Budapest – XII. kerület

Beautiful panoramic plot in one of the most elegant parts of the XII district

Property ID: HU25439610



PURCHASE PRICE: 1.475.000 EUR • LIVING SPACE: ca. 230 m^2 • ROOMS: 5 • LAND AREA: 2300 m^2

Property ID: HU25439610 - 1121 Budapest – XII. kerület

- At a glance
- The property
- A first impression
- Contact partner

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At a glance

Property ID	HU25439610	Purchase Price	1.475.000 EUR
Living Space	ca. 230 m²	House	Single-family house / Detached house
Rooms	5		

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The property





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A first impression

ATTENTION INVESTORS, CONTRACTORS!

MESZÉPÉP PANORAMÁS TELEK IN ONE OF THE MOST PRINCIPAL PART OF THE 12 AREAS for 590 M HUF

The plot currently has two buildings, built around 1928 and later continuously extended, with adobe and brick walls. The condition of these buildings is in need of major renovation or demolition, so the plot offers a unique opportunity for the buyer to develop a new building entirely according to his own needs and ideas, worthy of the prestige of the area.

Location and environment:
In the XII district, at the junction of Kútvölgy and Virányos, we offer for sale this 2300 m² building plot with full utilities and panoramic views, located in one of the most popular, quiet, green belt areas of the Buda Hills. The atmosphere of the area is defined by the proximity of embassies, the residence of the President of the Republic, elegant villas, the Deutsche Schule and several prestigious schools. Thanks to its perfect southern exposure, the plot is bathed in sunshine all day long and offers unrivalled views of the city.

Building possibilities:
The zoning classification (Lke-3/Ek-1) and the building indicators offer exceptional possibilities:
-Buildability: 10% (~175 m² gross per floor).
-Building height: max. 6.5 m
-Floor area ratio: 0,25 (can be increased to 0,3)
-Total gross floor area: 420-440 m² (max. 575 m²)

The property can accommodate:
-a modern detached villa of a high-civic character,
-two separate "detached houses",
-or even a three-family house.

This makes the site a perfect choice for a private home, but also offers excellent investment potential.

Why is it special?
The location, panoramic views, orientation and prestige of the area offer a rare combination in Budapest. It is an opportunity of which there are very few in the Buda Hills - an ideal choice for those who want to create a unique, elegant and value home.

Our office is at your disposal with a lawyer's background and full credit assistance. I am happy to provide further information by email or telephone and can arrange a personal viewing appointment.

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Contact partner

For further information, please contact your contact person:

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