

Budapest

Mediterrán hangulatú családi villa gyönyör? kerttel Budapest III. kerületében

Property ID: HU26439898



RENT PRICE: 3.550 EUR • LIVING SPACE: ca. 300 m² • ROOMS: 7 • LAND AREA: 729 m²

Property ID: HU26439898 - 1037 Budapest

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **All about the location**
- **Other information**
- **Contact partner**

Property ID: HU26439898 - 1037 Budapest

At a glance

Property ID	HU26439898
Living Space	ca. 300 m ²
Roof Type	Gabled roof
Rooms	7
Bedrooms	4
Bathrooms	2
Year of construction	2004
Type of parking	3 x Outdoor parking space, 2 x Garage

Rent price	3.550 EUR
Additional costs	350 EUR
House	Single-family house / Detached house
Condition of property	Completely renovated
Construction method	Solid
Equipment	Terrace, Guest WC

Property ID: HU26439898 - 1037 Budapest

Energy Data

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

Property ID: HU26439898 - 1037 Budapest

The property



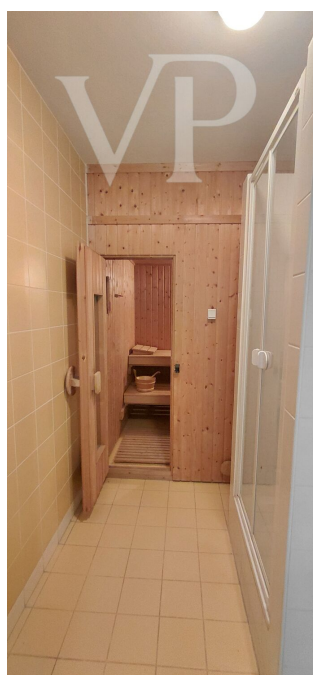
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



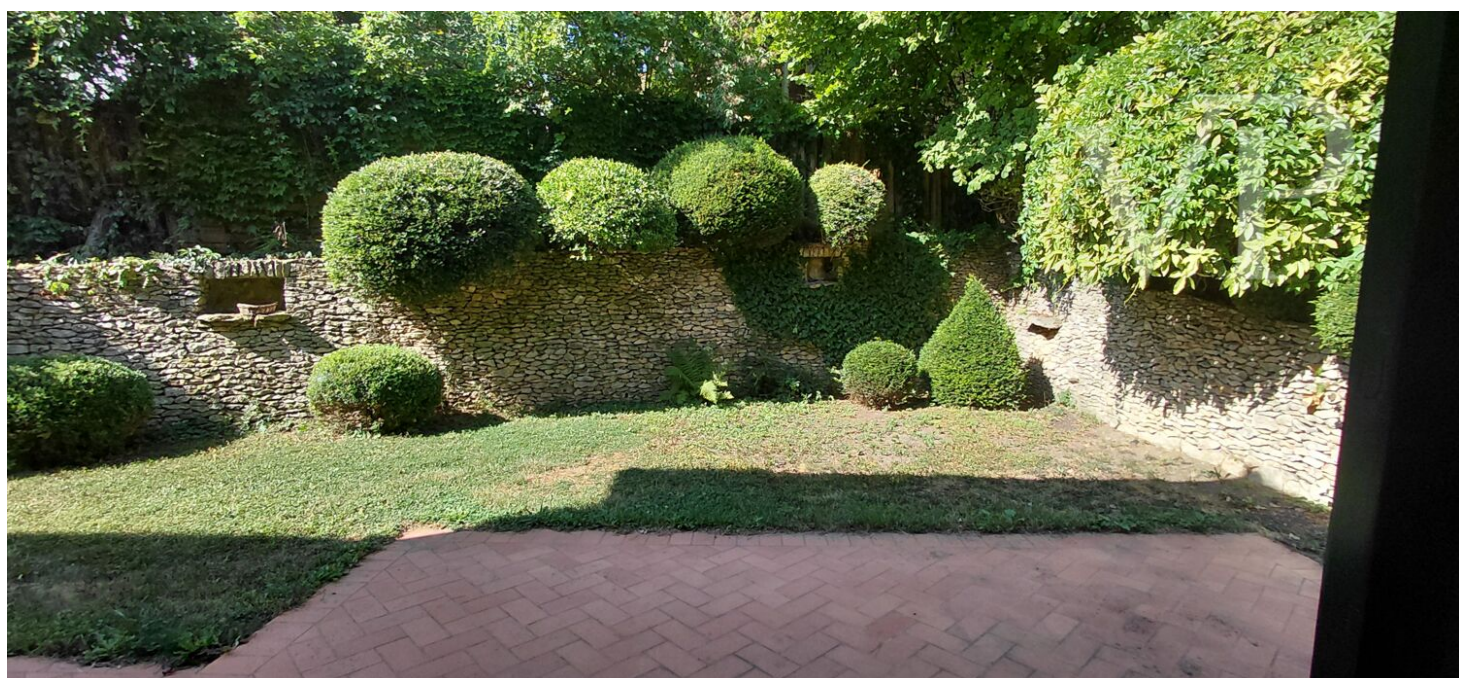
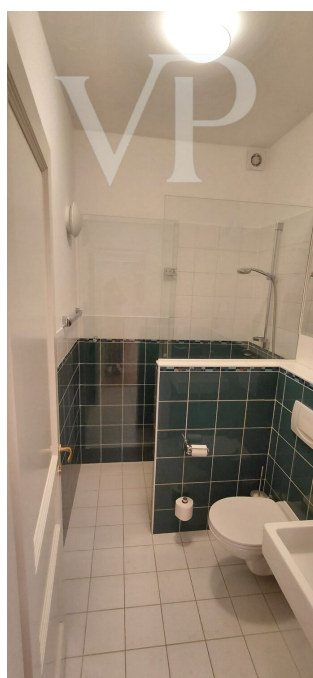
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



