Budapest

Castle panorama, private garage, private entrance—a unique home at the foot of Buda Castle

Property ID: HU25439522



PURCHASE PRICE: 499.000 EUR • LIVING SPACE: ca. 77 m^2 • ROOMS: 3

Property ID: HU25439522 - 1013 Budapest

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At a glance

Property ID	HU25439522	Purchase Price	499.000 EUR
Living Space	ca. 77 m²	Type	Apartment
Rooms	3		
Bedrooms	1		
Bathrooms	2		
Year of construction	1929		

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Energy Data

Energy Source	Gas
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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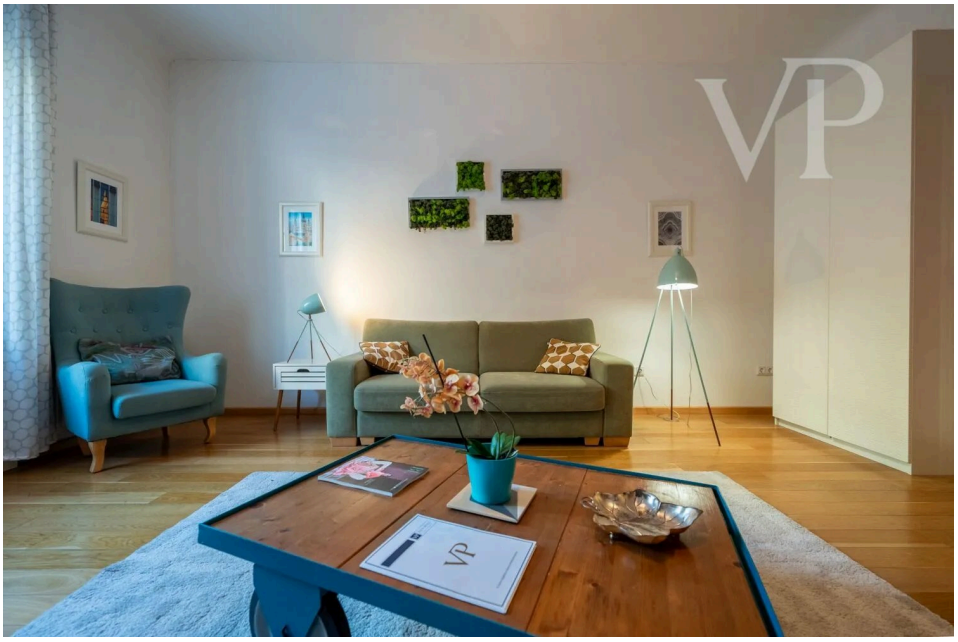
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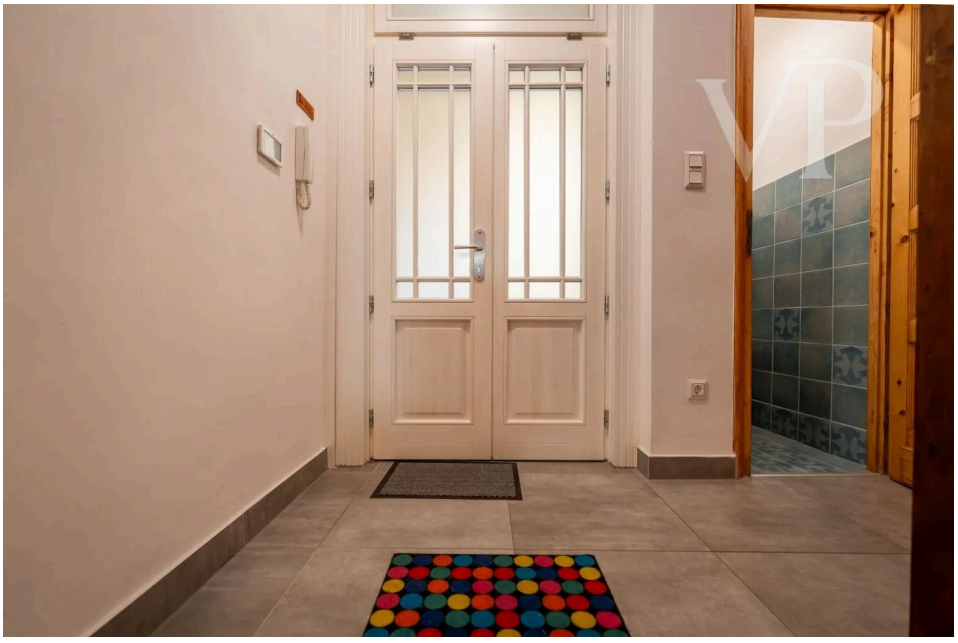




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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

From the living room window, the southern wing of Buda Castle, the Great Roundel, and the Mace Tower come into view. Upon arriving home, you can step directly into the apartment through your own private garage. These two features make this tastefully renovated, 77 m² home on the quiet Váralja Street truly special.

Historic setting, modern interior
Three-meter high ceilings, oak parquet flooring, and large windows create pleasant, spacious living areas. In addition to the 23.6 m² living room, the layout includes a 15.4 m² hall, a bedroom, an equipped kitchen with a dining area, two bathrooms, a separate guest toilet, and a pantry. The bedroom features an en-suite bathroom. A 3 m² balcony and a basement storage unit complete the property.

Thanks to the northeast-southwest orientation, the living room receives morning sunlight, while the bedroom and hall enjoy afternoon sun. All windows are fitted with shading systems, including electric shutters in the bedroom. The sound of birdsong drifts in from the inner garden.

Private garage with direct access
The 15 m² garage accommodates one car and offers direct access to the apartment. Whether returning from shopping, by car, or by bicycle, there is no need to use the communal stairwell. This private setting evokes the comfort of a detached family home within one of Budapest's historic districts.
The apartment can also be accessed via the building entrance on Attila út; a renovated elevator leads from there to the second floor.

Comprehensive renovation in 2020
The renovation covered both technical systems and interior design:
••Complete replacement of plumbing and electrical wiring.
••New concrete subfloor and oak parquet flooring.
••Wi-Fi-controlled gas central heating, chimney lining, and underfloor heating in the kitchen.
••Soundproofing.
••Restoration of original windows and doors using modern technology while preserving their period style.
••Redesign of bathrooms and toilets.
••Alarm system and security locks.

The property is available for immediate occupancy and can be purchased fully furnished and equipped, subject to agreement.

Quiet street, urban convenience
The Váralja Street side of the Auguszt-Udvar complex faces a quiet, one-way street. The green spaces of Tabán, the Castle Garden Bazaar, and the Danube riverbank are easily accessible, while local shops, bakeries, and cafés offer everyday convenience.

The building has been renovated and is financially sound; the monthly common cost is 33,000 HUF. An appealing option—whether as a primary residence, a second home in Budapest, or an investment property for rent—for those seeking to combine a historic setting with modern comforts and a private entrance.

Take a look right now! By clicking the "Virtual Tour" icon on the first photo of the listing, you can walk through the apartment, view measurements (ruler icon), and explore the spaces without furniture (armchair icon).

Please contact me to arrange a personal viewing or for further details!

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Contact partner

For further information, please contact your contact person:

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