

Budapest

# Iconic apartment for sale at the foot of Buda Castle

Property ID: HU25439522



PURCHASE PRICE: 515.000 EUR • LIVING SPACE: ca. 77 m<sup>2</sup> • ROOMS: 3

**Property ID: HU25439522 - 1013 Budapest**

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

**Property ID: HU25439522 - 1013 Budapest**

## At a glance

<b>Property ID</b>	<b>HU25439522</b>	<b>Purchase Price</b>	<b>515.000 EUR</b>
<b>Living Space</b>	<b>ca. 77 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Rooms</b>	<b>3</b>		
<b>Bedrooms</b>	<b>1</b>		
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>1929</b>		

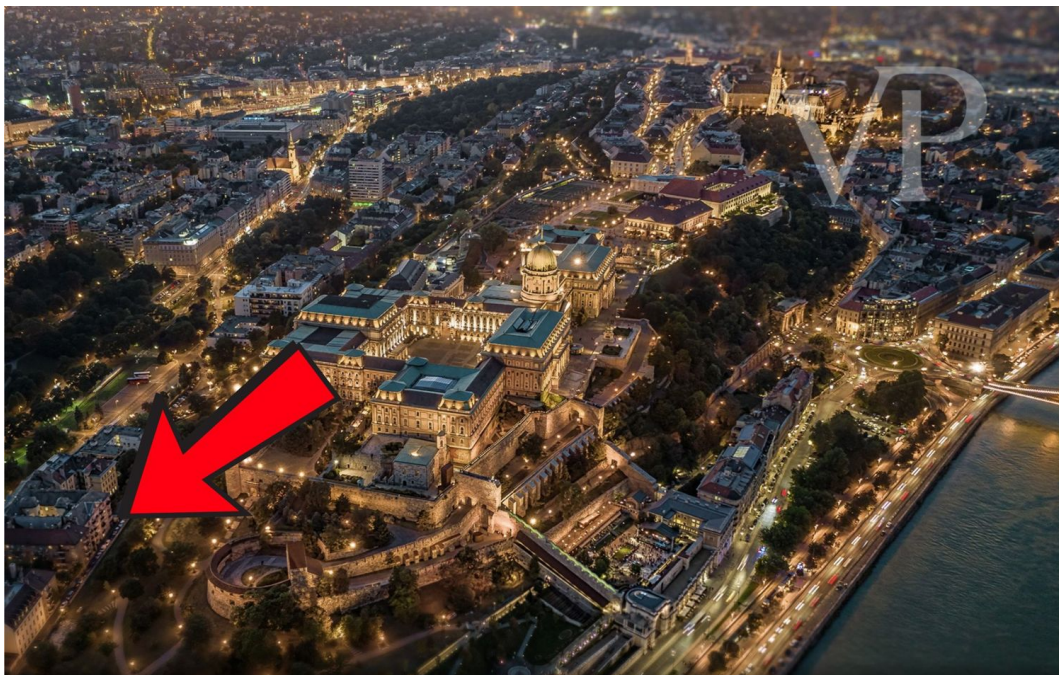
Property ID: HU25439522 - 1013 Budapest

## Energy Data

Energy Source	Gas