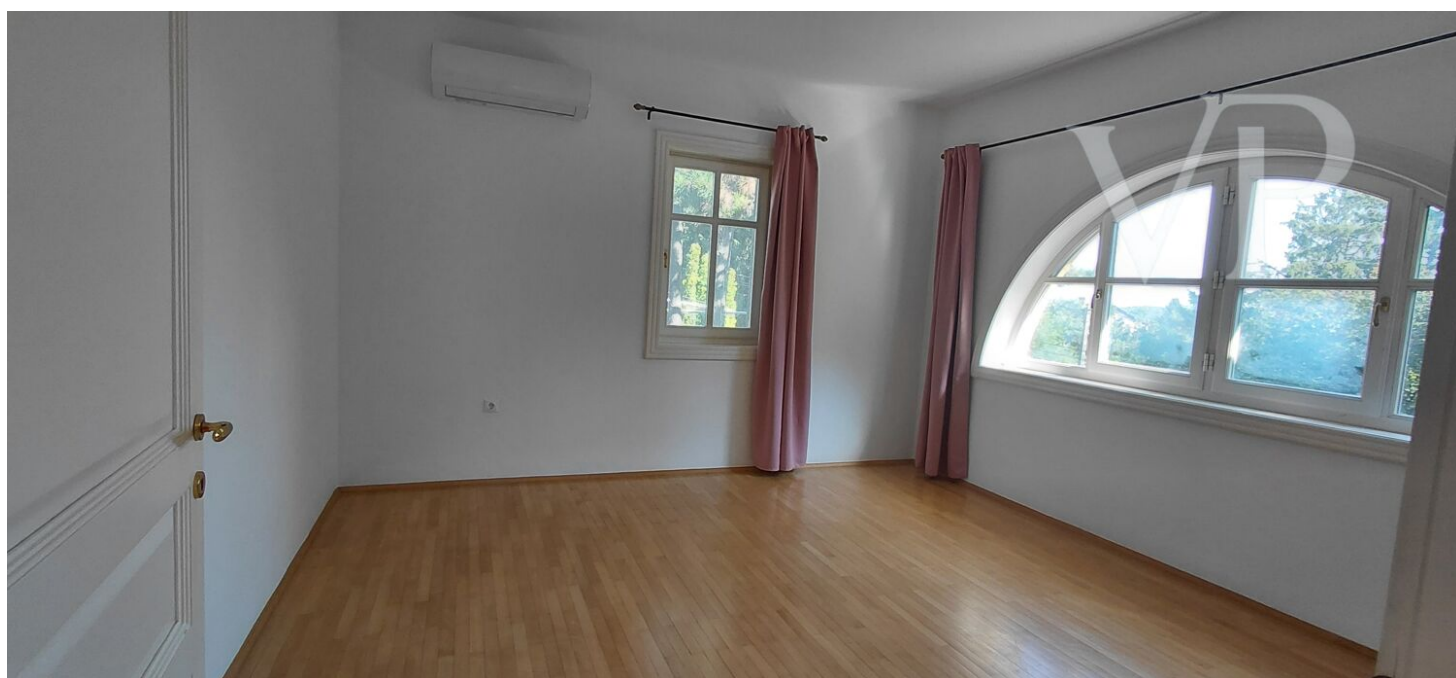
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



