

**Budapest**

Panoramic views, private garden. An exceptional opportunity to build a new home in one of Budapest's best neighborhoods.

*Property ID: HU26439697*



**PURCHASE PRICE: 1.890.000 EUR • LIVING SPACE: ca. 524 m<sup>2</sup> • LAND AREA: 1.456 m<sup>2</sup>**

**Property ID: HU26439697 - 1121 Budapest**

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## At a glance

Property ID	HU26439697	Purchase Price	1.890.000 EUR
Living Space	ca. 524 m <sup>2</sup>	Condition of property	Projected

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## The property



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## A first impression

On one of the most prestigious streets in the Buda Hills, in District XII, we are offering for sale the lower apartment of a modern two-apartment villa with unparalleled features, on a plot of almost 1500 m<sup>2</sup>.

The LOWER APARTMENT, which has its own garden and panoramic views, has been structurally completed: it features huge spaces with an internal gallery and high ceilings, which can be further modified according to the new owner's requirements.

The architectural studio has already prepared a detailed interior design plan, which will be handed over to the buyer by the current owner. This means that the entire property can be realized to the highest standard, both aesthetically and functionally.

An outdoor and indoor swimming pool can also be built.

The apartment has its own garden and garage.

Why is this property exceptional even within the luxury category? There are few properties on the Budapest luxury real estate market that offer three key values at once:

1. Location and micro-location: the apartment is located on one of the best streets in the 12th district, next to an iconic architectural block known for its creativity, unusual design, and strong prestige value.

The high average square meter prices in the area are already having an impact on immediate property values, making the location particularly valuable from an investment perspective.

2. Unparalleled panorama – The upper level of the apartment offers a complete, unobstructed city panorama with views of Budapest's iconic buildings and the city skyline. This visual experience is not just a sight, but a way of life – every day.

3. The added value of the renowned architectural studio:

The uniform conceptual design of the building. The uniform philosophy represented by the studio – friendly, elegant, restrained design, contemporary use of materials, and high-level technical solutions – creates not only style but also value.

This apartment is therefore not only for the present, but also for the future – a long-term, value-preserving choice, where quality, panorama, garden, and architectural thinking come together in a unique way.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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