



Use as an embassy or diplomatic residence

HATÁRŐR ÚT 45. · BUDAPEST XII, KISSVÁBHEGY

The characteristics of the villa make it particularly well suited to use as an embassy, a consulate, or an ambassadorial residence.

THE LOCATION

Kissvábhegy is one of the most distinguished and sought-after areas of Budapest's diplomatic life. Owing to its architectural and geographical character, this part of the 12th district has traditionally been a preferred location for diplomatic missions. Several embassies operate in the immediate vicinity of the villa — among them the Danish, Egyptian, Qatari, Moroccan, Thai, Tunisian and Ukrainian missions, as well as the residences of the French and Mexican ambassadors.

ACCESS AND PARKING

Határőr út is a wide, two-way road that is easily passable throughout the year, where the movement and parking of representative vehicles presents no difficulty. The following are quickly reachable:

- Széll Kálmán Square: 6–7 minutes by car
- City centre: 15–20 minutes by car
- Nearest bus stop: less than 100 metres from the Határőr út entrance
- Three enclosed garage spaces within the plot
- The part of the plot facing Határőr út is suitable for creating additional parking for visitors to the mission

Access from two directions — from Határőr út and from Goldmark Károly Street — also makes it possible to separate official and residential traffic entirely.



THE GARDEN AND REPRESENTATION

The property stands on a 1,368 m² corner plot with mature trees. The established trees, the developed shrub layer and the park-like garden already create a discreet, sheltered environment; by reinforcing the fence and adding further planting, the plot can be screened entirely from view.

Several parts of the garden are well suited to outdoor receptions and garden events, while the sunroom, with its fully opening doors, provides an excellent venue in rainy or transitional weather.

A READY RECEPTION AND EVENT SPACE

The space on the lower level — currently operating as a cooking school and event venue — extends to nearly 130 m² and can accommodate up to 60 guests. It has its own kitchen, preparation room and separate entrance. The 25 m² sunroom forms part of it, and there is a further direct connection to the garden.

This space can serve two functions:

- A venue for receptions and events during the period when outdoor programmes are no longer possible — while the interior still gives the impression of being in the garden.
- On weekdays, a dining and communal area for the staff of the mission.



THE UPPER FLOORS

The upper, two-storey section (277.25 m² plus 33.33 m² of terrace) is equally suitable as a representative reception area, a meeting room, an ambassador's study and a secretariat. The 4.8-metre gallery space and the classical proportions provide a setting worthy of protocol occasions.

The load is carried by reinforced concrete pillars rather than structural walls, so the interiors can be freely rearranged — offices, meeting rooms or open workspaces can be created without structural reinforcement work or structural risk.

The 22 m² terrace on the upper floor offers an enclosed, sheltered outdoor space in every season.

WHAT IS MISSING — AND WHY THAT IS AN ADVANTAGE

There is no swimming pool on the property. In diplomatic use this is generally an advantage: it sits uneasily with the gravity and protocol character of a mission, and its upkeep represents an unnecessary cost and a security consideration.



CLASSICAL ELEGANCE

Built in 1926, the villa has retained its original grand bourgeois character. The proportions, the joinery, the internal staircase, the finishes and the surviving period furnishings create an atmosphere that cannot be reproduced in a newly built property.



Further information, photographs and floor plans: hataror45.hu

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