

Budapest

Elegant villa building at Királyhágó Square, Budapest

Property ID: HU25439545



PURCHASE PRICE: 1.825.000 EUR • LIVING SPACE: ca. 520 m² • ROOMS: 11 • LAND AREA: 932 m²

Property ID: HU25439545 - 1126 Budapest

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

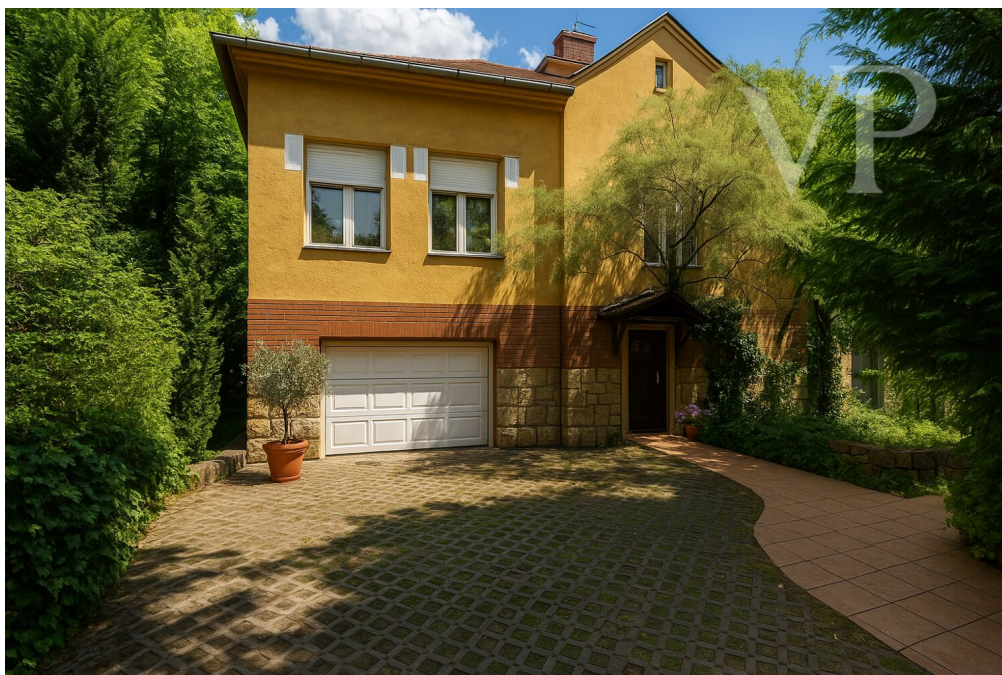
Property ID: HU25439545 - 1126 Budapest

At a glance

Property ID	HU25439545	Purchase Price	1.825.000 EUR
Living Space	ca. 520 m²	Condition of property	Well-maintained
Rooms	11		
Bathrooms	2		
Year of construction	1914		
Type of parking	1 x Garage		

