

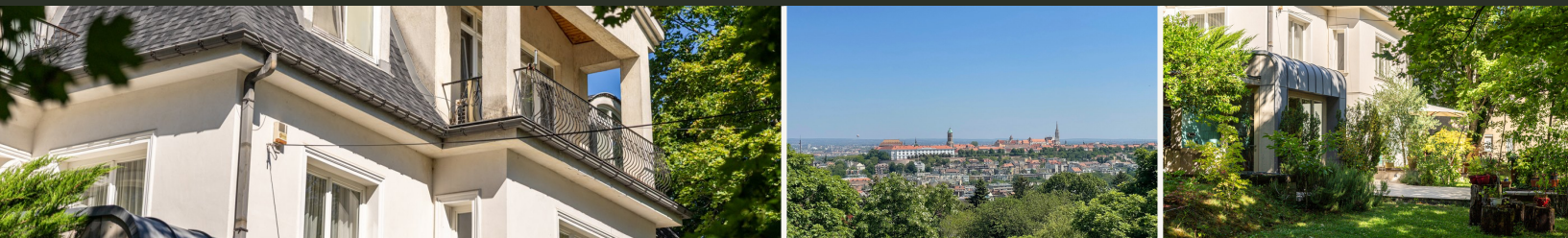
Classic Grand Bourgeois Villa

With a View of the Buda Castle

BUILT IN 1926

899,000,000

HUF · ASKING PRICE



THE PROPERTY

A rare opportunity: a **fully permitted 1926 grand bourgeois villa of classical elegance** on one of the most prestigious corner plots in Kissvábhegy — where three streets converge on a 1,368 m² garden of century-old trees. The upper apartment and rooftop terrace offer **unobstructed views of the Buda Castle District**. 510 m² across two self-contained units, reinforced concrete structure, three enclosed garage spaces.

PROPERTY SPECIFICATIONS

PLOT AREA	1,368 m ²
TOTAL AREA	510 m ²
YEAR BUILT	1926 · renovated 1995–96
STRUCTURE	2 × 40 cm reinforced concrete
PARKING	3 enclosed garage spaces
ENERGY RATING	C · valid to 2031
PRICE / M ²	1.76 M HUF / m ²

KEY HIGHLIGHTS

- **Quiet, classic neighbourhood**
Yet close to the city: Széll Kálmán Square 5–6 minutes, city centre 15–20 minutes by car
- **Corner plot · three streets**
Goldmark Károly u., Csaba u. and Határőr út — maximum privacy and light
- **1,368 m² mature-tree garden**
Park-like garden with century-old trees — rare in Budapest XII
- **Clean legal status**
Retention and occupancy permit legally binding since 13 August 2025
- **Exceptional structure**
Two 40 cm reinforced concrete slabs, grouted foundations, new roof structure
- **Flexible purchase**
Three separate title deeds — available as a whole or in parts

RESIDENTIAL UNITS

UPPER APARTMENT · ALSO SEPARATELY

277 m² + 33 m² terraceTwo-storey, own entrance, sauna, roof terrace and **direct Castle views**. Gallery space with 4.8 m ceiling height.**650 M HUF** + garage and storage 50 M HUF

LOWER GARDEN APARTMENT

122 m²Own entrance, sunroom, veranda, **exclusive use of 500–600 m² of garden**. Renovated ten years ago. Available separately.

Clean legal status — no risk for the buyer

All building and retention permits are legally binding and in order. Unencumbered, single owner, no national or local heritage protection. Sale directly by the owner, with non-exclusive agency mandates.

Ildikó Gyaraki

Property owner

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