

**Budapest**

# **340 SQM LUXURY HOME THAT IS NOT JUST A HOUSE, BUT A LIFESTYLE**

**Property ID: HU25439625**



**PURCHASE PRICE: 1.990.000 EUR • LIVING SPACE: ca. 340 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 655 m<sup>2</sup>**

**Property ID: HU25439625 - 1037 Budapest**

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## At a glance

Property ID	<b>HU25439625</b>	Purchase Price	<b>1.990.000 EUR</b>
Living Space	<b>ca. 340 m<sup>2</sup></b>	House	<b>Single-family house / Detached house</b>
Rooms	<b>4</b>		
Bedrooms	<b>3</b>		
Bathrooms	<b>3</b>		

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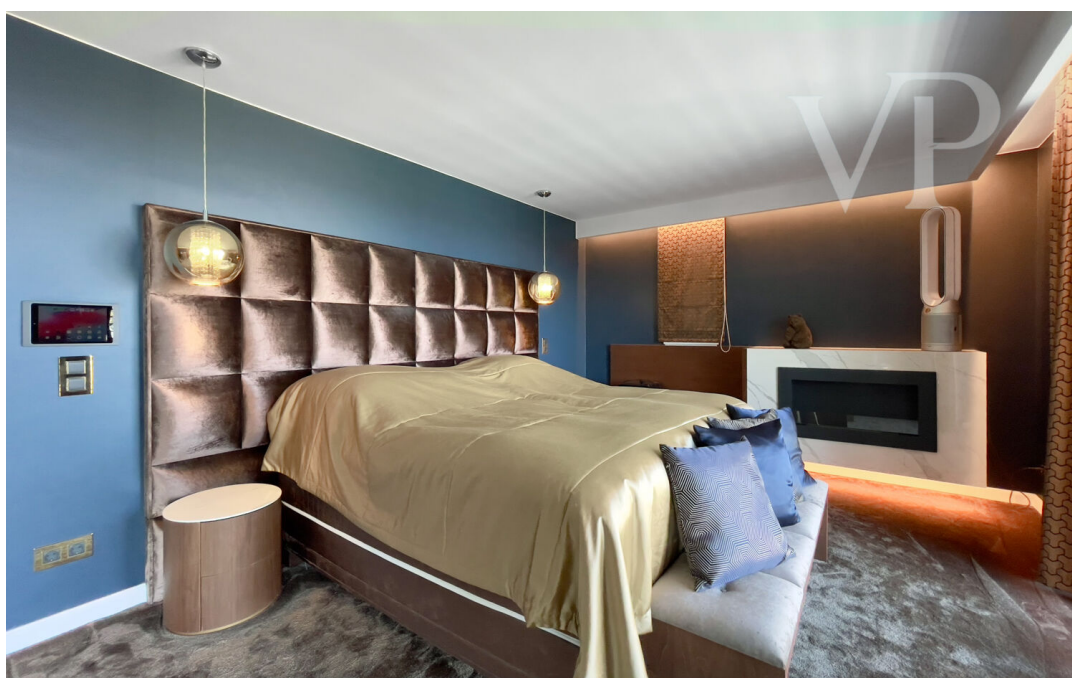
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## **A first impression**

### **340 SQM LUXURY HOME THAT IS NOT JUST A HOUSE, BUT A LIFESTYLE**

In one of the most exclusive green areas of the 2nd and 3rd districts, on the border between tranquillity and elegance, we offer for sale a contemporary LUXURY VILLA built in 2021, perfect in every detail. This home is not only an architectural feat, but a harmony of modern comfort, proximity to nature and a pure design.

The house's panoramic location is captivating from the first moment you see it - the light dances across the vast glass surfaces and the openness of the spaces exudes freedom and inspiration.

Every square centimetre of the 340 m<sup>2</sup>, three-storey villa speaks of carefully designed luxury. Elegant Italian tiling, Tom Dixon light fittings, Miele appliances and Bang & Olufsen sound system complete the interior. The panoramic terrace of over 100 m<sup>2</sup> from the living room offers a panoramic view of the city lights, while the endless pool mirroring the mountains.

The layout of the house is ideal for both families and those who appreciate private yet prestigious spaces. On the ground floor there is an impressive double-height living room, dining room and American kitchen - the latter with a huge kitchen island, premium Miele appliances and natural stone worktops. From here there is direct access to the garden and pool, which has an outdoor kitchen, Broil King barbecue and lounge area.

Upstairs there are three bedrooms, each with en-suite bathroom and walk-in wardrobe, and a separate exit from the main bedroom to the sunny terrace. The house has a total of 3+1 bathrooms, a home office, a sauna and a fitness zone. On the top floor there is a panoramic relaxation area with a retreat - ideal for yoga, reading or sipping wine while watching the sunset.

**The technological equipment is of the highest standard:**

Intelligent home systems, remote-controlled lighting and heating, ceiling cooling, underfloor heating, RGB-controlled mood lighting and a built-in sound system ensure that every moment is comfortable and personalised. The house is energy-efficient, low overheads, with modern appliances and a heat pump system.

The property also includes a double garage with electric car charging, a security system with cameras and full alarm protection. The garden is landscaped with automatic irrigation system and discreet decorative lighting.

**This house is more than a property - it's a lifestyle.**

**A place where you can wake up every morning to the sounds of nature, where the subtle interplay of lights and materials creates harmony, and where the design is not ostentatious but deeply lived-in.**

**A home that is an arrival: at once modern, elegant and human.**

**The infrastructure of the area is excellent - the English School, the Britannica International School, the Buda Golf Club, the Eurocenter and the H?vösvölgyi forest are all nearby. The city centre is only 15 minutes away by car, yet there is complete silence and privacy.**

**This property is for those who won't settle for anything less than the best.**

**For those who believe that luxury is not about glamour, but about perfection in the smallest details, creating harmony and a real sense of home.**

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## **Contact partner**

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

**VON POLL REAL ESTATE Budapest**

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**Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest**

**Tel.: +36 70 9532513**

**E-Mail: [hungary@von-poll.com](mailto:hungary@von-poll.com)**

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