

Budapest - II. kerület

Egy villa a Rózsadombon – közel száz év eleganciája

Property ID: HU26439918



PURCHASE PRICE: 2.850.000 EUR • LIVING SPACE: ca. 600 m² • ROOMS: 7 • LAND AREA: 1.594 m²

Property ID: HU26439918 - 1022 Budapest - II. kerület

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At a glance

Property ID	HU26439918
Living Space	ca. 600 m ²
Rooms	7
Bedrooms	5
Bathrooms	3
Year of construction	1934
Type of parking	2 x Outdoor parking space, 3 x Garage

Purchase Price	2.850.000 EUR
House	Country houses and manors
Condition of property	Completely renovated

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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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A first impression

TIMELESS ELEGANCE IN ONE OF BUDAPEST'S MOST EXQUISITE GREEN NEIGHBORHOODS—ON CLASSIC RÓZSADOMB

There are properties that we measure primarily in square meters, technical specifications, and purchase price. And then there are homes where you can sense from the very first moment that you've encountered something truly unique.

This nearly century-old villa in Rózsadomb belongs to the latter category.

In one of Budapest's most prestigious classic villa neighborhoods, a property that simultaneously preserves the elegance of a bygone era, offers spacious rooms and an exceptionally large garden with mature trees, all while being just a few minutes' drive from the center of Buda.

A HOUSE WITH A HISTORY

In the 1930s, based on the designs of a renowned Hungarian architect, this villa—built for a prominent family—preserves the memory of an era when creating a home was as much about architecture, proportions, and details as it was about lifestyle.

Contemporary photographs and personal recollections tell the story of family life here and the elegant social gatherings held in the house. The villa weathered one of the most difficult periods in Budapest's history, was subsequently rebuilt, and has retained its character across generations.

Its history remains an integral part of the unique atmosphere that can be felt the moment you step inside.

A HOME OF CLASSIC ELEGANCE

The villa's interiors do not attempt to follow rapidly changing trends. They have their own timeless style.

Completely renovated in the late 1990s, the house's interiors feature Rubelli wallpapers, a Zsolnay fireplace, custom stucco and wall decorations, and silk curtains—all of which create a classic atmosphere that is increasingly rare in Buda villas.

Anyone who loves classical architecture, spacious rooms, interiors rich in detail, and the kind of understated elegance that needs no flashy gestures will find a true home in this villa.

RÓZSADOMB – CLOSE TO THE CITY, YET A WORLD APART

One of the villa's greatest assets is undoubtedly its location.

The nearly 600 m² residence stands on a south-facing corner lot of approximately 1,500 m². It is surrounded by a garden with mature trees, a quiet setting, and the unique atmosphere of the classic Buda villa district.

All this while the center of Buda, the city's infrastructure, shopping options, educational

institutions, and services are just a few minutes away.

Perhaps this is one of Rózsadomb's greatest luxuries: you don't have to choose between proximity to the city and the tranquility of a green belt.

A VILLA WITH ENDLESS POSSIBILITIES

The uniqueness of this property goes beyond its classic architecture.

The nearly 600 m² house and the exceptionally large lot offer a level of freedom that is a rarity in this location. The villa can serve as a prestigious family home or a shared residence for multiple generations, where the generous dimensions allow for the creation of separate living spaces.

The existing building can be reimagined, modernized, and expanded to suit its unique characteristics. The size of the lot, its 15% buildable area, its south-facing orientation, its corner lot location, and its accessibility from two directions offer further possibilities. Even the possibility of an exclusive concept featuring multiple residential units could be explored, naturally in compliance with all applicable building and regulatory requirements. This is precisely what makes it so exciting: it doesn't offer just one vision for the future, but rather the opportunity for its next owner to shape it according to their own ideas.

A RARITY EVEN IN RÓZSADOMB

A plot of this size, a classic villa of nearly 600 m², a south-facing location, a setting with mature trees, excellent proximity to the city, historic character, and versatile future possibilities—it is this combination that makes this property truly unique.

Even in Rózsadomb, it's becoming increasingly difficult to find a villa where the elegance of the past, the comfort of the present, and the freedom of the future come together so naturally.

Perhaps this is precisely what makes a true classic villa so special: its character doesn't need to be created. It's already there—in the walls, the proportions of the rooms, the garden with its mature trees, and the atmosphere of the house.

You just need to find someone who appreciates all of this—and will continue to write its story.

Please feel free to contact me for more information or to schedule a private viewing.

Kriszta Borics

VON POLL REAL ESTATE Budapest

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Contact partner

For further information, please contact your contact person:

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