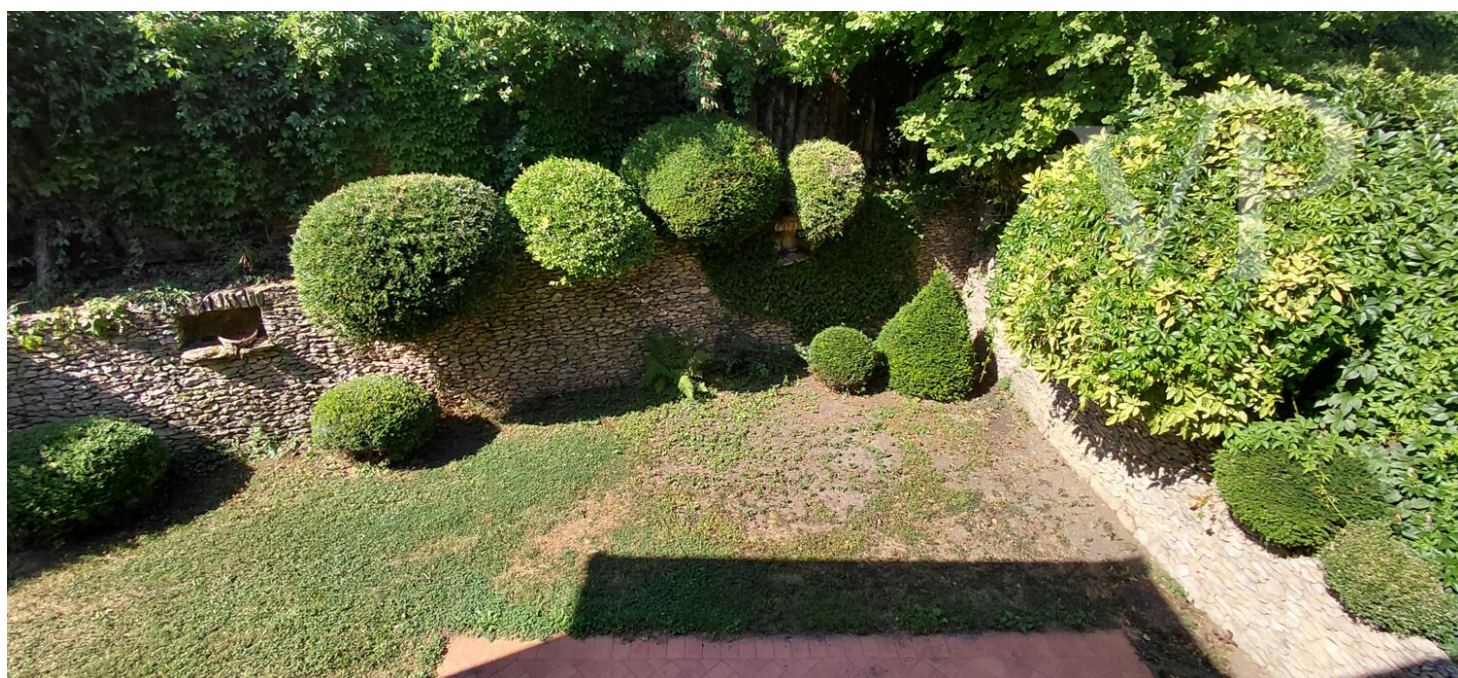
Property ID: HU26439898 - 1037 Budapest

The property



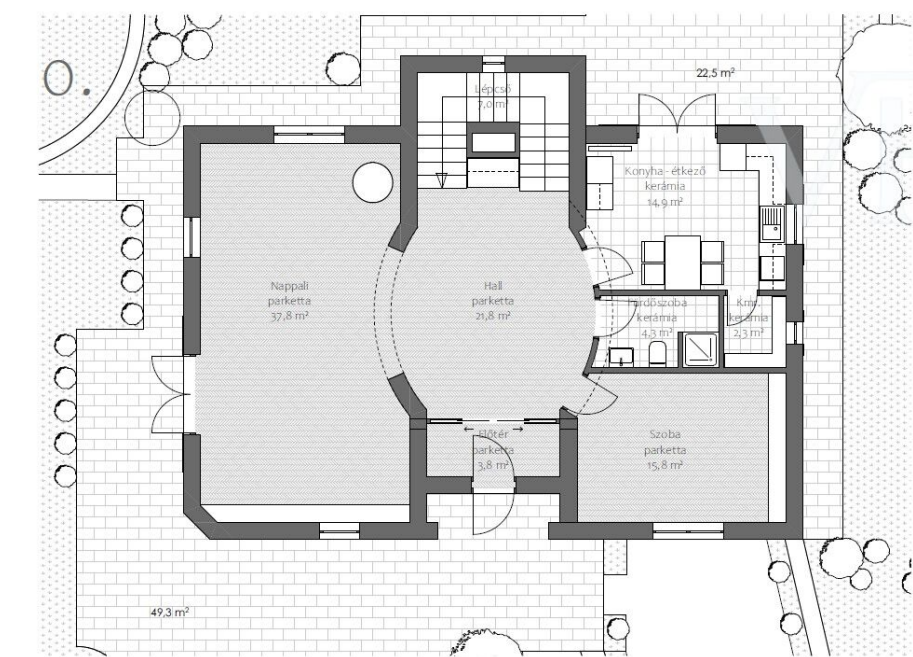
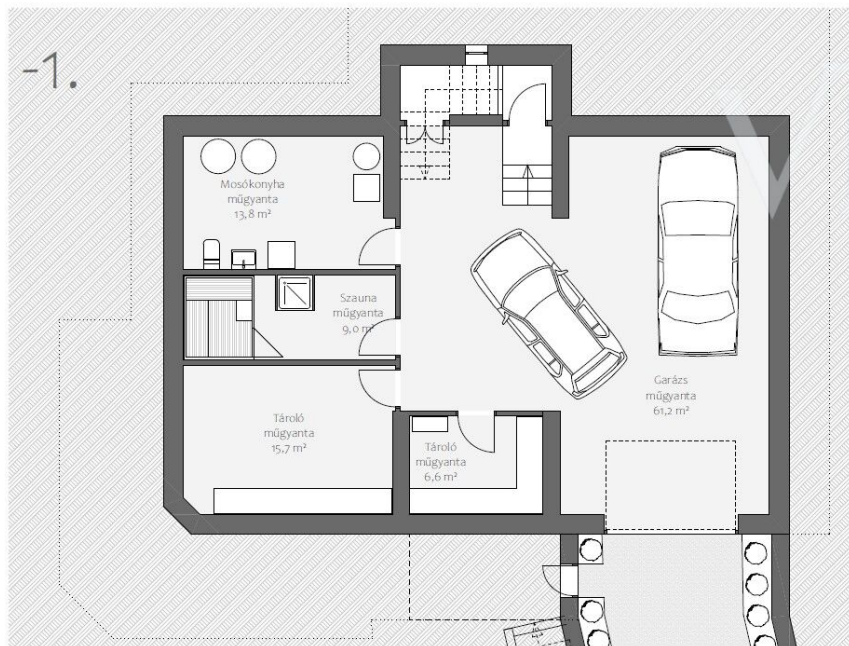
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

