

Budapest - II. kerület

# SPACIOUS, PANORAMIC FAMILY HOME - 4 BEDROOM APARTMENT II. DISTRICT

Property ID: HU26439846



PURCHASE PRICE: 964.000 EUR • LIVING SPACE: ca. 166 m<sup>2</sup> • ROOMS: 5

**Property ID: HU26439846 - 1021 Budapest - II. kerület**

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

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## At a glance

Property ID	<b>HU26439846</b>	Purchase Price	<b>964.000 EUR</b>
Living Space	<b>ca. 166 m<sup>2</sup></b>	Type	<b>Apartment</b>
Floor	<b>2</b>	Condition of property	<b>Completely renovated</b>
Rooms	<b>5</b>	Construction method	<b>Solid</b>
Bedrooms	<b>4</b>	Equipment	<b>Terrace, Guest WC</b>
Bathrooms	<b>2</b>		
Year of construction	<b>2001</b>		
Type of parking	<b>2 x Garage, 43800 EUR (Sale)</b>		

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## Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

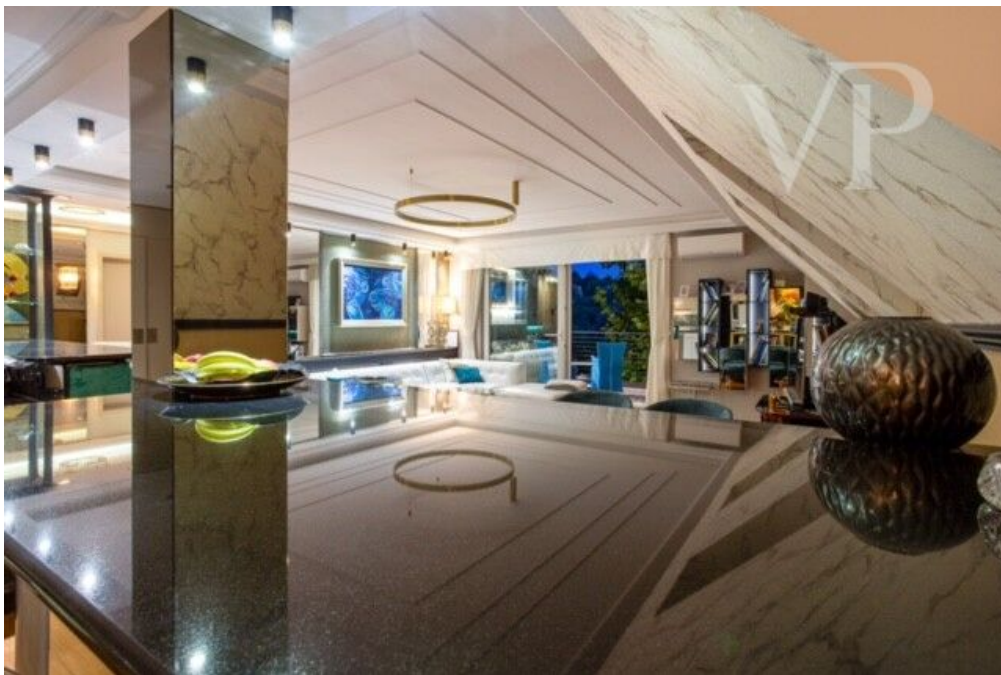
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## The property