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

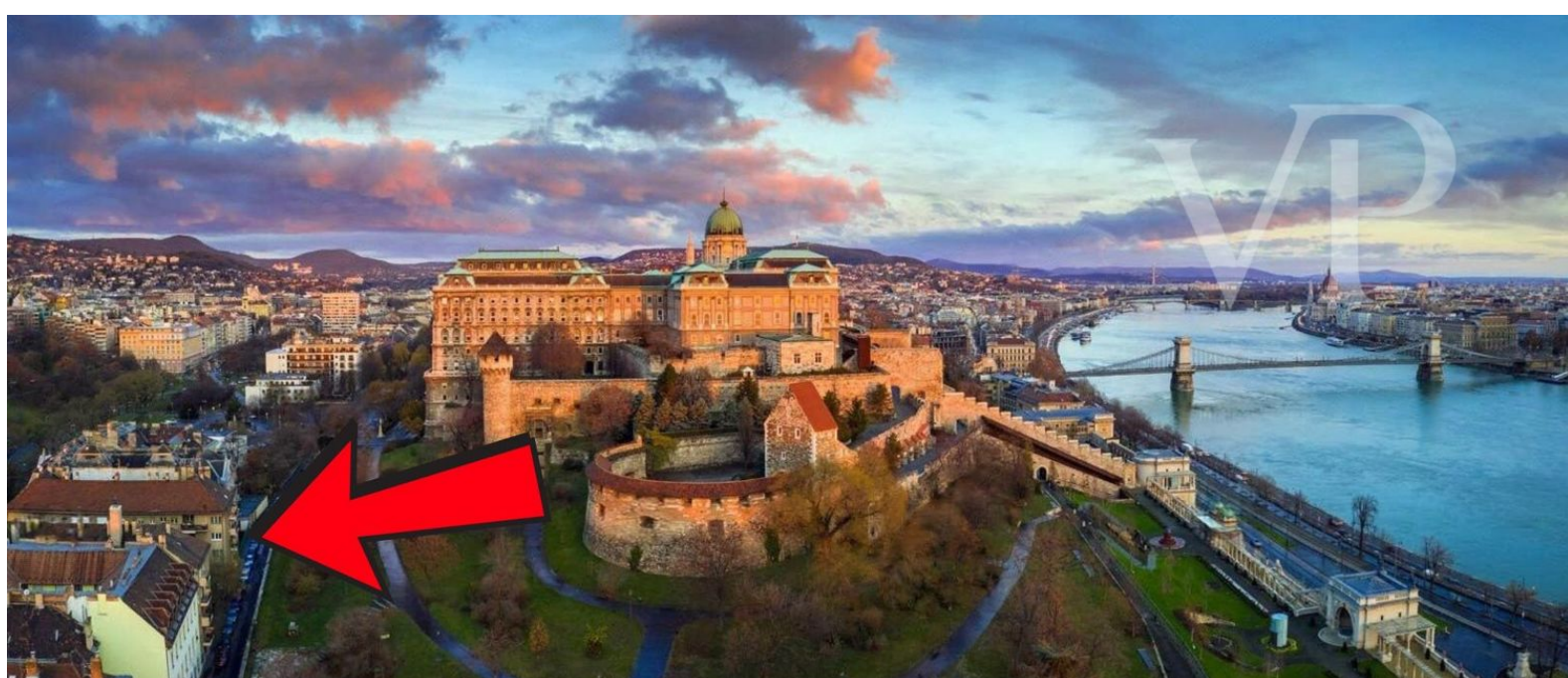
Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



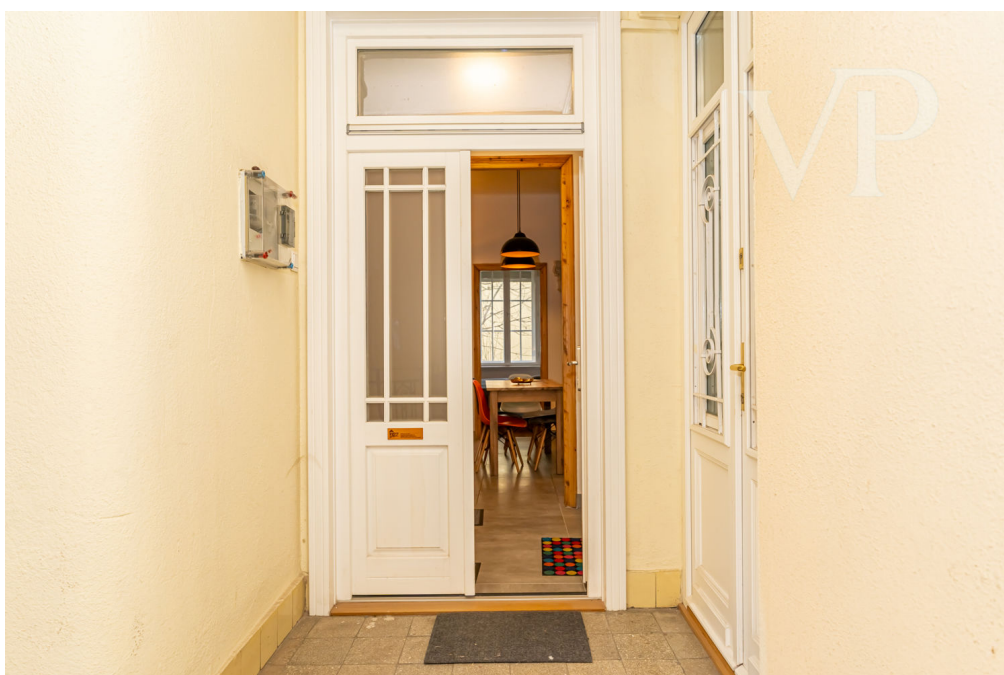
Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



Property ID: HU25439522 - 1013 Budapest

## The property



**Property ID: HU25439522 - 1013 Budapest**

## A first impression

You just have to move in here! A very special apartment for sale at the foot of Buda Castle. First home? Second home? For rent? For investment? This property could be suitable for all. In Vienna or Prague, it is now unaffordable to buy an apartment in a location like this. In Budapest, there is still an opportunity!

