

**Budaörs**

# Panorama, light, elegance. Exclusive contemporary villa in Budaörs.

*Property ID: HU26439729*



**PURCHASE PRICE: 1.100.000 EUR • LIVING SPACE: ca. 300 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 860 m<sup>2</sup>**

**Property ID: HU26439729 - 2040 Budaörs**

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## At a glance

<b>Property ID</b>	<b>HU26439729</b>	<b>Purchase Price</b>	<b>1.100.000 EUR</b>
<b>Living Space</b>	<b>ca. 300 m<sup>2</sup></b>	<b>Equipment</b>	<b>Terrace</b>
<b>Rooms</b>	<b>5</b>		
<b>Bedrooms</b>	<b>4</b>		
<b>Bathrooms</b>	<b>4</b>		
<b>Year of construction</b>	<b>2019</b>		

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## **Energy Data**

<b>Power Source</b>	<b>Air-to-water heat pump</b>
<b>Energy information</b>	<b>At the time of preparing the document, no energy certificate was available.</b>

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## The property



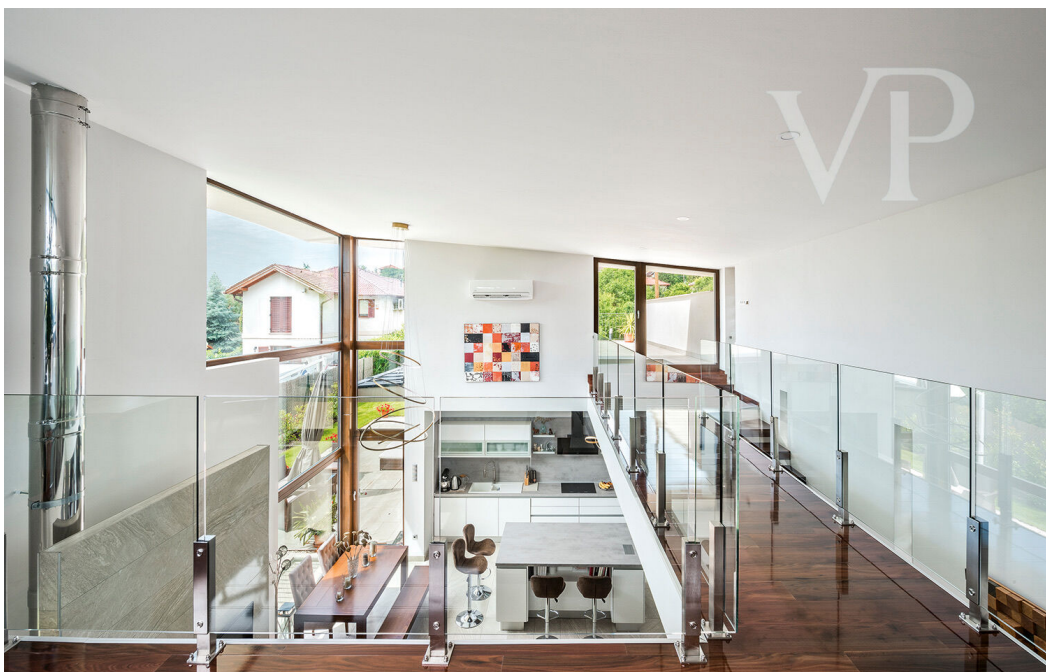
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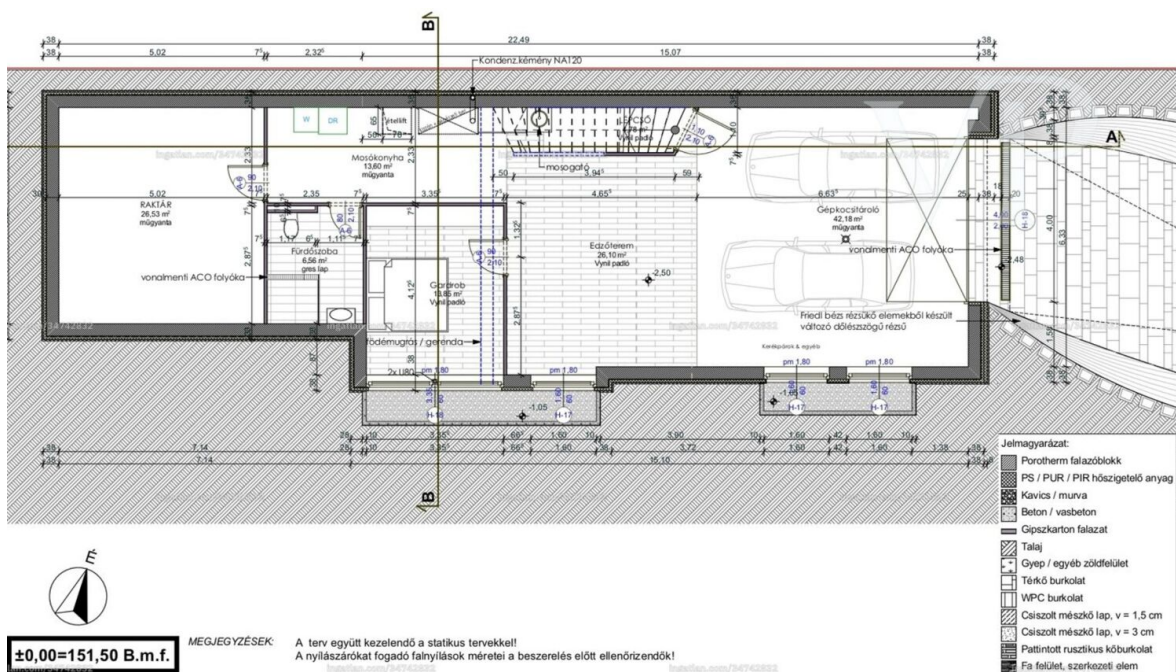
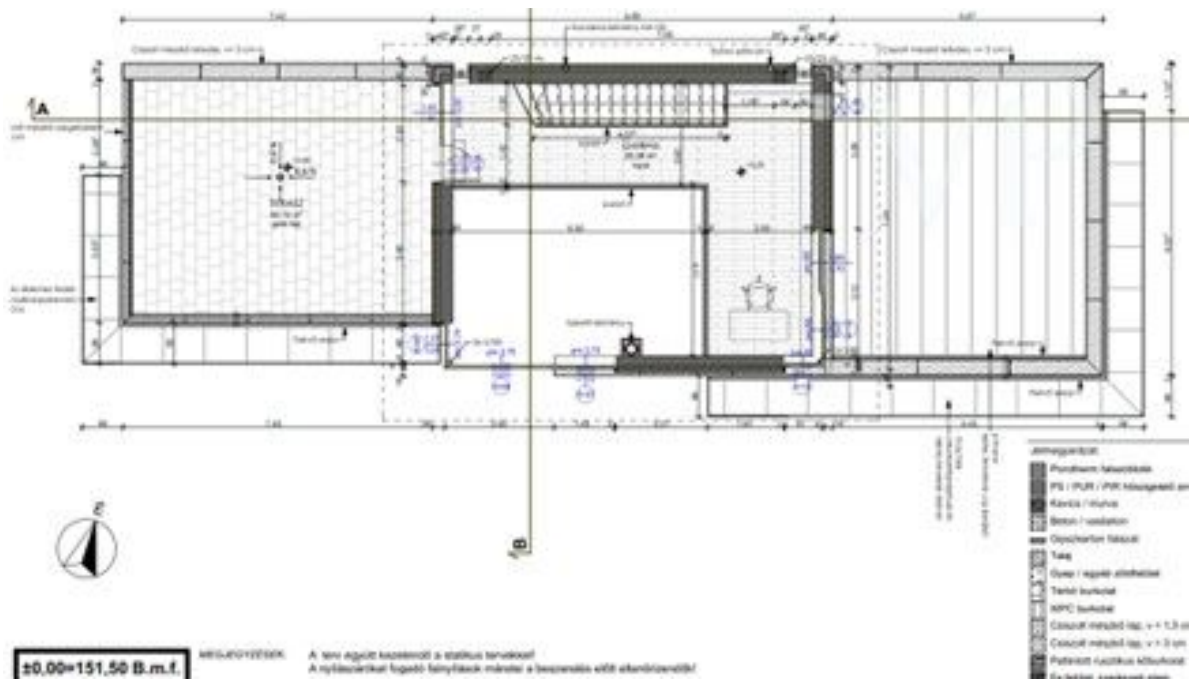
## The property





