

Budapest

# Iconic apartment for sale at the foot of Buda Castle

*Property ID: HU25439522*



**PURCHASE PRICE: 490.000 EUR • LIVING SPACE: ca. 77 m<sup>2</sup> • ROOMS: 3**

Property ID: HU25439522 - 1013 Budapest

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## At a glance

Property ID	HU25439522	Purchase Price	490.000 EUR
Living Space	ca. 77 m²		
Rooms	3		
Bedrooms	1		
Bathrooms	2		
Year of construction	1929		

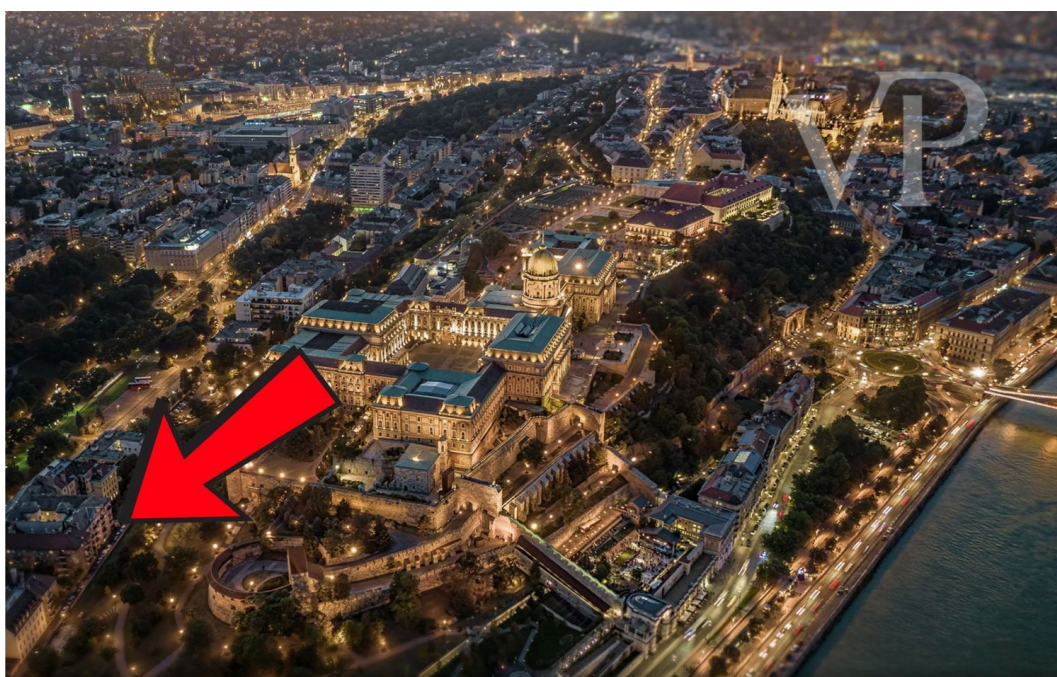
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## Energy Data

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

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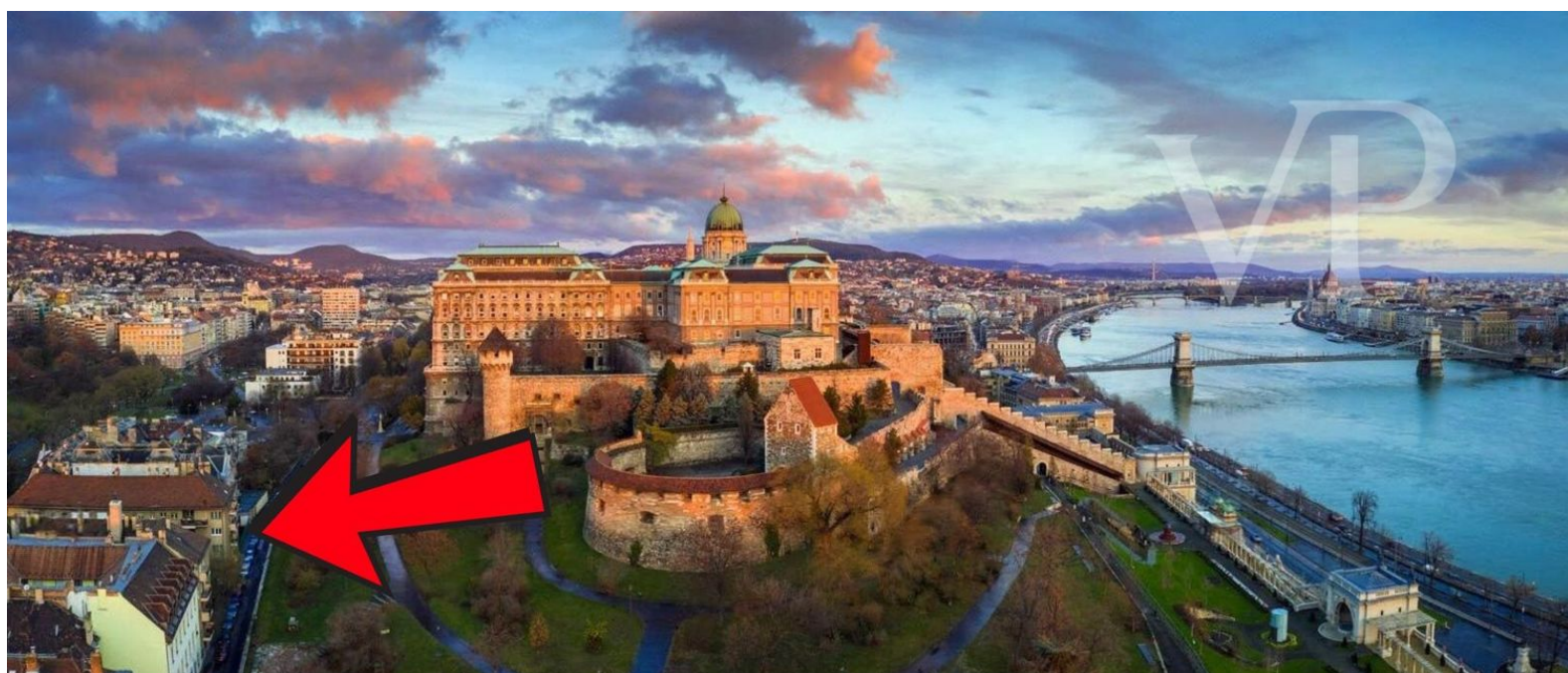
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## A first impression