Property ID: HU25439545 - 1126 Budapest

The property



Property ID: HU25439545 - 1126 Budapest

The property



Property ID: HU25439545 - 1126 Budapest

The property



Property ID: HU25439545 - 1126 Budapest

The property



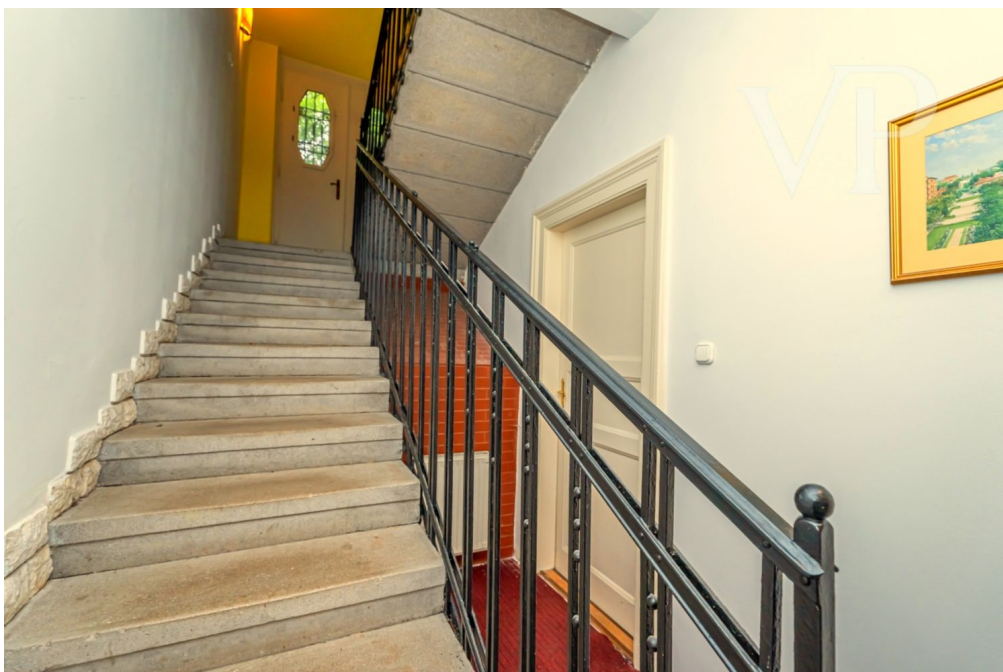
Property ID: HU25439545 - 1126 Budapest

The property



Property ID: HU25439545 - 1126 Budapest

The property



Property ID: HU25439545 - 1126 Budapest

The property



Property ID: HU25439545 - 1126 Budapest

A first impression

Unparalleled historic villa in the heart of Budapest - on the border of Németvölgy and Orbánhegy, at Királyhágó Square

- Plot: 932 m²
- Living space: 520 m²
- Rooms: 11
- Year built: 1914
- Year of renovation: 2003

In the embrace of the Buda Hills, in one of the most patrician, quiet, green belt area of the XII. district, at the junction of Németvölgy and Orbánhegy, next to the Villa Bagatell building, we offer for sale a rare three-storey villa building. This villa is not just a property - it's a lifestyle, where the elegance of turn-of-the-century architecture meets the comfort of today.

About the building

The villa was built in 1914, with solid, solid brick walls, prominent ceilings and classical proportions. The current owners, the third in the history of the villa, have carried out a complete renovation of the property in 2003, respecting the original style, preserving the historic character and unique atmosphere of the property.

The house offers a total of 520 square metres of living space on three levels:

- Basement (180 m²): this level can be used as a separate living area with elegant 3 m high ceilings!

This is where you will find: 4 bedrooms, kitchenette + guest bathroom, hallway, storage room, wine cellar, garage

This level is currently used as a consulate.

- Ground floor (227 m²): a spacious living room of 51 m², 2 separate entrance rooms, kitchen, dining room, bathroom, 2 guest toilets and a covered terrace of 23 m² facing the garden. Ceiling height: 3.60 m! This floor has a separate entrance, but is also connected to the basement and the first floor by an internal staircase.

- Upstairs (approx. 180 m²).

The property also includes a garage, two storage rooms, wine cellar, pantry, laundry room and is accessible through several entrances, making it ideal not only for a large family but also as a representative business centre, embassy or exclusive institutional use.

The property has been used for a long time as the Honorary Consulate of Iceland and this particular building has been chosen for this representative purpose.

Special features:

- 2 original Zsolnay tiled stoves, one of which is still in working order
- 2 separate boiler systems (gas boiler upstairs + condensing boiler in the basement)
- Free of charge, legally settled, 1/2-1/2 ownership
- Rooms facing four cardinal points, bright and sunny all day
- Fenced, intimate, green garden with trees, ornamental plants, excellent microclimate.

Location - in the most prestigious part of the XII district

The villa has excellent transport and accessibility, while offering absolute tranquillity and privacy. Within walking distance of schools (including international ones), kindergartens, shops, sports facilities, and the city centre is quickly accessible by car or public transport. The area is characterised by elegant villas, well-kept gardens and a cultivated residential environment.

We recommend this property:

- For large families looking for a spacious, prestigious home
- Diplomatic missions, embassies
- Embassies, diplomatic missions, diplomatic missions, diplomatic missions
- Investors looking for a prestigious property of high value in the Buda hills

This building is not just a house - it is a piece of Budapest's past, preserved, renovated and now waiting for a new owner.

The owner is also open to fair offers from serious buyers.

Price: 690.000.000 HUF

The price in EUR is indicative, the HUF amount is the relevant offer price.

Please contact Dr. Dóra Mészöly at Von Poll Real Estate Hungary (+36 70 55 948 55) for more details and to arrange a personal viewing!

Property ID: HU25439545 - 1126 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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com