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# The property



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## **A first impression**

In Budaörs, which is almost connected to Budapest, we offer a unique, custom-designed family home in a quiet, exclusive street with panoramic views.

The harmonious relationship between nature and the built environment played a key role in the design. The large, floor-to-ceiling glass surfaces allow abundant natural light into the interior spaces, while creating a close visual connection with the well-kept garden. The use of timeless materials and clean lines lend the building an elegant yet cozy character.

The central element of the single-story home is the impressive, high-ceilinged living room with a gallery, which is connected to a roof terrace, further enhancing the feeling of space and the panoramic view.

The lower level, raised half a level above the ground level, provides a bright, usable space for parking and storage.

The well-thought-out floor plan is divided into three distinct units. The two-story communal space is the center of the house, while separate sleeping areas have been created in the two side wings: on one side are the children's and guest rooms, and on the other is the quiet, intimate master bedroom. Thanks to its favorable east-west orientation, the property enjoys excellent sunlight throughout the day.

- 90 m<sup>2</sup> living room with panoramic views, nearly 6-meter-high ceilings, a loft-style dining area, and a premium-quality kitchen
- master bedroom + additional bedrooms (5 rooms in total)
- Study on the gallery
- 4 bathrooms
- 40 m<sup>2</sup> sun terrace
- Garage with space for up to 3 cars.

The house was built with modern technical features: heat recovery ventilation system, stand-alone and balanced solar panels, automated solutions.

The smart home system allows for energy-efficient, customizable operation.

Built in 2019, the property has an 860 m<sup>2</sup> landscaped garden with installed lawn and robotic lawn mower.

**Price: 399 000 000 HUF**

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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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