You just have to move in here! An ICONIC apartment for sale at the foot of Buda Castle.

The entrance and living room of the apartment overlook the southern wing of Buda Castle, the large rondelle and the mace tower. The southern gardens of Buda Castle are also being renovated as part of the Buda Castle reconstruction program, which were largely created at the request of Queen Elizabeth: Sissi. You can see these gardens from the living room.

### The apartment

Modern interior, graceful exterior. Three rooms, double bathroom, two 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 living room is bright in the morning, the bedroom and the hall are sunny in the afternoon and early evening. Due to the large window surfaces, it is extremely bright, all windows can be shaded. It is pleasantly cool even in summer.

The apartment was fully renovated in 2020:

- complete replacement of water and electrical network
- concrete base and oak parquet
- new gas central heating
- soundproofing
- renovated windows and doors, electric shutters in the bedroom
- alarm system

### Rooms

- Living room 24 m2
- Balcony 3 m2
- Hall 14.8 m2
- Bedroom 12.5 m2
- Bathroom, WC 3.1 m2
- Kitchen, dining room 12 m2
- Bathroom 4 m2
- Pantry 1.6 m2
- Hallway 3.4 m2
- Guest toilet 1 m2

- Private garage 15 m2

The apartment has a storage room in the basement of the building.

#### The condominium

The apartment is located in August-palace. The famous August confectionery operated in the predecessor of this building between 1908 and 1923. In 1928 the old house was demolished and in 1929 this five-story condominium was built in its place. The entrance to the apartment building is from Attila Street, from where the renovated elevator takes you to the apartment on the 2nd floor. At the same time, the other side of the building faces Váralja Street, from where there is a direct entrance to the apartment through its own garage and private balcony. Váralja Street is a quiet, one-way street where traffic is low and crowds of tourists avoid it.

#### The area

Tabán and Krisztinaváros are a very livable and lovable area. Between the Castle Hill and the Sun Hill, everything is provided for happy everyday life and a pleasant, quality lifestyle. The Danube Bank is also close by, and the Várkert Bazaar is next door. Shops, stores, bakery, cafes, services, cultural institutions can be found in the immediate vicinity. Sports and recreation opportunities: tennis courts, OxiGén Wellness, running track, Czákó Street Sports and Leisure Center, Rudas Bath. There is also a playground and dog run within walking distance.

#### Parking

Private garage for 1 car, which is a real treasure at the foot of the Castle! Another 1 car can park for free in front of the garage on Váralja Street. Direct connection from the garage to the apartment: logistics are easy after shopping, no need to go through the Condo building.

#### Transportation

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

#### Who do I recommend it to?

For singles or couples. For the young and the eternally young. A magnificent, comfortable, exclusive apartment in one of the best locations in Buda. One of the greatest virtues of the apartment is that it is a value-oriented investment. This apartment will always be a value in this iconic location of Budapest. The renovation of the Buda Castle will further increase its value!

Also ideal for renting!

Make this outstanding apartment yours! Call now!



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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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