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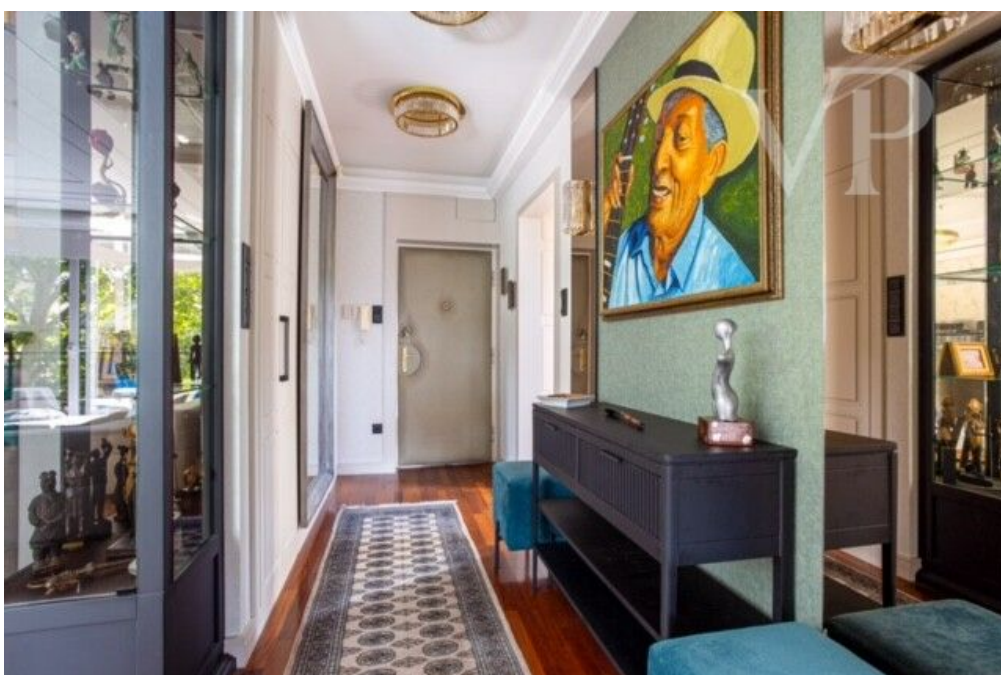
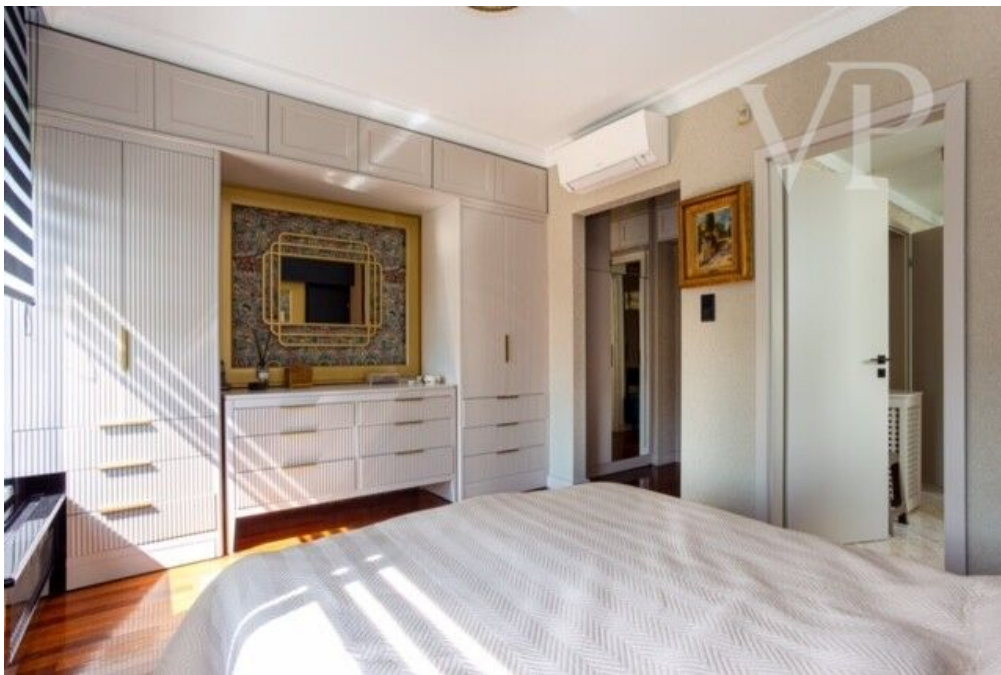
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