

Budapest

# THE VILLAGE – Luxury Villa next to the Danube river - Budapest

*Property ID: HU25439534*



**PURCHASE PRICE: 950.000.000 HUF • LIVING SPACE: ca. 300 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 800 m<sup>2</sup>**

Property ID: HU25439534 - 1039 Budapest

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## At a glance

Property ID	HU25439534
Living Space	ca. 300 m²
Rooms	5
Bedrooms	4
Bathrooms	3
Year of construction	2024
Type of parking	2 x Garage

Purchase Price	950.000.000 HUF
Condition of property	Like new
Equipment	Terrace, Guest WC

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Power Source	Air-to-water heat pump		

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## The property





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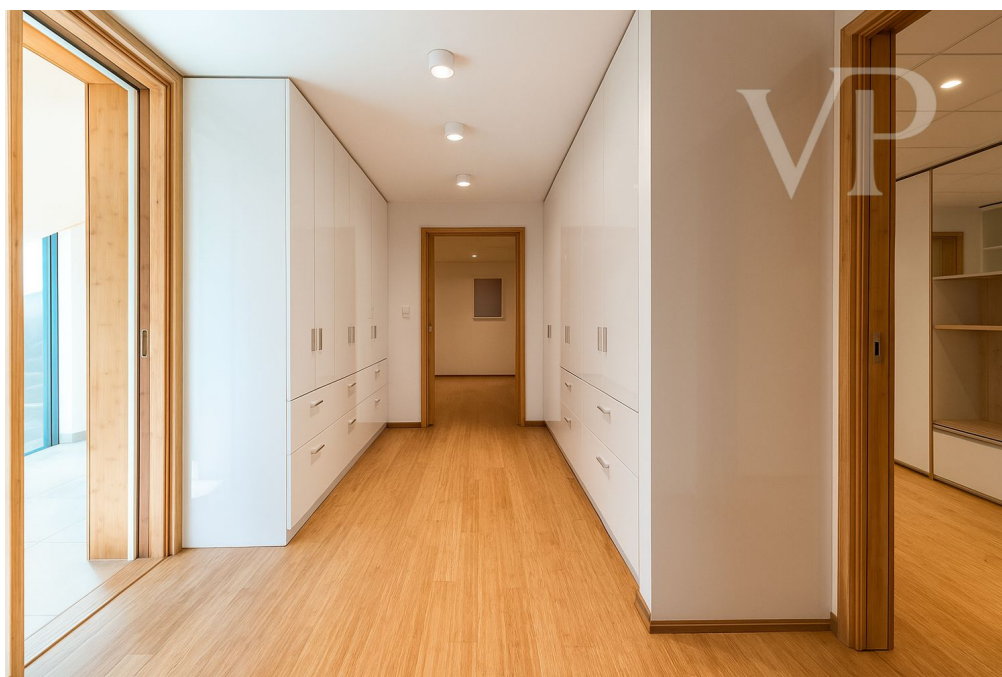
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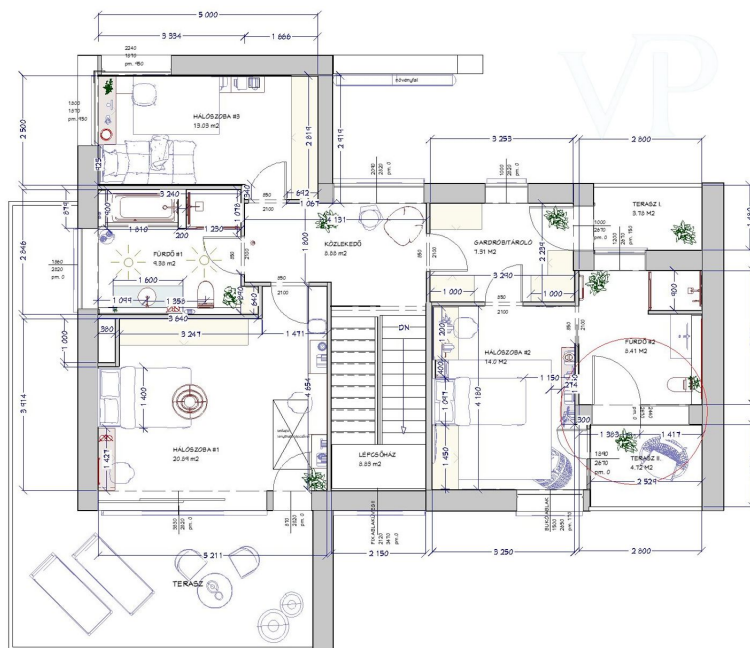
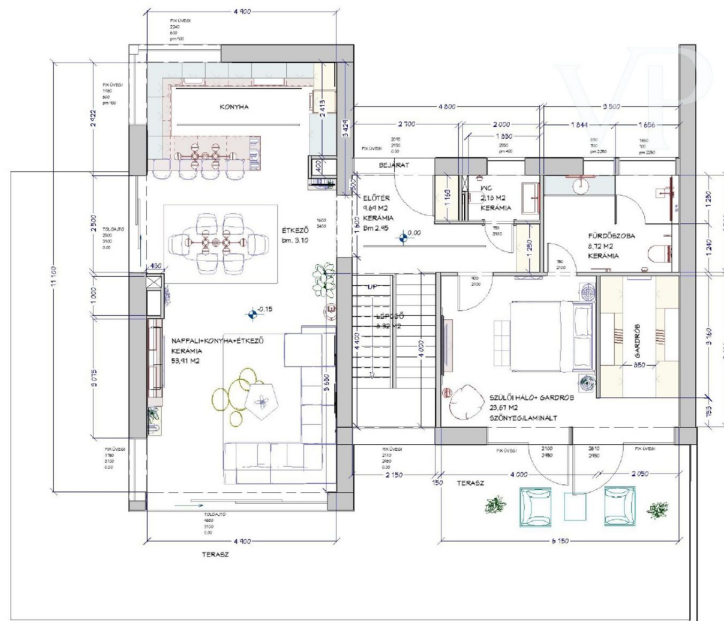


