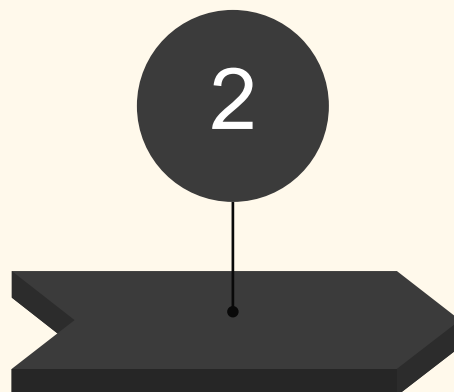


# Sales process & Value proposition



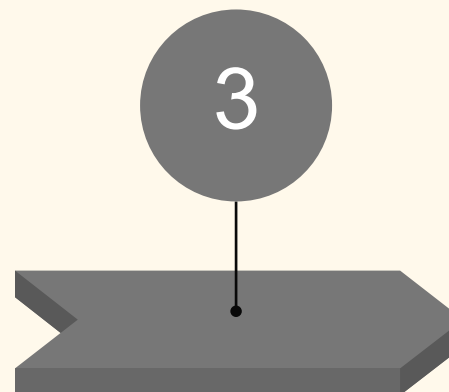
## Investor pre-sale phase

Villa prices: 2,800,000.-  
Market price: 3,500,000.-  
Price advantage: **500,000.-** (20%)



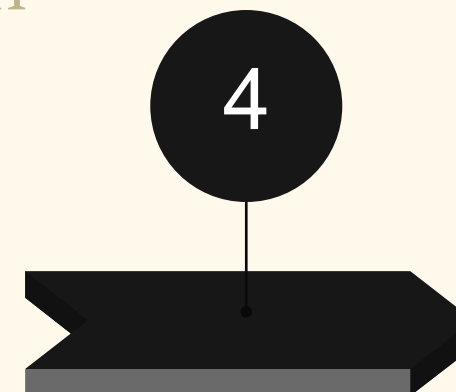
## Public pre-sale phase

Villa prices: 3,150,000.-  
Market price: 3,500,000.-  
Price advantage: **350,000.-** (10%)



## Development phase

Villa prices: 3,375,000.-  
Market price: 3,500,000.-  
Price advantage: **125,000.-** (5%)



## Completion phase

Villa prices: 3,500,000.-  
Market price: 3,500,000.-  
No price advantage

*The prices are shown as gross with VAT.*

# Investment & Returns

When considering real estate as investment we need to look into not only the increase in value of the equity that was invested, but also the revenue generating ability of the property.

The following slides represent a research of smaller sized buildings (360-400 m<sup>2</sup>, 4+ bedrooms) that are advertised as luxury. Upon checking the listings of the luxurious real estate agents such as Engel & Völkers or Barnes International we only found less than a handful matching properties to our research. The current market offering all together is less than 5 properties if somebody wants to rent a modern style 360-400 m<sup>2</sup> 4+ bedroom villa in District II or District XII, close to the best international schools.

Upon making an inquiry at these agencies one can realize that the reason for having so few and lower standard villas is that the ones that are available are being bought up or rented out immediately.





RENTAL CASE STUDY - VILLA 1

# Family Home in District XII.

Plot: 1500 m<sup>2</sup>

Built area: 400 m<sup>2</sup>

Rooms: 5

Engel & Völkers

Price: 10,000.- EUR / month

**Price per m<sup>2</sup>: 25 EUR / month**



RENTAL CASE STUDY - VILLA 2

## Minimal Villa in District II.

Plot: 780 m<sup>2</sup>

Built area: 420 m<sup>2</sup>

Rooms: 6

Barnes International Hungary

Price: 10,000.- EUR / month

**Price per m<sup>2</sup>: 23.8 EUR / month**



# Rental price trend of Budapest, District II.



The chart shows the rental price index change of District II. over the past years.

Upon observing the trend one can see that in the past 10 years the rental prices have surged on average almost 5% every year.



