

**Budapest - XII. kerület**

# Premium Luxury Villa for Sale – Modern Technology, Timeless Elegance

**Property ID: HU25439593**



**PURCHASE PRICE: 3.390.000 EUR • LIVING SPACE: ca. 350 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.250 m<sup>2</sup>**

**Property ID: HU25439593 - 1126 Budapest - XII. kerület**

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | HU25439593             |
| Living Space         | ca. 350 m <sup>2</sup> |
| Rooms                | 7                      |
| Bedrooms             | 5                      |
| Bathrooms            | 4                      |
| Year of construction | 2021                   |
| Type of parking      | 2 x Garage             |

|                       |               |
|-----------------------|---------------|
| Purchase Price        | 3.390.000 EUR |
| House                 | Villa         |
| Condition of property | Like new      |
| Equipment             | Terrace       |

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## The property





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## A first impression

**Premium Luxury Villa for Sale – Modern Technology, Timeless Elegance**

We are offering for sale a luxury family home built in 2021, designed to meet the highest standards, set on a meticulously landscaped 1,249 m<sup>2</sup> plot with a private garden pond, a detached two-car garage, and a storage building.

The house offers a net living space of 350 m<sup>2</sup>, complemented by 100 m<sup>2</sup> of terrace with an amazing view.. Its interior impresses with 3-meter ceiling height, a floating staircase, as well as American walnut wall panels and custom-built furniture designed by interior architects.

**Highlighted technical features:**

- Porotherm 38 Klima brick walls, monolithic reinforced concrete slab
- Extra-large eucalyptus wood-aluminum windows (with 30-year warranty)
- Fingerprint recognition front door, triple-glazed security glass
- Perlato Royal limestone cladding and 150×300 cm ceramic panels on the façade
- Daikin Altherma II heat pump, ceiling cooling, underfloor heating, ventilation with enthalpy heat and humidity recovery
- Grohe kitchen faucet with integrated water filter and carbonator
- Hansgrohe faucets, Laufen sanitary ware
- Automatic irrigation system, alarm, camera surveillance, video intercom

**Comfort and energy efficiency:**

The property has exceptionally low running costs: for a family of five, the average monthly utility bill (including electricity, heating/cooling, and water consumption) is only about HUF 100,000.

The house is being sold fully furnished and ready to move in immediately.

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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