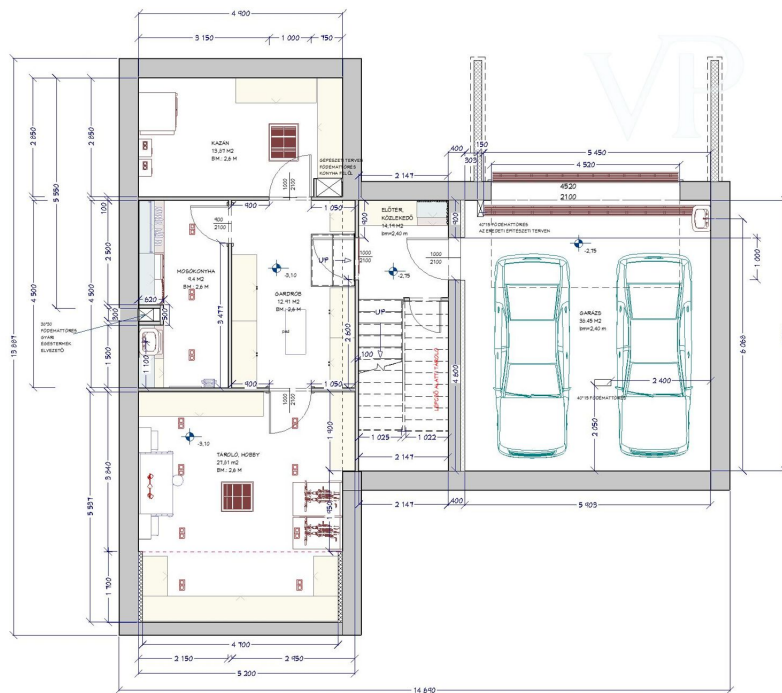
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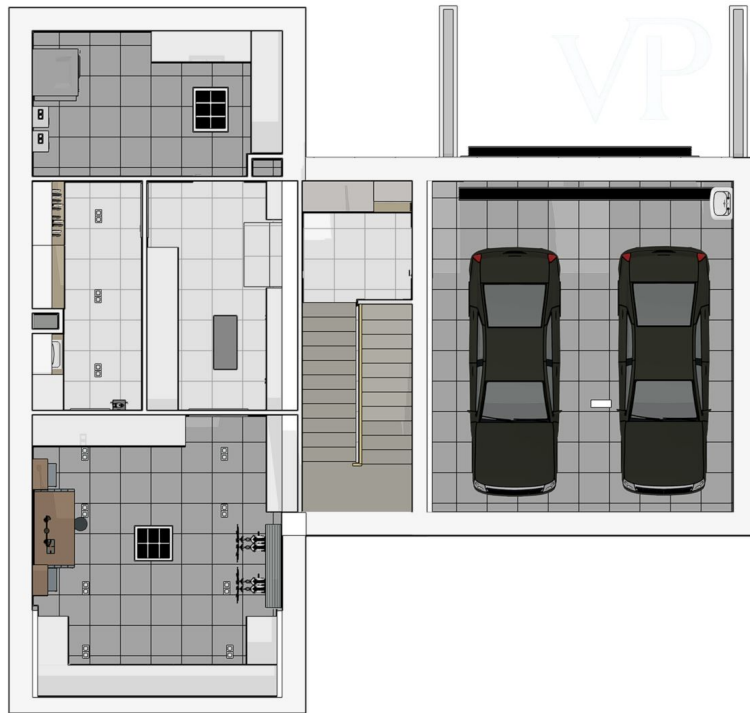
## Floor plans