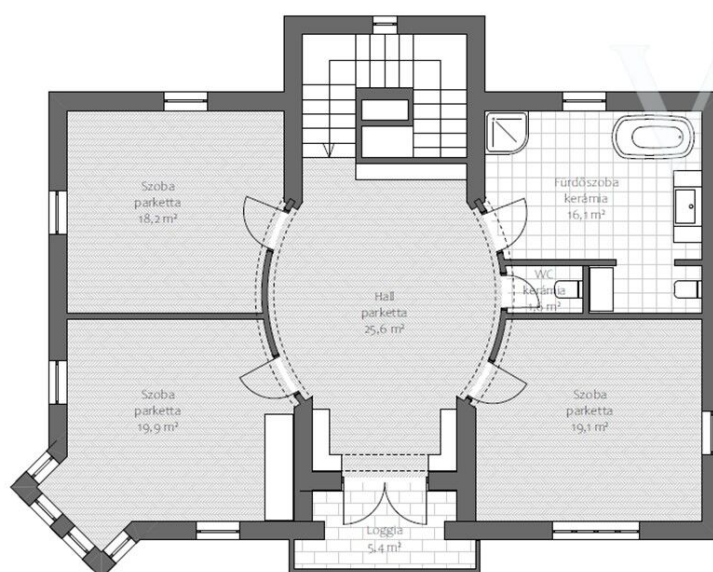
The property



Property ID: HU26439898 - 1037 Budapest

The property

1.



Property ID: HU26439898 - 1037 Budapest

The property



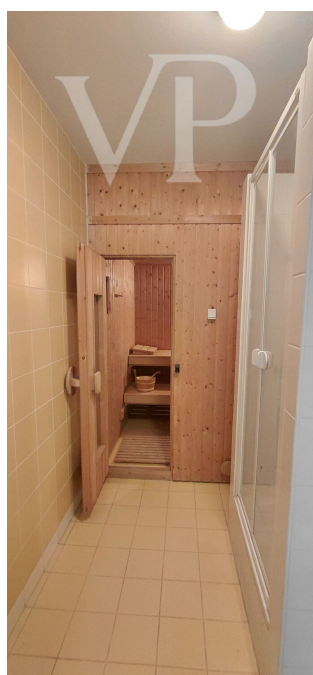
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



