Budapest – II. kerület

Literary Heritage Meets 21st-Century Luxury – A Two-Generation Villa in Buda

Property ID: HU26439683



PURCHASE PRICE: 719.000.000 HUF • LIVING SPACE: ca. 268 m^2 • ROOMS: 7 • LAND AREA: 1230 m^2

Property ID: HU26439683 - 1021 Budapest – II. kerület

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

Property ID: HU26439683 - 1021 Budapest – II. kerület

At a glance

Property ID	HU26439683
Living Space	ca. 268 m²
Roof Type	Pitched roof
Rooms	7
Bedrooms	4
Bathrooms	4
Year of construction	1910
Type of parking	5 x Outdoor parking space

Purchase Price	719.000.000 HUF
House	Country houses and manors
Condition of property	Completely renovated
Construction method	Solid
Equipment	Terrace

Property ID: HU26439683 - 1021 Budapest – II. kerület

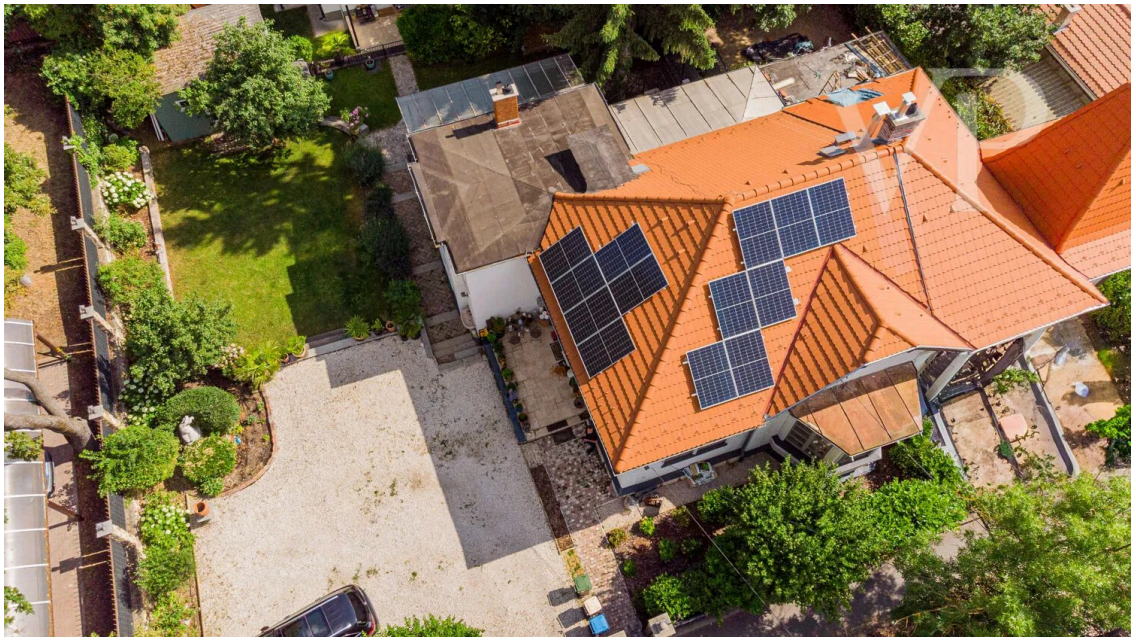
Energy Data

Power Source	Gas

Energy Certificate	Energy demand certificate
Energy efficiency class	A+

Property ID: HU26439683 - 1021 Budapest – II. kerület

The property

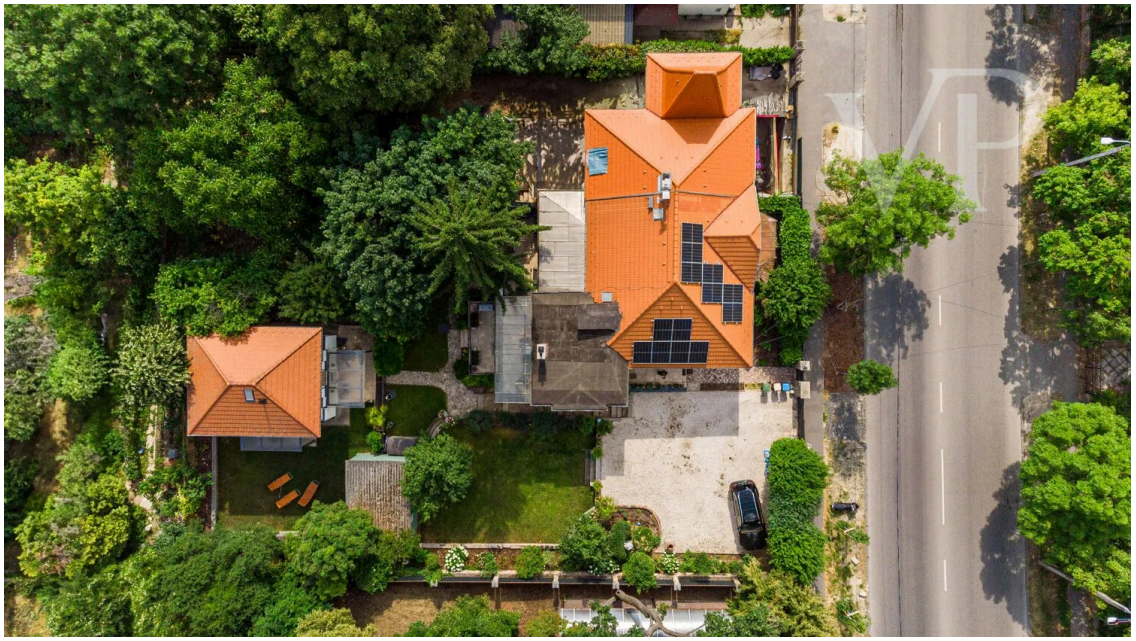




Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property

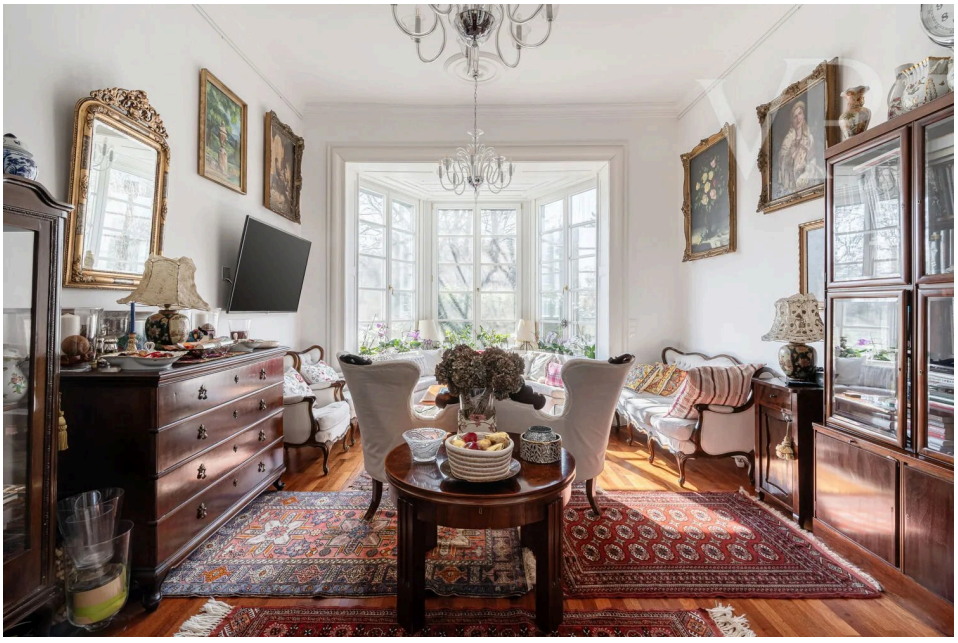




Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

The property





Property ID: HU26439683 - 1021 Budapest – II. kerület

A first impression

In one of Budapest's most prestigious green residential areas, at the gateway to Zugliget, this recently re-imagined villa ensemble of outstanding literary significance is offered for sale. Its walls once housed legendary figures of Hungarian literature, including the world-renowned poet Attila József, making this property not merely a home, but a living piece of history.

Set on a southwest-facing, mature wooded plot, the estate comprises two completely independent yet architecturally harmonious buildings. The villas seamlessly combine the refined bourgeois elegance of the early 1900s with contemporary, sustainable solutions.

