

Budapest

KÜLÖNLEGES TÖRTÉNELMI VILLA KISSVÁBHEGYEN

Property ID: HU26439851



PURCHASE PRICE: 2.670.000 EUR • LIVING SPACE: ca. 399 m² • ROOMS: 7 • LAND AREA: 1.368 m²

Property ID: HU26439851 - 1122 Budapest

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At a glance

Property ID	HU26439851	Purchase Price	2.670.000 EUR
Living Space	ca. 399 m²	House	Villa
Rooms	7	Condition of property	Well-maintained
Bedrooms	5	Equipment	Terrace
Bathrooms	3		
Year of construction	1926		
Type of parking	3 x Garage		

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A first impression

EXCEPTIONAL HISTORIC VILLA IN KISSVÁBHEGY

We are offering this exceptional historic villa in one of Budapest's most exclusive villa districts, in the quiet, green surroundings of Kissvábhegy.

Built in 1926, the villa features approximately 440 m² of living space, complemented by spacious terraces spread across multiple levels. The 1,368 m² landscaped lot is surrounded by mature trees and well-maintained gardens, ensuring a peaceful and private living environment.

The property currently consists of two separate residential units. The 122 m² unit on the garden level currently serves as a communal space but can be converted into a multi-bedroom apartment as needed.

The nearly 280 m² two-story upper residence stands out for its spacious layout. It features a double living room, four bedrooms, and three bathrooms, with the two levels connected by an elegant marble staircase. The centerpiece is the open-concept living-dining-kitchen area, spanning over 120 m², which is flooded with natural light all day long thanks to its large windows and doors.

From the villa's terraces, Budapest's historic cityscape unfolds before you, while the upper levels offer an unparalleled panoramic view of Buda Castle and Matthias Church. The view is particularly spectacular during the August 20th fireworks display.

The building has undergone comprehensive technical renovation over the past decades. The reinforced foundation, reinforced concrete floor structures, and the completely rebuilt roof structure—equipped with state-of-the-art thermal insulation—ensure the property's excellent technical condition for the long term.

Thanks to these structural upgrades, the property can easily be tailored to the future owner's needs through aesthetic renovations. Its historic character combined with modern technical infrastructure provides an exceptional foundation for creating a unique and timeless home.

The garden is equipped with an automatic irrigation system. The property includes two garages with space for a total of three cars, and additional parking spaces can be created on the lot.

The villa is situated in a quiet and discreet neighborhood, yet Széll Kálmán Square and the

Déli Railway Station are just a few minutes away. Thanks to its excellent location and prestigious appearance, it is an ideal choice for both a private residence and a corporate headquarters.

Key Features

- Approx. 440 m² of living space
- 1,368 m² landscaped lot
- Two separate residential units
- Three-unit villa
- Panoramic views of Buda Castle and Matthias Church
- Several large terraces
- Garage for three cars
- Excellent technical condition
- Exclusive green-belt setting

A rare villa in one of Budapest's most prestigious residential neighborhoods, where historic character, spacious interiors, and unparalleled panoramic views come together to create an exceptional property.

Asking price: 899 million HUF / 2,670,000 EUR

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Contact partner

For further information, please contact your contact person:

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