

Budaepst

Premium investment opportunity in the green heart of Pasarét.

Property ID: HU26439684



PURCHASE PRICE: 919.000 EUR • LIVING SPACE: ca. 75,37 m² • ROOMS: 3

Property ID: HU26439684 - 1025 Budaepst

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

Property ID: HU26439684 - 1025 Budaepst

At a glance

Property ID	HU26439684	Purchase Price	919.000 EUR
Living Space	ca. 75,37 m²	Condition of property	First occupancy
Rooms	3	Construction method	Solid
Bedrooms	2	Equipment	Terrace, Guest WC
Bathrooms	1		
Year of construction	2025		
Type of parking	2 x Underground car park, 123000 EUR (Sale)		

Property ID: HU26439684 - 1025 Budaepst

Energy Data

Type of heating	Central heating	Energy efficiency class	A+
Energy information	At the time of preparing the document, no energy certificate was available.		

Property ID: HU26439684 - 1025 Budaepst

The property



Property ID: HU26439684 - 1025 Budaepst

The property



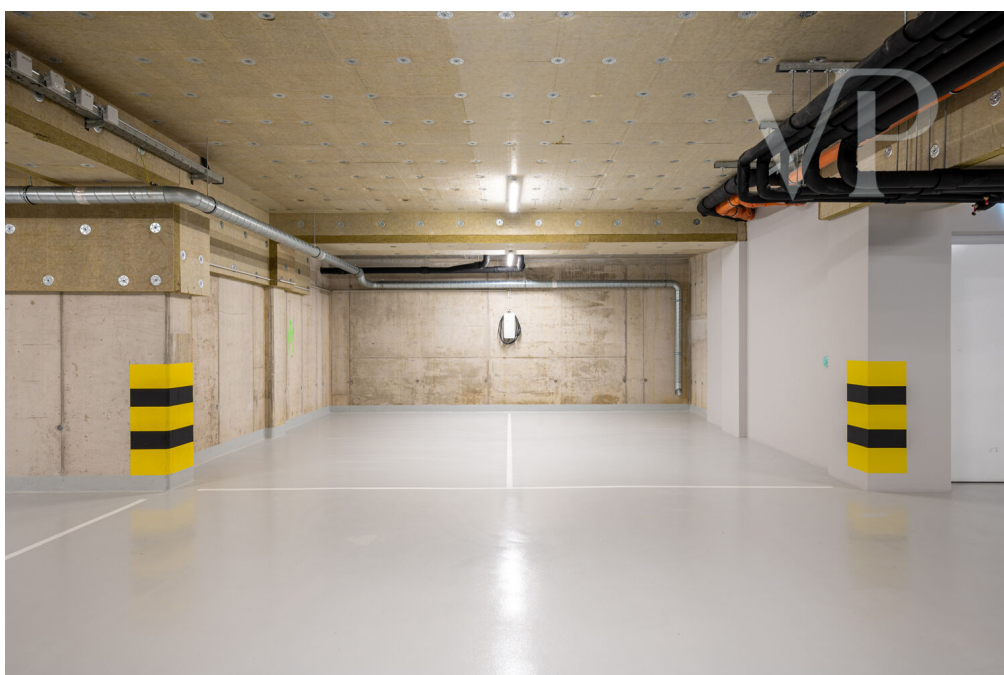
Property ID: HU26439684 - 1025 Budaepst

The property



Property ID: HU26439684 - 1025 Budaepst

The property



Property ID: HU26439684 - 1025 Budaepst

The property



Property ID: HU26439684 - 1025 Budaepst

A first impression

Exclusive premium investment in the green heart of Pasarét, Budapest

We are pleased to offer for sale this exceptional ground-floor luxury apartment in the heart of Pasarét, one of Budapest's most sought-after and exclusive neighborhoods, combining the tranquility of a green residential area with modern urban convenience. The sophisticated surroundings and the elegance characteristic of District II make this property an ideal choice for both personal use and long-term investment. The area's family-friendly atmosphere and excellent infrastructure ensure enduring value and high rental potential.

The modern, four-story, elevator-equipped condominium was built according to high technical and aesthetic standards.

The building's façade features premium cladding, while a green flat roof and a preserved, mature tree garden reflect its environmentally conscious design. Special attention was paid to clean architectural lines, sustainability, and long-term, cost-efficient operation—factors particularly important to premium investors.

The 75 m² apartment is located on the ground floor and boasts a direct connection to a garden—a rare and highly valuable feature. The interior spaces are characterized by spaciousness, natural light, and high-quality materials. The open-plan living room with American-style kitchen provides an ideal family living area, while the two separate bedrooms offer a quiet, private retreat. The premium bathroom includes both a bathtub and a shower, and a separate guest toilet further enhances the apartment's practicality. A large covered terrace opens directly onto the exclusively owned garden, separated by hedges and equipped with an automatic irrigation system.

The apartment's technical features meet the most modern expectations. Heating and cooling are provided by a ground-source heat pump system with ceiling-mounted radiators, offering both energy efficiency and aesthetic appeal, as there are no visible outdoor units or obtrusive equipment. The windows are triple-glazed for sound and thermal insulation, with aluminum frames outside, wooden frames inside, and equipped with electrically operated blinds and mosquito screens. Premium 14 mm wooden parquet flooring and high-quality wooden interior doors ensure a unified, elegant appearance. The Loxone smart home system and individual mechanical ventilation enhance everyday comfort and a high standard of living.

The property includes two large, very convenient underground garage spaces with electric vehicle charging capability, as well as a private lockable storage room. The apartment is sold exclusively with these, further increasing its convenience and investment value.

Pasarét's location is exceptional even on an international scale. The area is quiet, orderly,

and green, yet just minutes from renowned international schools, high-quality restaurants, cafés, and shopping facilities. The city center is easily and quickly accessible, while the parks, walking paths, and sports facilities of the Buda Hills are nearby. This property is an ideal choice for international investors seeking a premium, long-term value apartment in one of Budapest's most stable and exclusive locations.

Property ID: HU26439684 - 1025 Budaepst

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