The 180 sqm main residence features a representative entrance hall, an impressive living room, a private study, and three spacious bedrooms, each with its own en-suite bathroom. Generous terraces, a large entrance veranda, and an authentic wine cellar further enhance the property. The 85 sqm attic level can be converted upon demand, offering significant potential to expand the living space.

The 51 sqm, two-storey guesthouse includes its own private garden area and covered terraces. It is ideal as a guest residence, accommodation for an older child or parent, a private office, or for premium rental purposes.

Following the 2019 reconstruction, the property received an A++ energy rating. The home is equipped with a 15 kW solar panel system, thermally insulated walls, and custom-made pinewood windows with excellent thermal and acoustic insulation. Comfort is ensured by underfloor heating and individually controlled inverter air-conditioning units in every room, while atmosphere is provided by a period, fully restored majolica tile stove. Bespoke carpentry throughout the house, including built-in wardrobes in the bedrooms and kitchen, further elevates the sense of exclusivity. Security is guaranteed by a 24-hour monitored camera system, alarm, and video intercom.

The villa is surrounded by a romantic, meticulously maintained park with mature trees and an automatic irrigation system. The property also offers convenient on-site parking for 4–5 cars, as well as a 20 sqm garden storage building.

Nature is truly part of everyday life here: the Zugliget Chairlift and nearby forest hiking trails are just a five-minute walk away. Thanks to the proximity of international schools, fine dining restaurants, and medical facilities, the property is an ideal choice for families and for those who value an active lifestyle. Public transportation is excellent,

with a bus stop only two minutes away, while the city center is easily and quickly accessible.

Property ID: HU26439683 - 1021 Budapest – II. kerület

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest
Tel.: +36 70 9532513
E-Mail: hungary@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com