This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

### THE VILLAGE - LUXURY VILLA IN BUDAPEST NEAR THE Rómaifürd? EXCLUSIVE DANUBE-FRONT

Discover one of Budapest's most exclusive new-build residential complexes in the 3rd district, where proximity to nature and modern luxury live side by side in perfect harmony.

The residential complex is located in the immediate vicinity of the Romaifurdo, built on one of its largest contiguous open spaces. Directly on the banks of the Danube, we offer for sale a brand new 300 square metre luxury villa that meets all your needs - and more.

#### EXCEPTIONAL LIVING ENVIRONMENT

The Village Villa Park is located directly on the Kings Road. The area is unique in that it is 27,664 sqm of wooded, landscaped green space, where the detached family homes are beautifully designed with elegant landscaping. The plot has direct access to the Danube bank.

The residential complex includes a community building and a large swimming pool.

There is a 24-hour reception service, with a barrier entrance to the complex.

The house is connected to a private, fabulous Japanese Zen garden, which is illuminated by exclusive outdoor lighting in the evenings.

#### DETAILS OF THE VILLA

Useful floor area: 300 sqm of living space with additional terraces and balconies.

Plot size: 800 sqm

Building details, layout, layout:

1. garage level:

2-stall heated garage with electric charger

-Electric garage with electric stove, electric heating, storage room, stairs to the first floor

-large mechanical room

-elegant wardrobe with built-in cupboards

-large laundry room, utility room with built-in cupboards

-hobby room

Ground floor:

-elegant entrance, hall, stairs

-hand-washing room



-parents' bedroom with terrace, private walk-in closet and spacious private bathroom  
-in one space a large fitted kitchen, dining room, living room, balcony  
Number of rooms: a living room-kitchen-dining room + 4 bedrooms + 3 bathrooms + separate washroom

#### Upstairs:

Entrance hall, walk-in closet,  
Bedroom 1 - ensuite bathroom, balcony  
Bedroom 2 - with private balcony  
bathroom  
Bedroom 3

Year of construction: 2023-2024

Condition: New construction, ready to move in

The home is distinguished by generous spaces, unique furnishings and high quality materials. The house is characterized by a clean elegance, thoughtful functionality and luxury in every detail. Designed by an interior designer, with functionally thought-out layouts and layouts for the ideal layout.

#### TECHNICAL EQUIPMENT

Ceiling heating and cooling, heat pump  
Underfloor heating, fan coil system  
Full ventilation and air circulation system  
LOXONE smart home system  
Alarm and outdoor camera system  
Bio-fireplace  
2 bay heated garage with electric charging point

#### KITCHEN AND LIVING AREA

Top of the range kitchen with built-in wine cooler  
Custom designed furniture, Italian tiling  
Clean yet warm lighting  
Modern, yet cosy space design

#### PERFECT BALANCE BETWEEN NATURE AND CITY LIFE

Anyone who knows and loves the Rome Coast would never live anywhere else! The proximity of the Danube, the atmosphere of the banks of Rome, the waterfront leisure facilities, the gastronomic offer and the quick access to the city centre make this villa the ideal choice for those who do not want to compromise between comfort and proximity to nature.

With a Roman beach atmosphere and communal pool, this is a home and holiday home in one, in this beautiful villa park. Such a beautiful house is a real rarity on the market.



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I look forward to your application, come and see the house live!

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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