

Budapest

# Kiadó Németvölgyi irodaház . Alakíts a saját ízlésedre!

*Property ID: HU26439691*



**RENT PRICE: 6.700 EUR • LIVING SPACE: ca. 255 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 939 m<sup>2</sup>**

**Property ID: HU26439691 - 1124 Budapest**

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## At a glance

Property ID	HU26439691	Rent price	6.700 EUR
Living Space	ca. 255 m <sup>2</sup>	Condition of property	Completely renovated
Roof Type	Mansard roof	Construction method	Solid
Rooms	7	Equipment	Terrace, Guest WC
Bathrooms	4		
Type of parking	2 x Garage		

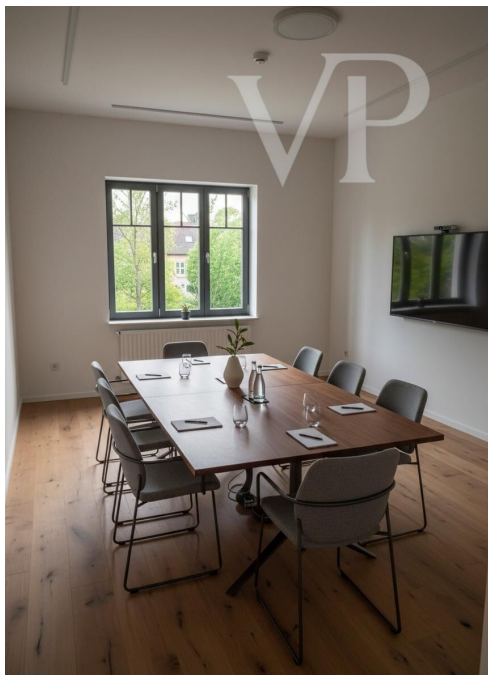
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## Energy Data

Power Source	Gas	Year of construction according to energy certificate	2026
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property



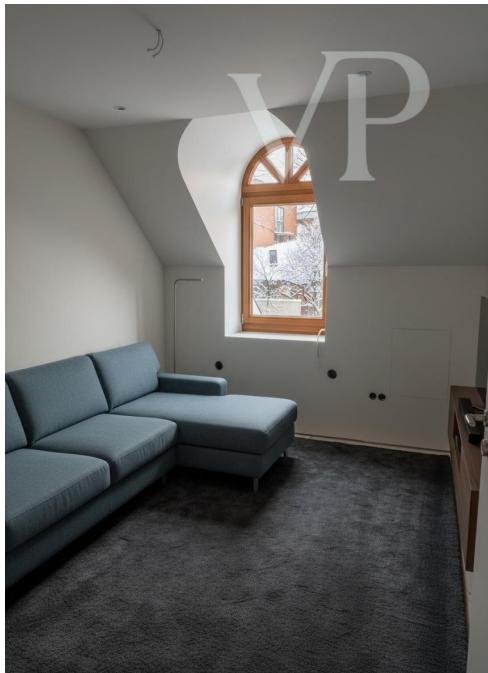
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## The property



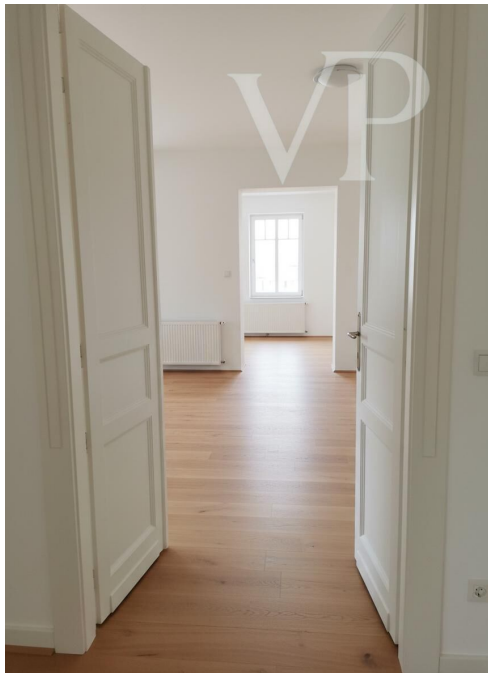
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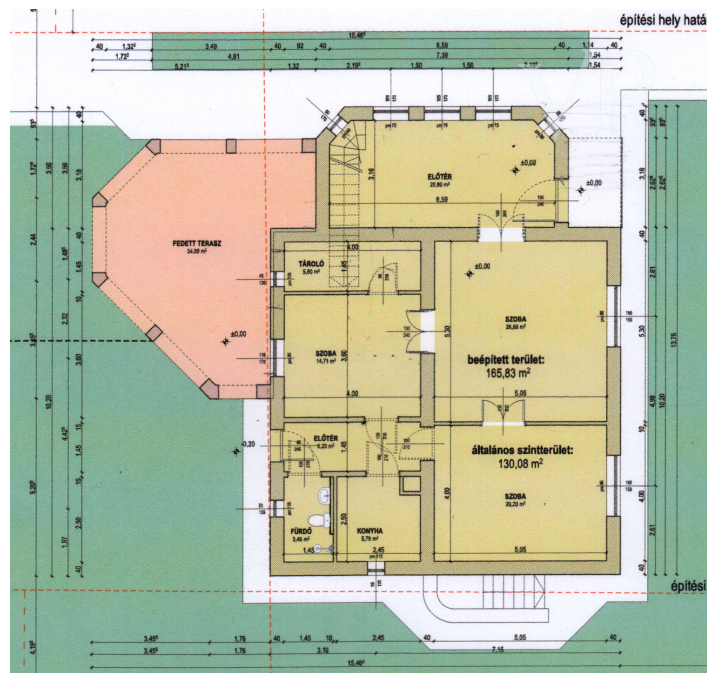
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## A first impression

Exclusive villa apartment for rent in the heart of the XII district, on Németvölgyi út!

In one of Budapest's most popular and most patinated mountain street, Németvölgyi út, we offer for rent this newly renovated villa-home with exceptional features and generous spaces.

The property has 255 sqm of living space and a versatile 120 sqm basement area, which could be ideal for a wellness, fitness, office or hobby space. The property also includes a 2-car garage, a real asset in the area.

The elegance of this classic villa building is complemented by modern technical and aesthetic solutions: quality and durability have been the main criteria during the complete renovation. The spacious and bright spaces, the large glass surfaces and the well thought-out floor plan create a special feeling of home.

One of the property's greatest assets is its stunning panorama: the windows and balcony offer unparalleled views of Buda Castle, creating a special atmosphere both day and night.

This property is an ideal choice for those looking for a high quality home or residence in a prestigious, tranquil setting, yet with excellent transport and infrastructure.

Exclusivity, panoramic views, prestige - all in one place.

The semi-terraced part of the building is 172 sqm which includes the garage and wine cellar, as well as 3 large spaces perfect for any kind of farm unit, warehouse, shop, office.

Ground floor: 103 sqm

1 floor: 88 sqm

2 floors: 64 sqm

The top of the house includes a cosy roof terrace. Its utilization depends only on the imagination of the tenant.

The building could be perfect for a company headquarters, fashion studio, medical practice, IT centre, accountancy office, beauty studio.

Check it out, the owner can customize the spaces and finishes to the tenant's needs.

The pictures of the interior do not reflect the reality as the interior of the building is undergoing a complete renovation.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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*To the Disclaimer of von Poll Immobilien GmbH*

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