# R.O.I. presumption

## EQUITY

To identify the potential price increase of real estate prices we have seen the following data:

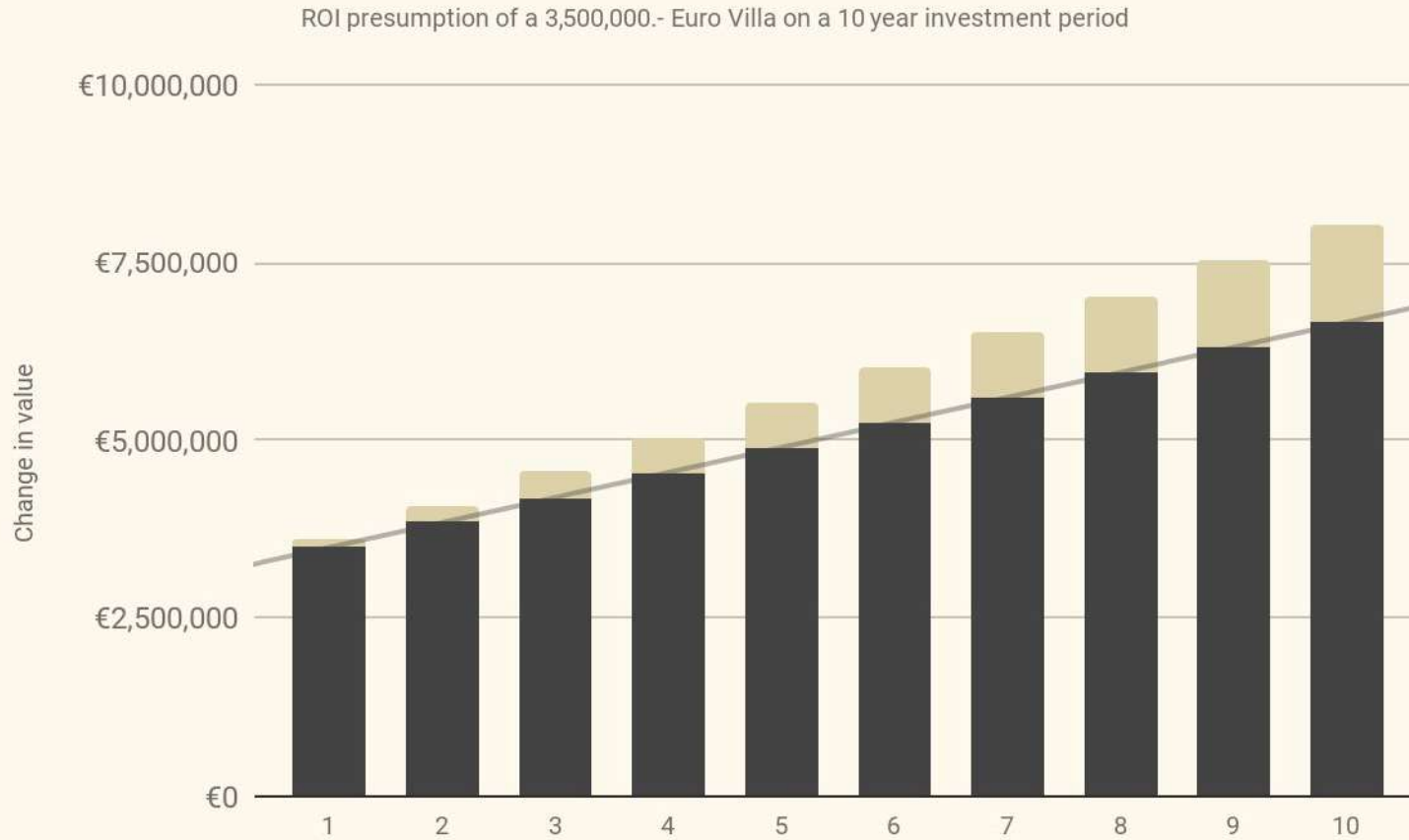
- Budapest housing price index surged on average 17% per year in the past 10 years.
- Budapest housing price index is lagging in comparison to neighbourhood countries, while lifestyle and the offering of the city is similar or better. Such price difference should disappear over time as value investors already in the process of shifting focus to Budapest. Such shift makes prices climb more rapidly.

## RENTAL

To identify the potential rental income of the real estate we have seen the following data:

- Average rent is 25.- Eur / m2 / month
- Rental prices grew 5% every year in the past 10 years.

# R.O.I. calculation



The chart shows the total equity per year change (without cumulative interests on rental income) based on a more conservative assumption than we saw in the statistics (7% vs actual 17%). The dark area of the columns is the increase of the property's worth, the lighter area of the columns is the income from rental activity. The calculation was made with the assumptions of 7%\* increase of property value and 4%\* increase of rent on a yearly basis.

The net worth of the property at the end of 10 year period is €5,750,000.- Increase of €2,250,000 (+71%).

The net income generated by the property (without interests) at the end of 10 year period is €1,395,828.- (+39%)

\* For property value increase a lower 7% was used instead of 17% actual statistical data, for rental value increase a lower 4% was used instead of 5% actual statistical data.