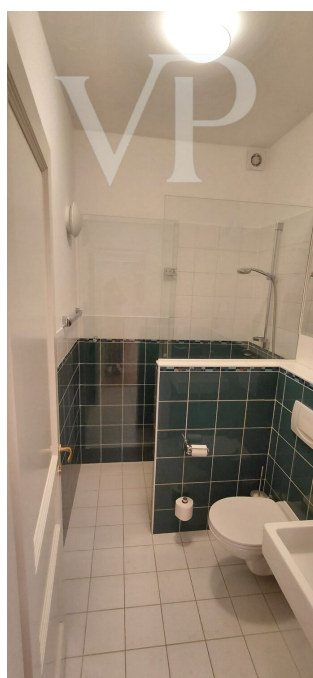
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



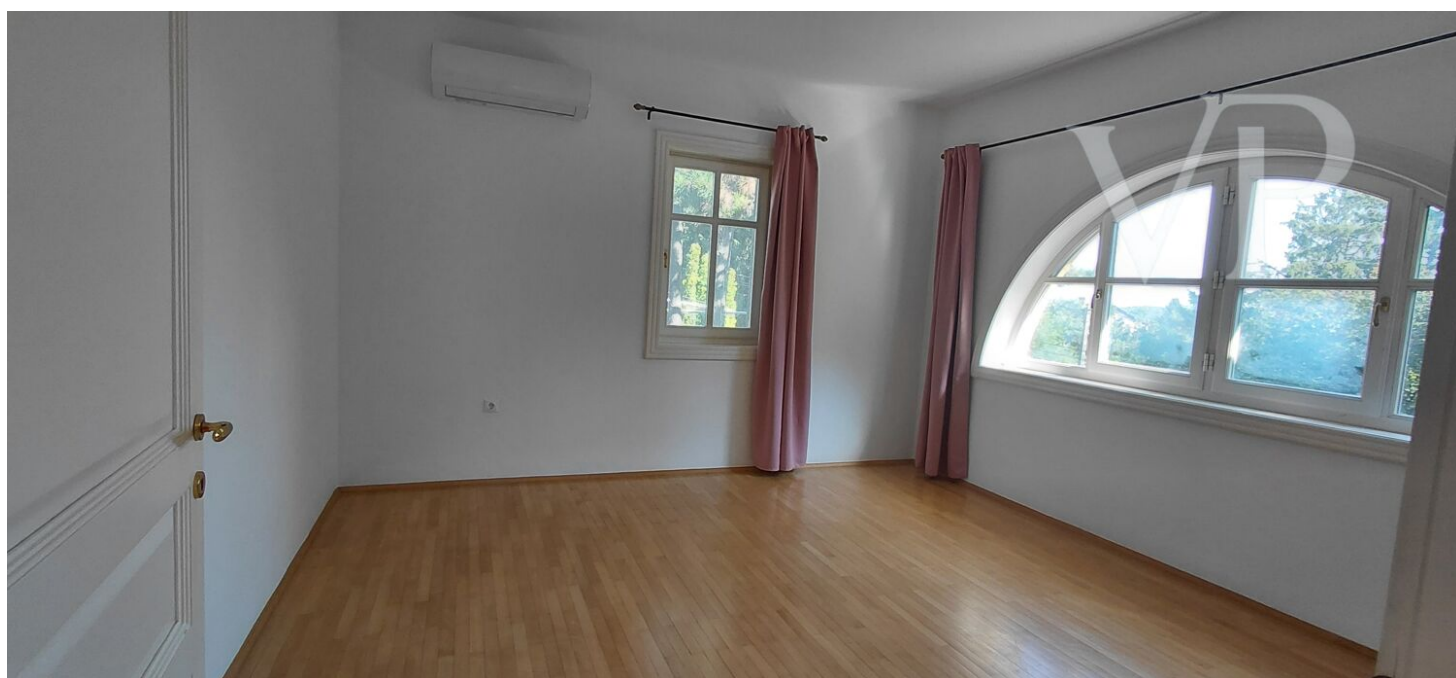
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