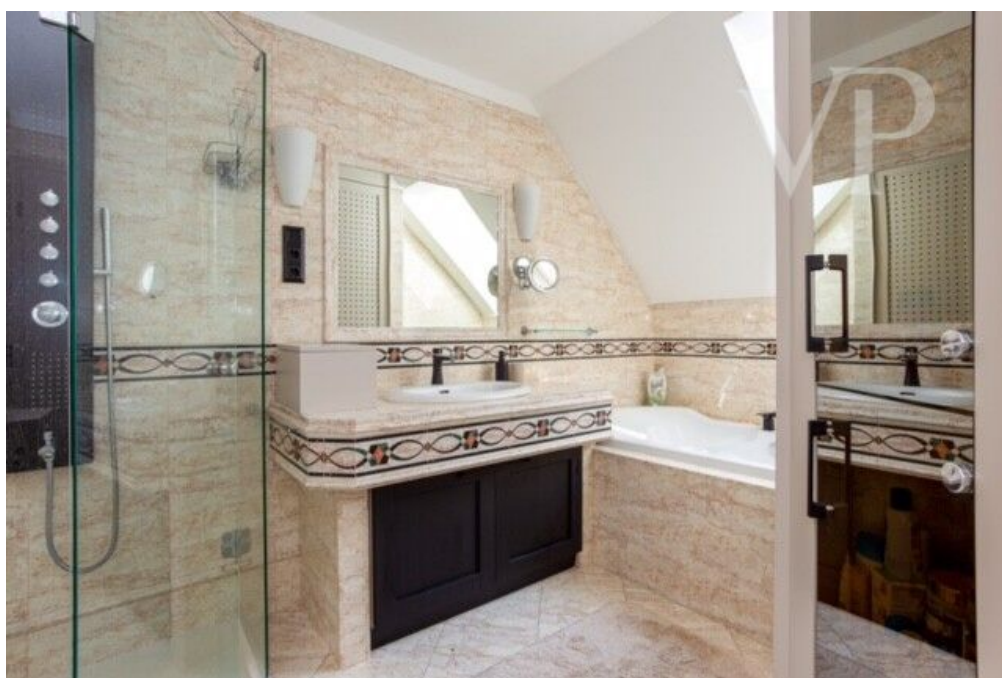
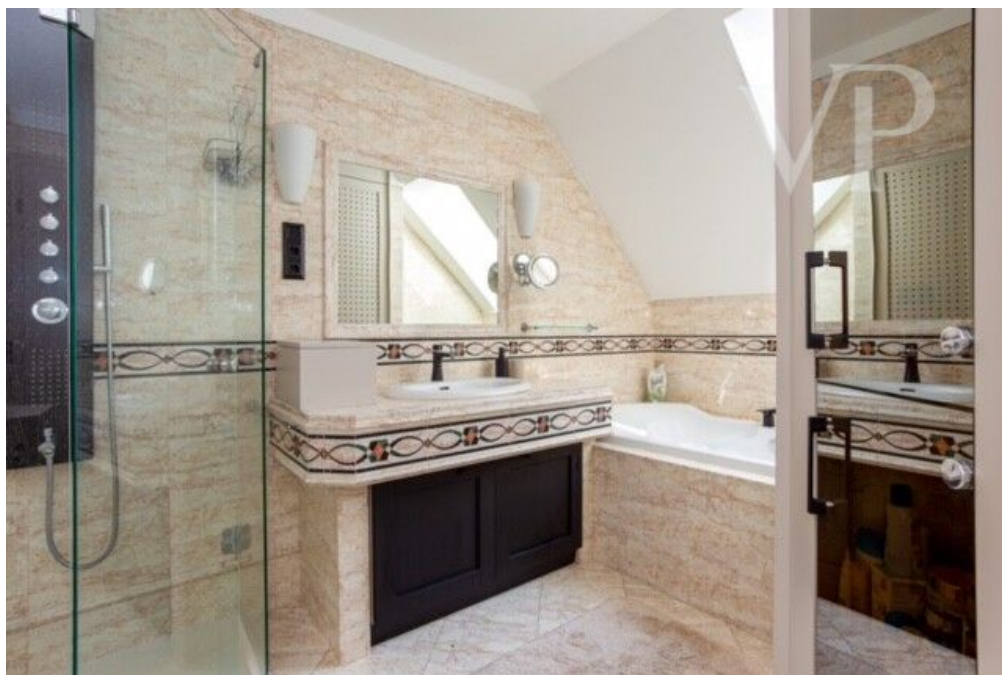
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## **A first impression**