# R.O.I. results

Starting equity:

€3,500,000.-

Capital gain:

€2,250,000.- +71%

Rental income without interests:

€1,395,828.- +39%

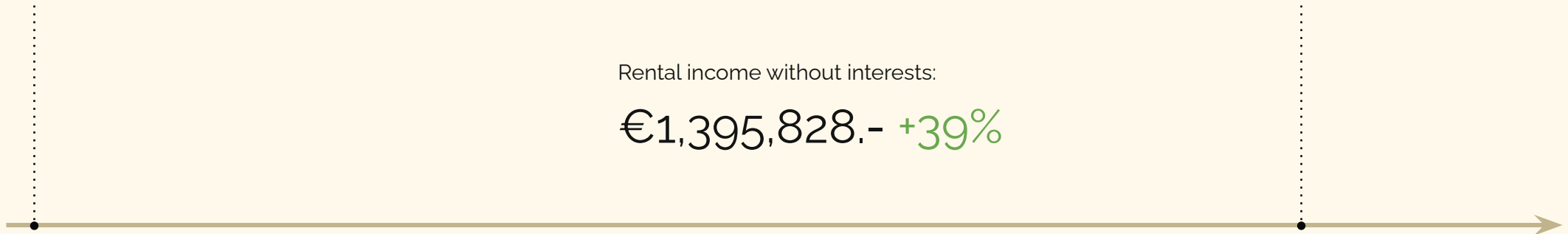
Finishing equity:

€6,987,828.-

Year 10

Total gain:

€3,645,828.- +104%





# Budaliget Villas

## What makes it unique?

*This property offer everything, from tranquillity and privacy of the breath-taking surroundings to luxury and dynamic character of the modern/contemporary style house with unique features that is not existent currently on the market.*

# What makes us unique?

## **Gated community**

There are no such modern luxurious gated communities at the prime districts of Budapest.

## **Pool for every villa**

There are no such modern luxurious villas with swimmable outdoor pool at the prime districts of Budapest nor new constructions feature such due to greenery regulations of the plots.

## **International architecture**

Interiors designed by the world-famous award winning architecture studio ARRCC, we are bringing design and build quality to the market that is non-existent currently.

## **Customization & Add ons**

We give the opportunity to each villa owner to customize certain features of the villa and to add-on extras, such as vine cellar, inhouse spa, fitness, etc.

## **Managed services**

We offer managed services to all villa owners if they elect to such as: gardening services, super services, cleaning services.

## **Specifications**

Our villas represent the highest standards and the highest quality materials. We build in the most luxurious materials that is available on the market.

# Investment Disclaimer

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Thank you

Construction price /m2	Ft1,000,000					390	Eur / Huf Exchange rate				
Remaining architect expences	Ft60,000,000										
Architect cost / villa	Ft5,454,545										
Utilities and road construction	Ft300,000,000										
Utilities and road construction income from top 10 plots	Ft100,000,000										
Net sale price / m2	Ft3,000,000		Luxury real estate price is 4-4.5 Million Huf / m2 in competing districts (II and XII)								
Utilities cost per villa	Ft20,000,000										
Villa A			Villa B			Villa C			Villa D		
m2	407		m2	442.8		m2	429.35		m2	328.8	
cost	Ft432,454,545		cost	Ft468,254,545		cost	Ft454,804,545		cost	Ft354,254,545	
cost in eur	€1,108,858		cost in eur	€1,200,653		cost in eur	€1,166,166		cost in eur	€908,345	
sale price	Ft1,221,000,000		sale price	Ft1,328,400,000		sale price	Ft1,288,050,000		sale price	Ft986,400,000	
sale price in eur	€3,130,769		sale price in eur	€3,406,154		sale price in eur	€3,302,692		sale price in eur	€2,529,231	
net income	€2,021,911		net income	€2,205,501		net income	€2,136,527		net income	€1,620,886	
number of units	2		number of units	4		number of units	2		number of units	2	
Profit / type	€4,043,823		Profit / type	€8,822,005		Profit / type	€4,273,054		Profit / type	€3,241,772	
Total cost	€11,169,347										
Total income	€31,550,000										
Total profit	€20,380,653										
Sizes (net)											
Villa A			Villa B			Villa C			Villa D		
floor 1,2	237.4		floor 1,2	237		floor 1,2	235.9		floor 1,2	169.5	
floor 0	148.5		floor 0	196.6		floor 0	176.4		floor 0	144.7	
balcony	42.2		balcony	18.4		balcony	34.1		balcony	29.2	
Total sellable	407		Total sellable	442.8		Total sellable	429.35		Total sellable	328.8	
Total interior	385.9		Total interior	433.6		Total interior	412.3		Total interior	314.2	
Sizes (gross)	431.89			453.06			445			343.42	