Budaepst

# MULTI-GENERATIONAL FAMILY HOUSE IN A PRIME AREA OF BUDA, KISSVÁBHEGY

***Property ID: HU26439675***

**PURCHASE PRICE: 2.300.000 EUR • LIVING SPACE: ca. 717 $m^2$ • LAND AREA: 1.001 $m^2$**

Property ID: HU26439675 - 1125 Budaepst


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# At a glance

| | |
|---|---|
| Property ID | HU26439675 |
| Living Space | ca. 717 m² |
| Year of construction | 2006 |
| Type of parking | 4 x Outdoor parking space, 1 x Garage |

| | |
|---|---|
| Purchase Price | 2.300.000 EUR |
| House | Single-family house / Detached house |
| Condition of property | Needs renovation |
| Construction method | Solid |
| Equipment | Terrace |

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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

**Real Estate Development Project / Bourgeois residence in Kissvábhegy!**
**We offer for sale an exceptionally well-endowed villa with timeless aesthetics in one of the quietest, yet highly accessible areas of the XII district, in an elegant setting above Orbán Square. This 717 m² gross building on a 1001 m² plot is the perfect choice for those looking for a high quality family home or an outstanding yielding property development fund.**
**The property is a rare asset for its development potential and multifunctional use. The flexible frame structure of the building (only 4 supporting columns) allows for a wide scope for interior design:**
**- Development potential: The current building can be converted into a 6 apartment building.**
**- Expansion potential: the plot offers additional building capacity to the existing villa (by separate municipal decision)**
**- Generation home: perfect for large families, where each generation can have its own completely separate living area by separating the levels.**
**- Commercial use: the property can be used as a medical centre or a business centre.**
**- Heating and cooling: Viessmann condensing technology, underfloor heating and Daikin central air conditioning system ensure ideal temperatures. The system is ready for expansion with solar panels or heat pumps.**
**- Parking.**
**The house was built in 2006 with premium materials and is still in immaculate condition. The clinker brick façade is not only elegant but also virtually maintenance free. The five-storey building offers approximately 130-150 m² of living space per floor. The bathrooms face the street frontage, while the spacious living and working spaces overlook the intimate internal garden. The lower level, with direct access to the garden, is ideal as a community space or wellness area.**
**The property is free of encumbrances and is owned by a commercial company with a clean track record. The purchase price can be arranged by transfer of the company or direct sale of the property.**

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# All about the location

**This area is an island of tranquillity, while urban infrastructure is within easy reach. The neighbourhood is characterised by shady trees and tidy villas, perfect for those who want to be close to MOM Park and the Mountaineering Centre but avoid the noise of the city.**

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# Other information

**The area is also one of Budapest's most prominent educational districts, with a number of elite international schools (British, German, Austrian) in addition to the prestigious state institutions. The schools in the area are also national leaders in further education results, with a particular emphasis on foreign languages and sports. The location of the property is ideal for families, with the most sought-after primary and secondary schools within walking distance or with excellent public transport.**

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# Contact partner

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

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