A true rarity in the 2nd district - 4 bedroom home with panoramic views at a great price. In one of the most popular areas of the Buda Hills, in the 2nd district of H?vösvölgy, we offer this two-storey, 166 m<sup>2</sup> net (180 m<sup>2</sup> gross) panoramic apartment in excellent condition, perfect for large families or anyone looking for a spacious, livable home at a reasonable price and low maintenance costs.

Built in 2001, the property is located on the second floor of a small apartment building with elevator and has undergone continuous maintenance and renovation over the past years, so it is ready to move into immediately.

The 166 m<sup>2</sup> net living space has a well thought-out floor plan, which allows for a comfortable use of the rooms, while the two levels create an ideal balance between communal and private spaces.

On the lower level, a bright and spacious living-dining-kitchen unit forms the centre of family life. The living room is harmoniously connected to a cosy study area with large glass surfaces, bathed in natural light all day long. Views of the suburban surroundings and the Buda hills provide an inspiring backdrop for working at home, reading or even a quiet retreat. The design of the space both provides intimacy and connects seamlessly to the communal spaces, making it one of the most popular features of the apartment.

This level also includes a large master bedroom with its own walk-in closet and private bathroom, providing a comfortable, separate living space. The living room opens directly onto a covered, built-in terrace with stunning panoramic views of the surrounding Buda hills and green belt. Thanks to the size and design of the terrace, it is the ideal place for family gatherings, barbecues with friends or even a relaxing morning coffee.

The two-storey layout provides excellent support for family living: the parents' living area and common spaces are located on the lower level, while the upstairs provides independent living space for the children. The central lobby on the upper level can also function as a children's play area or a community space, providing space for play, learning and everyday socialising. The bedrooms upstairs are all large and superbly furnished, providing comfortable, usable and long-lasting living spaces for their occupants, while creating their own private living space for each family member. A spacious family bathroom and a practical utility room are also provided on this level.

One of the highlights of the apartment is the two very convenient, separate, heated garage-storage units in the hall garage, separated by automatic doors, which offer not only secure parking but also considerable extra storage capacity. For owners of electric cars, charging facilities are also provided. In addition, there are several guest parking spaces available in the communal garden of the condominium, making parking for arriving family members and guests convenient.

The property is surprisingly affordable to maintain and has low overheads, which is

particularly valuable in today's market environment. The heating is provided by a modern condensing boiler, while split air-conditioning systems ensure comfortable temperatures in the summer months. The well-maintained gardens of the condominium are maintained by an automatic irrigation system, which contributes to the maintenance of a sophisticated and tidy environment.

The infrastructure in the area is excellent: there are several reputable Hungarian and international schools and kindergartens nearby, and public transport links provide quick and convenient access to any part of the city. Hűvösvölgy is unique in that it offers its residents both proximity to nature and the convenience of urban infrastructure.

This rare home combines the tranquillity of Buda's green belt, a family-friendly layout, panoramic views and low maintenance costs - all in an exceptional value for money property. A real rarity on the market: a 4-bedroom, panoramic family home in the heart of Hűvösvölgy, where spacious spaces, excellent location and low overheads are combined.

**PRICE: 330 million HUF**

**2 garages and shed: 30 million HUF**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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