The property



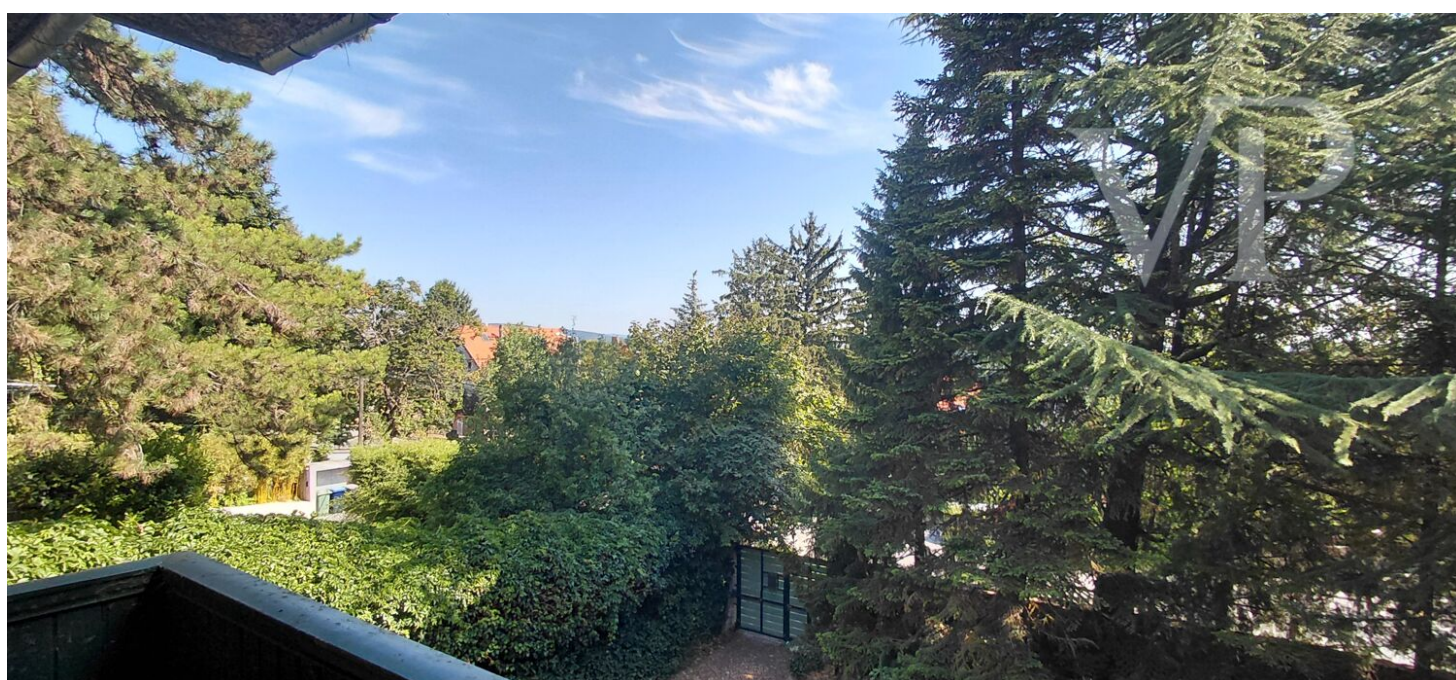
Property ID: HU26439898 - 1037 Budapest

The property



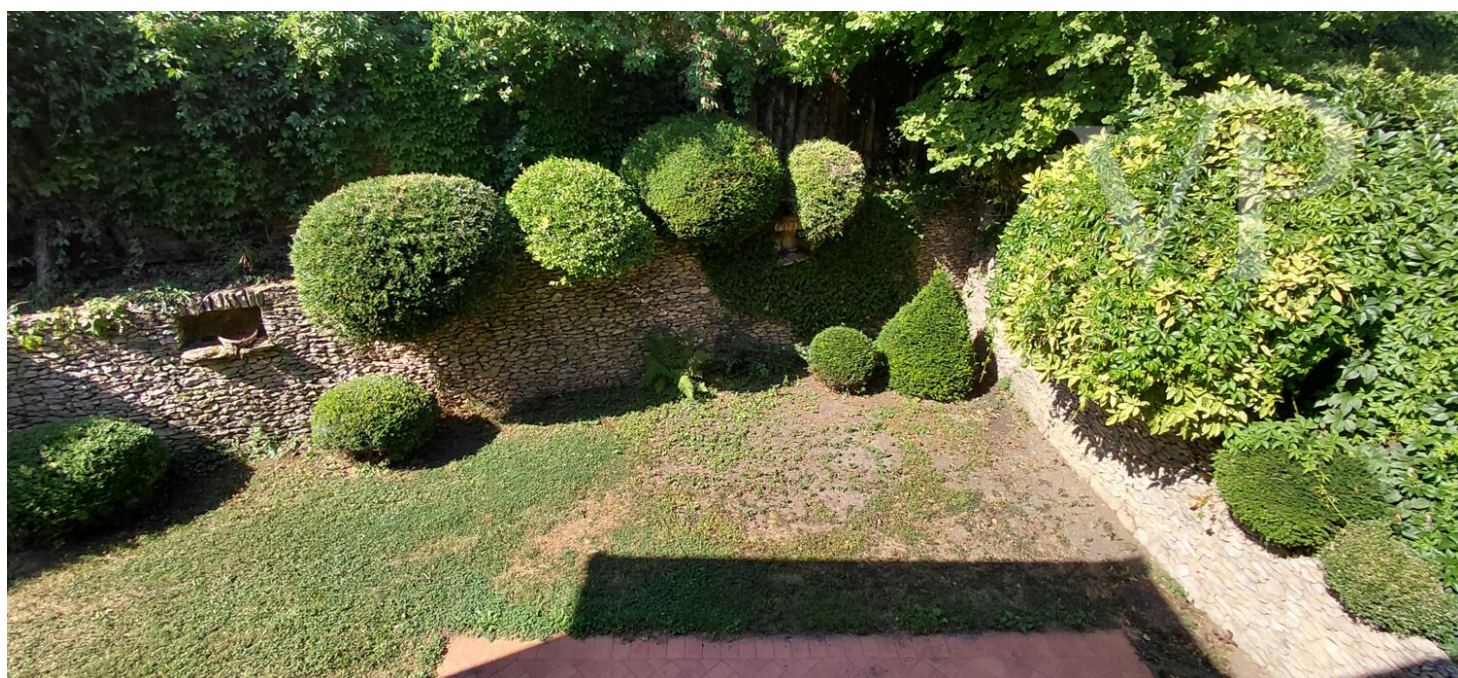
