

Budapest - III. kerület

# LUXURY, GREEN, PANORAMIC, PENTHOUSE

Property ID: HU26439710



**PURCHASE PRICE: 1.548.000 EUR • LIVING SPACE: ca. 138,5 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.605 m<sup>2</sup>**

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## At a glance

<b>Property ID</b>	<b>HU26439710</b>	<b>Purchase Price</b>	<b>1.548.000 EUR</b>
<b>Living Space</b>	<b>ca. 138,5 m<sup>2</sup></b>	<b>Type</b>	<b>Penthouse</b>
<b>Rooms</b>	<b>4</b>	<b>Condition of property</b>	<b>First occupancy</b>
<b>Bedrooms</b>	<b>3</b>	<b>Construction method</b>	<b>Solid</b>
<b>Bathrooms</b>	<b>2</b>	<b>Equipment</b>	<b>Terrace, Guest WC</b>
<b>Year of construction</b>	<b>2025</b>		
<b>Type of parking</b>	<b>2 x Underground car park, 54600 EUR (Sale)</b>		

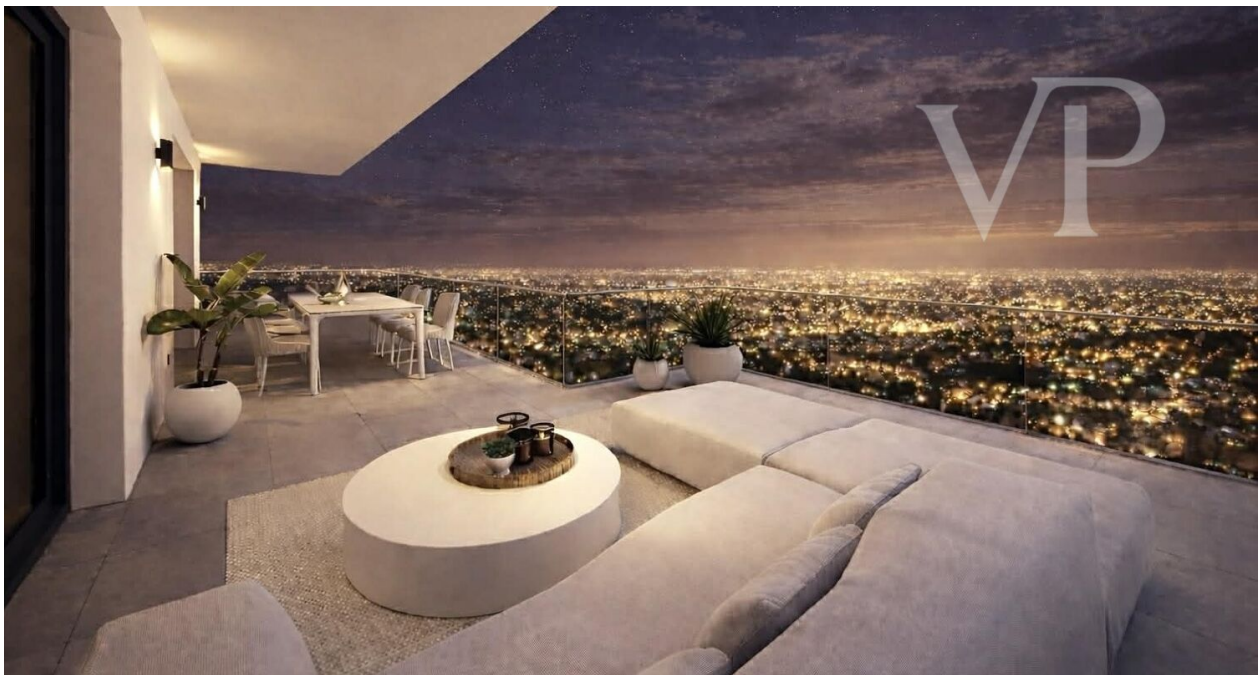
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## Energy Data

Power Source	Air-to-water heat pump	Energy efficiency class	A+
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



