

EXCLUSIVE AMERICAN STYLE VILLA IN A PRIVILEGED LOCATION

Property ID: HU26439793



PURCHASE PRICE: 4.295.000 EUR • LIVING SPACE: ca. 550 m² • ROOMS: 7 • LAND AREA: 892 m²

Property ID: HU26439793 - 1025

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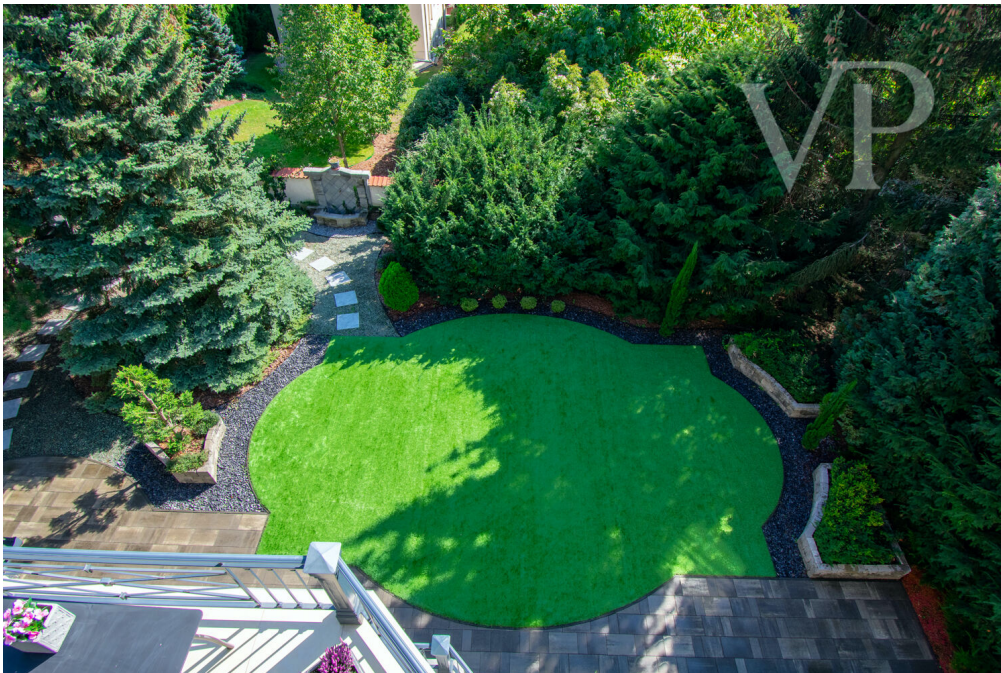
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At a glance

Property ID	HU26439793	Purchase Price	4.295.000 EUR
Living Space	ca. 550 m ²		
Rooms	7		
Bedrooms	6		
Bathrooms	3		
Type of parking	4 x Multi-storey car park		

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A first impression

EXCLUSIVE AMERICAN STYLE VILLA FOR SALE IN PRIME LOCATION

On one of the most sought-after, quiet, south-facing hillsides of the 2nd district, we offer for sale an unrivalled American-style luxury villa to satisfy the highest expectations. The impressive 4-storey building measures 550 m², has 7+ bedrooms and offers stunning panoramic views. The villa's elegant, clean design and premium use of materials represent the perfect combination of quality and style.

The detached villa is set on a 950 m² plot of land, beautifully landscaped with mature trees, where tranquillity and closeness to nature are guaranteed. The romantic ambience of the garden is enhanced by special fountains, exotic plants and carefree, planned vegetation.

The spaces of the villa are spacious and bright on all levels, with large windows and glass surfaces providing spaces bathed in natural light. The house has been fully renovated, is in mint condition, equipped with the latest technologies and exclusive extras.

Key features:

- Level layout: 1st floor - garage, wellness area (Finnish and steam sauna, Jacuzzi, pool, lounge, conservatory), gym, storage rooms; 2nd to 4th floors - spacious living areas, bedrooms, bathrooms, study rooms, living rooms, terraces, balconies.
- Exceptional extras: underfloor heating, air conditioning, heated swimming pool with LED lighting, alarm and camera system, hidden cabling multimedia systems, automated garage doors, custom wrought iron railings, energy efficient LED lighting.
- Conservation of value: due to the building restrictions of the district, a similar

large property can no longer be built, making the villa of special value.

- Excellent transport: 3 km to the city centre, 4 km to Széll Kálmán Square, 400 m to schools and kindergartens, excellent bus connections (29, 111, 11).

Ideal choice for those who appreciate exclusivity, luxury and a quiet life close to nature. Perfect for families, several generations, corporate offices or residences. The villa is close to the heart of the city, yet offers a peaceful, healthy living environment where wellness and relaxation are catered for.

Asking price: 1 495 000 000 HUF

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For further information, please contact your contact person:

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