Budapest

Elegant villa building at Királyhágó Square, Budapest

Property ID: HU25439545



PURCHASE PRICE: 1.875.000 EUR • LIVING SPACE: ca. 520 m^2 • ROOMS: 11 • LAND AREA: 932 m^2

Property ID: HU25439545 - 1126 Budapest

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At a glance

Property ID	HU25439545
Living Space	ca. 520 m²
Rooms	11
Bathrooms	2
Year of construction	1914
Type of parking	1 x Garage

Purchase Price	1.875.000 EUR
House	Villa
Condition of property	Needs renovation
Equipment	Terrace, Guest WC

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The property





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A first impression

A unique historic villa in the heart of Budapest—on the border of Németvölgy and Orbánhegy, near Királyhágó Square

• Lot size: 932 m²
• Living area: 520 m²
•Rooms: 11
• Year built: 1914
• Year of renovation: 2003

Nestled in the Buda Hills, in one of the most prestigious, quiet, and green areas of the 12th District, at the junction of Németvölgy and Orbánhegy, next to Villa Bagatell, we are offering for sale a rare, three-story villa. This villa is not just a property—it is a way of life, where the elegance of turn-of-the-century architecture meets modern-day comfort.

About the Property

The villa was built in 1914 with solid, thick brick walls, impressive ceiling heights, and classic proportions. The current owners—the third owners in the villa's history—carried out a complete renovation of the property in 2003, all while respecting the original style and preserving the property's historic character and unique atmosphere. The property is currently in fair condition and in need of renovation.

The house offers a total of 520 square meters of living space across three levels:
• Basement (180 m²): This level could even be converted into a separate living space, featuring an elegant 3-meter ceiling height!
Here you'll find: 4 rooms, a kitchenette + guest bathroom, entryway, storage room, wine cellar, and garage.
This level currently serves as a consulate.
• Ground floor (227 m²): Here you'll find a spacious 51 m² living room, 2 rooms with separate entrances, a kitchen, a dining room, a bathroom, 2 guest restrooms, and a 23 m² covered terrace overlooking the garden. Ceiling height: 3.60 m! This floor also has a separate entrance, but it is connected to the basement and the upper floor by an internal staircase.
• Upper Floor (approx. 180 m²): The spacious upper level features a nearly 60 m² communal living room, two bedrooms, a loft, a bathroom, a guest restroom, and a kitchenette, as well as a storage room and a utility room.

The property includes a garage, two storage rooms, a wine cellar, a pantry, a laundry room, and is accessible through multiple entrances, making it not only ideal for a large

family but also perfect as a prestigious corporate headquarters, embassy, or for exclusive institutional purposes.
The property has long served as the building housing Iceland's honorary consulate; this unique building was selected specifically for its prestigious character.

Special features:
• 2 original Zsolnay tiled stoves, one of which is still in working condition
• 2 separate boiler systems (upstairs gas boiler + basement condensing boiler)
• Unencumbered, legally in order, with a 1/2–1/2 ownership ratio
•Rooms facing all four cardinal directions, bright and sunny all day long
• A sun-drenched, intimate, green garden with trees, ornamental plants, and an excellent microclimate.

Location – in the most prestigious part of the 12th District

The villa offers excellent transportation links and accessibility, while ensuring absolute tranquility and privacy. Schools (including international ones), preschools, shops, and sports facilities are just a few minutes' walk away, and the city center is also quickly accessible by car or public transportation. The neighborhood is characterized by elegant villas, well-maintained gardens, and a refined living environment.

We recommend this property for:
• Large families looking for a spacious, prestigious home
•Diplomatic missions and embassies
• As a corporate headquarters, private clinic, or office
• For investors seeking a property in the Buda hills that retains its value and offers prestige

This building is not just a house—it is a piece of Budapest's past that has been preserved, renovated, and is now awaiting its new owner.

The owner is also open to fair offers from serious prospective buyers.
Asking price: 675,000,000 HUF; the euro price listed on the site is for informational purposes only; the forint amount is the relevant asking price.

Please feel free to contact us for details and to schedule a personal viewing.

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Contact partner

For further information, please contact your contact person:

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