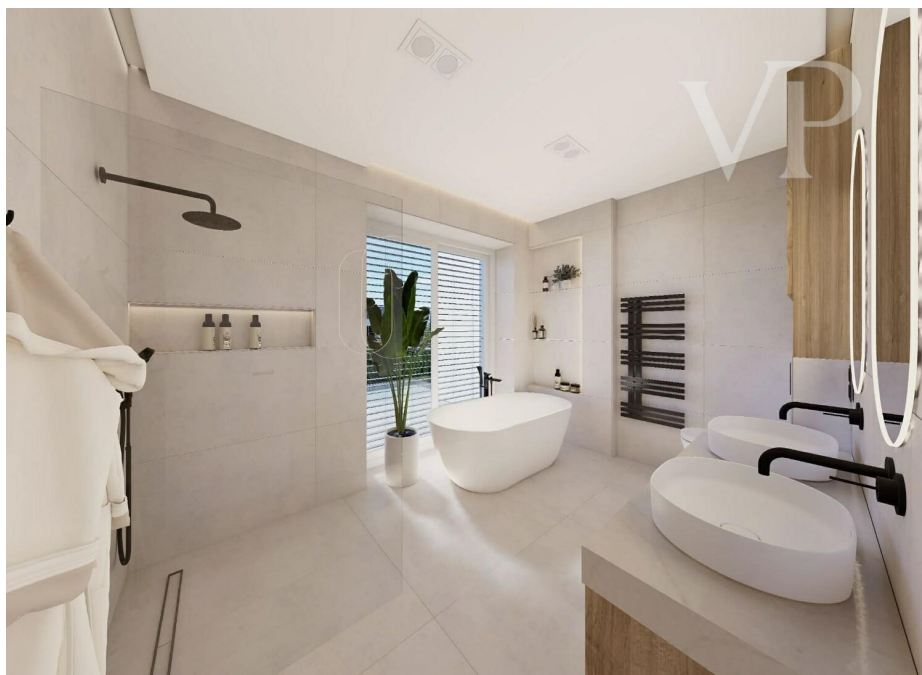
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

### Panoramic Luxury on Mátyás Hill

In one of the most sought-after green areas of Budapest, on the border of the II. and III. districts, on Mátyás Hill, this penthouse apartment with unparalleled features is being built. The property, available for occupancy in May 2026, is located on the top floor of an elegant, elevator-constructed, five-flat apartment building, providing maximum privacy for the residents. The 211 m<sup>2</sup> property guarantees exceptional value for money and an exclusive lifestyle in the heart of Buda.

The 138.5 m<sup>2</sup> living space, designed by an interior designer, is a modern space creation. The centrepiece of the home is a stunning 50 m<sup>2</sup> living room with an American kitchen, bordered by huge glass surfaces, allowing views from every corner of the apartment. Privacy is provided by three separate bedrooms, two elegant bathrooms, a walk-in closet, a guest washroom and a sauna. The real jewel of the property is the 145 m<sup>2</sup> south-facing panoramic terrace, which offers ample space for relaxation and the possibility of a Jacuzzi.

The apartment is built to a high technical standard, with an energy-saving WOLF heat pump system and ceiling heating and cooling, as well as smart home controls for comfort. The purchase price includes modern kitchen furniture with integrated appliances and custom-made built-in wardrobes. The property will be fitted with premium quality tiling, external and internal shutters and sanitary ware.

The apartment comes with 2 spacious garage spaces and a storage room.

The location of Mátyáshegy offers a perfect balance between the proximity of the forest and the city bustle. The neighbourhood is a quiet, clean-air greenbelt for sports and hiking, which is minutes away from the city centre by car and public transport. Prestigious schools, nurseries and upmarket services are in the immediate vicinity, making it the ideal choice for families looking for modern luxury and the tranquillity of nature.

**BUYING PRICE: 569 million HUF 2,7million HUF/m<sup>2</sup>**

**Purchase price of 2 garages + paving: HUF 40 million**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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