

Budapest

# Orbánhegy villa for sale - expandable, with separate living area, sunny terrace, on a 1065 sqm plot.

Property ID: HU25439568



PURCHASE PRICE: 450.000.000 HUF • LIVING SPACE: ca. 216 m<sup>2</sup> • LAND AREA: 1.065 m<sup>2</sup>

Property ID: HU25439568 - 1124 Budapest

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## At a glance

Property ID	HU25439568	Purchase Price	450.000.000 HUF
Living Space	ca. 216 m <sup>2</sup>	Condition of property	Needs renovation
Bedrooms	6	Construction method	Solid
Bathrooms	3	Equipment	Terrace, Guest WC
Type of parking	1 x Garage, 20000000 HUF (Sale)		

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## Energy Data

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

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## The property



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## A first impression

Villa for sale in the best part of Orbánhegy – a historical building with huge potential. In one of the most prestigious parts of Budapest, Orbánhegy, we offer for sale a rare architectural gem. The villa was built in 1942 according to the plans of a renowned architect, with a total area of 216 m<sup>2</sup>, of which 181 m<sup>2</sup> is the main building, and also includes a 35 m<sup>2</sup> apartment with a separate entrance – ideal for guests, staff or rent. The south-facing villa, located on a 1065 m<sup>2</sup> plot, has bright, spacious interiors all day long, 6 bedrooms and 3 bathrooms. The living room and the study have direct access to the huge terrace, which overlooks the garden, in a peaceful, bird-chirping environment. The property is exceptional in its current condition, but it also has further expansion potential: the ceiling allows for the creation of an entire floor or gallery. The ceiling height of the attic reaches 6 meters! The villa has its own garage, which provides convenience with direct access.



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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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