Property ID: HU26439898 - 1037 Budapest

The property



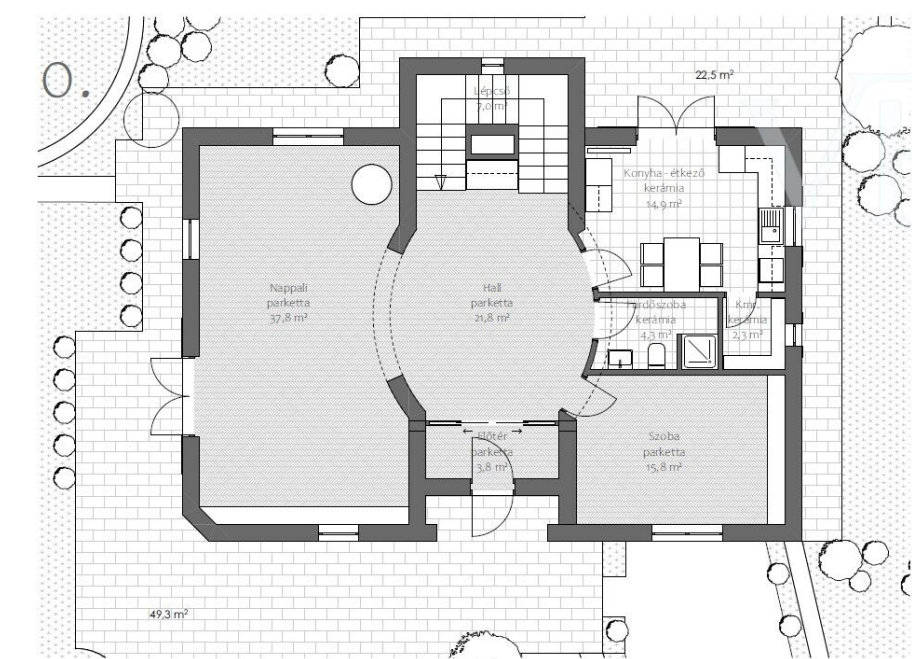
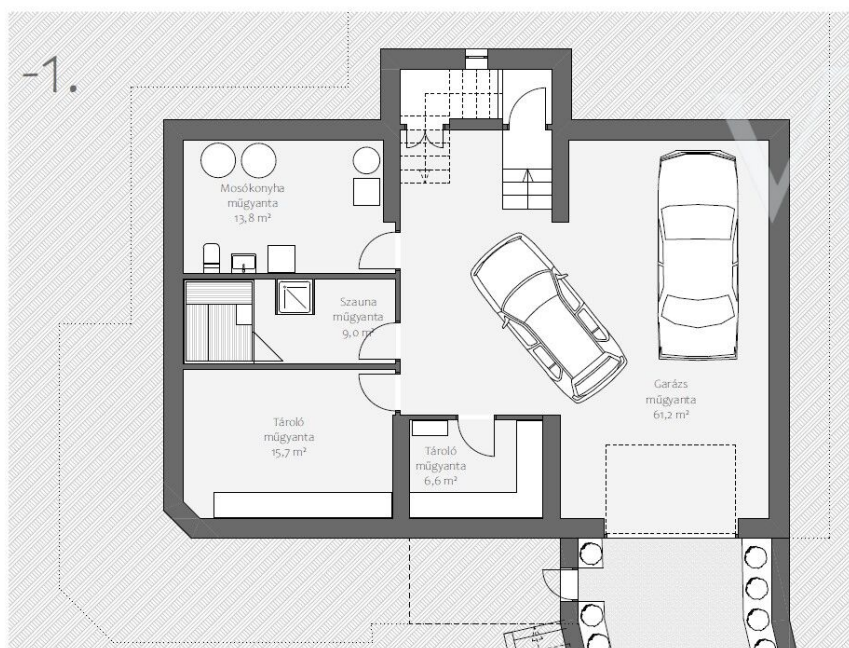
Property ID: HU26439898 - 1037 Budapest