The entrance to the apartment and the living room overlook the southern wing of Buda Castle, the large rondelle and the mace-shaped tower. As part of the reconstruction program, the southern gardens of Buda Castle are also being renovated, which were once largely created at the request of Queen Elisabeth, Sissi. These gardens can be seen from the living room.

### The apartment

Modern interior, patinated exterior. It has three bedrooms, double bathrooms, double entrances. It has a balcony, its own garage and storage room. Comfortable, cozy, quiet, intimate. The ceiling height is 3 meters. The kitchen is fully equipped and mechanized. The bedroom has its own bathroom. The orientation of the apartment is north-east and south-west. The apartment is bright due to the many windows. The living room is bright in the morning hours, the bedroom and the hall are sunny in the afternoon and early evening. Birds chirping can be heard from the inner garden of house. It is extremely bright due to the large window surfaces, all windows can be shaded. Its orientation has now become a real advantage: with care, there is no need for air conditioning. The temperature is pleasant in summer too. To install an air conditioner, the outdoor unit can be placed on the back wall of the garage.

Take a look around the apartment! Click on the "Virtual Walk" icon in the lower left corner of the very first photo and explore the rooms! New features: hide furniture, display measurement lines. Experience the spaces of the apartment like never before!

A complete renovation took place in 2020:

- complete replacement of water and electrical network
- concrete base and oak parquet
- new, wifi controlled gas central heating
- chimney lining
- underfloor heating in the kitchen
- soundproofing
- renovation of old windows and doors with modern technology
- electric shutters in the bedroom
- alarm system

- security locks
- new design of bathrooms and toilets

#### Rooms:

- Living room 23.6 m<sup>2</sup>
- Balcony 3 m<sup>2</sup>
- Hall 15.4 m<sup>2</sup>
- Bedroom 10.7 m<sup>2</sup>
- Bathroom, toilet 2.9 m<sup>2</sup>
- Kitchen, dining room 12.7 m<sup>2</sup>
- Bathroom 4.3 m<sup>2</sup>
- Pantry 1 m<sup>2</sup>
- Hallway 3.7 m<sup>2</sup>
- Guest toilet 1 m<sup>2</sup>
- Garage 15 m<sup>2</sup>
- Storage in the basement of the Apartment Building.

#### The Condominium

The apartment is located in the house August-court. The famous August confectionery operated in the predecessor of this building between 1908 and 1923. In 1928, the old house had demolished and in 1929 he had this five-story apartment building built in its place. The main entrance to the Apartment Building is from Attila Street, from where we can reach the apartment on the 2nd floor by the renovated elevator. If the other side of the building faces Váralja Street, there is a direct entrance to the apartment through its own garage and balcony. Due to the private entrance, the apartment has the feeling of "no neighbors". Váralja Street is a quiet, one-way street where traffic is low and crowds of tourists avoid it. The apartment building is financially stable, renovated, the common cost is 33,000 HUF/month.

#### The area

Tabán and Krisztinaváros is a very livable and lovable area. Between Várhegy and Naphegy, everything is provided for happy everyday life and a pleasant, quality lifestyle. The Danube bank is also close, and the Várkert Bazaar is next door. Shops, stores, bakeries, cafes, services, cultural institutions are located in the immediate vicinity. Sports and recreation opportunities: tennis courts, Oxygen Wellness, running track, Czakó Street Sports and Leisure Center, Rudas Bath. Playground, dog walker are nearby.

#### Parking

Private garage for 1 car, which is a real treasure at the foot of the Castle! Another 2 cars can park for free in front of the garage. Direct connection from the garage to the apartment: logistics are easy after shopping, no need to go through the Condominium. Need extra storage space? You can store a bicycle, surfboard, boat, stroller in the garage – they all fit here. The garage has electricity, so it is possible to charge an electric car.

#### Transportation:

Great transportation! Tram 56, 56A, 19, 41 Bus 5, 956, 7, 110, 112, 8E, 108E

**Who do I recommend it to? Single or couple. Young and forever young. Great apartment, comfortable, exclusive in one of the best locations in Budapest. The greatest virtue of the apartment is that it is a value-oriented investment. This apartment will always be a value in this iconic location in Budapest. The renovation of the Buda Castle will further increase the value! Ideal for Rent!**

**Make this exceptional apartment yours! Call now!**

**Property ID: HU25439522 - 1013 Budapest**

## Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Budapest**

---

**Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest**

**Tel.: +36 70 9532513**

**E-Mail: [hungary@von-poll.com](mailto:hungary@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**