

Budapest - II. kerület

## An Italian-style villa with spacious spaces

Property ID: HU23439366



**PURCHASE PRICE: 2.100.000 EUR • LIVING SPACE: ca. 480 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 1.800 m<sup>2</sup>**

**Property ID: HU23439366 - 1029 Budapest - II. kerület**

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## At a glance

Property ID	<b>HU23439366</b>	Purchase Price	<b>2.100.000 EUR</b>
Living Space	<b>ca. 480 m<sup>2</sup></b>	House	<b>Single-family house / Detached house</b>
Rooms	<b>10</b>	Condition of property	<b>Like new</b>
Bedrooms	<b>5</b>	Equipment	<b>Swimming pool, Sauna, Fireplace</b>
Bathrooms	<b>3</b>		
Year of construction	<b>2002</b>		

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## Energy Data

Energy Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

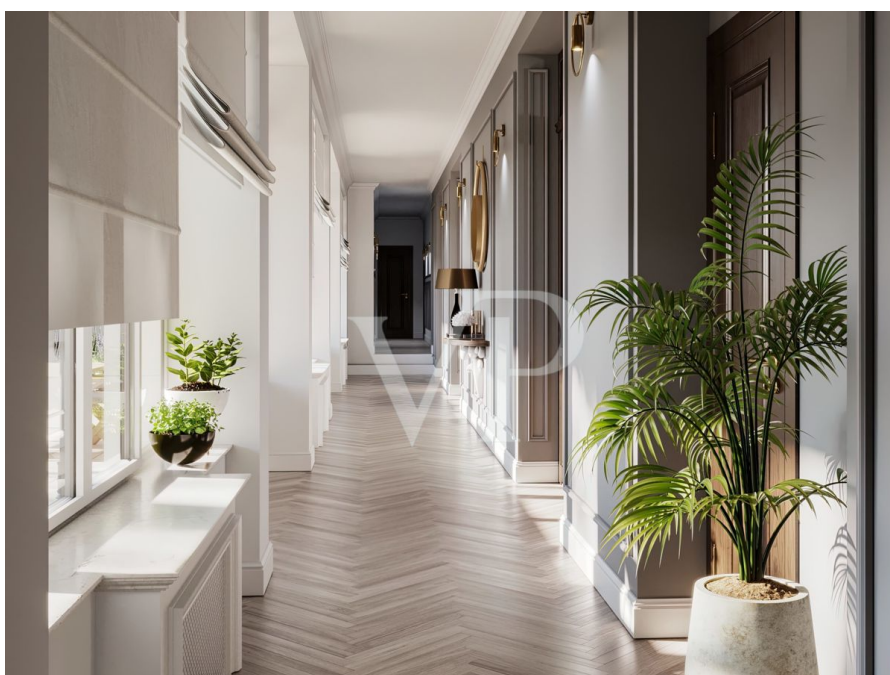
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## **A first impression**

**An imposing villa which located in the street with the most beautiful houses of Adyliget. The style of the villa has an Italian atmosphere. The huge terrace overlooks a nature reserved area so the panorama is guaranteed. It's 480 sqm and the additional 80 sqm terrace expands our space experience.**

**We reach the main living area through an elegant hall.**

**On this 240 sqm, there is a living room, a kitchen/dining room and a wide hallway. The 4 rooms are separated on the two wings of the hallway.**

**This arrangement of the rooms are very unique if you compare with other houses.**

**On the lower level of the house, there is a sauna-relaxation area, a fitness, a service room, a cinema room and a separate 60 sqm guest apartment, which can also be accessed with its own entrance.**

**The huge garage, where you can park 3 cars also belongs to the lower level.**

**The villa was built 20 years ago in an excellent quality.**

**The complete structural and aesthetic renovation was completed last year.**

**The operation system of the house is a hybrid system, operated by a computer.**

**The garden was designed by a garden engineer.**

**A small pool with its own sunbathing terrace was also built in the garden.**

**In the huge area of 1800 sqms we have the opportunity to realize other leisure ideas.**

**The Villa is currently rented for 5200 EUR/month for the next 3 years.**

**So it's a great investment opportunity.**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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