The property



Property ID: HU26439898 - 1037 Budapest

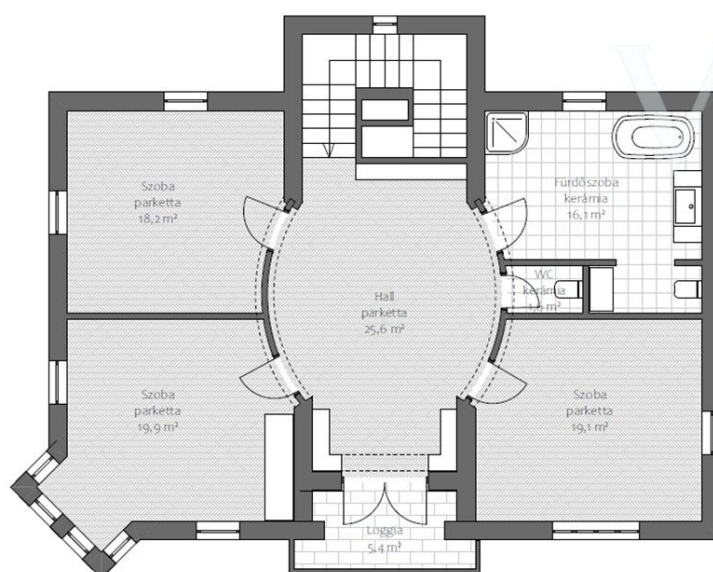
The property



Property ID: HU26439898 - 1037 Budapest

The property

1.



Property ID: HU26439898 - 1037 Budapest

A first impression

In a quiet, green area of Budapest's 3rd District, on Jablonka Road, we are offering for rent a family villa in excellent condition with a Mediterranean atmosphere, which is an ideal choice for larger families or even businesses operating from a home office.

The 300 m² two-story, partially furnished house is set in a 729 m² meticulously maintained garden, where Mediterranean vegetation, terracotta tiles, and cozy outdoor seating areas create a unique atmosphere.

The House

The ground floor features a covered, heated garage that accommodates two cars, which could also be perfectly converted into a home gym or hobby room if desired. This level also houses the sauna, the laundry room, and a large storage area.

The heart of the living area is the exceptionally spacious, sun-filled living room, which opens directly onto the terrace overlooking the garden. Here you'll find a sun-filled home office that can also be converted into a fourth bedroom. From the modern kitchen, you can step directly out into the quiet, green garden, which is the perfect setting for family breakfasts, barbecues, or gatherings with friends.

Upstairs, there are three comfortable bedrooms and a bathroom, so the house offers both communal spaces and peaceful private living areas.

In 2026, a state-of-the-art heat pump heating system was installed, which significantly contributes to cost-effective maintenance and energy-efficient operation.

The villa is an excellent choice for:

families with three or four children,
executives working from a home office,
tenants who appreciate access to a garden and a peaceful environment,
as well as for small businesses or a representative office where prestigious yet cozy spaces are important.

Property ID: HU26439898 - 1037 Budapest

All about the location

Jablonka Road is one of Óbuda's most popular suburban neighborhoods, where a quiet, green environment is combined with excellent infrastructure.

Just a few minutes away:

British International School Budapest

Óbuda University

shopping options

sports centers and gyms

hiking and running trails in the Buda Hills

medical clinics and pharmacies

Transportation

Downtown Budapest is a 15–20-minute drive away.

Several nearby bus routes provide connections to Kolosy Square, Széll Kálmán Square, and the center of Óbuda, from where any part of the city can be easily reached by tram, HÉV, and metro.

Property ID: HU26439898 - 1037 Budapest

Other information

Key Features

- 300 m² of living space
- 729 m² of well-maintained garden
- 7 rooms, including 4 bedrooms
- Spacious living room with access to the garden
- Separate home office
- Covered, heated two-car garage
- Sauna, laundry room, and large storage area
- Energy-efficient heat pump installed in 2026
- Quiet, suburban setting
- Near the British International School
- Minimum lease term of 1–2 years.

Property ID: HU26439898 - 1037 Budapest

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest

Tel.: +36 70 9532513

E-Mail: hungary@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com