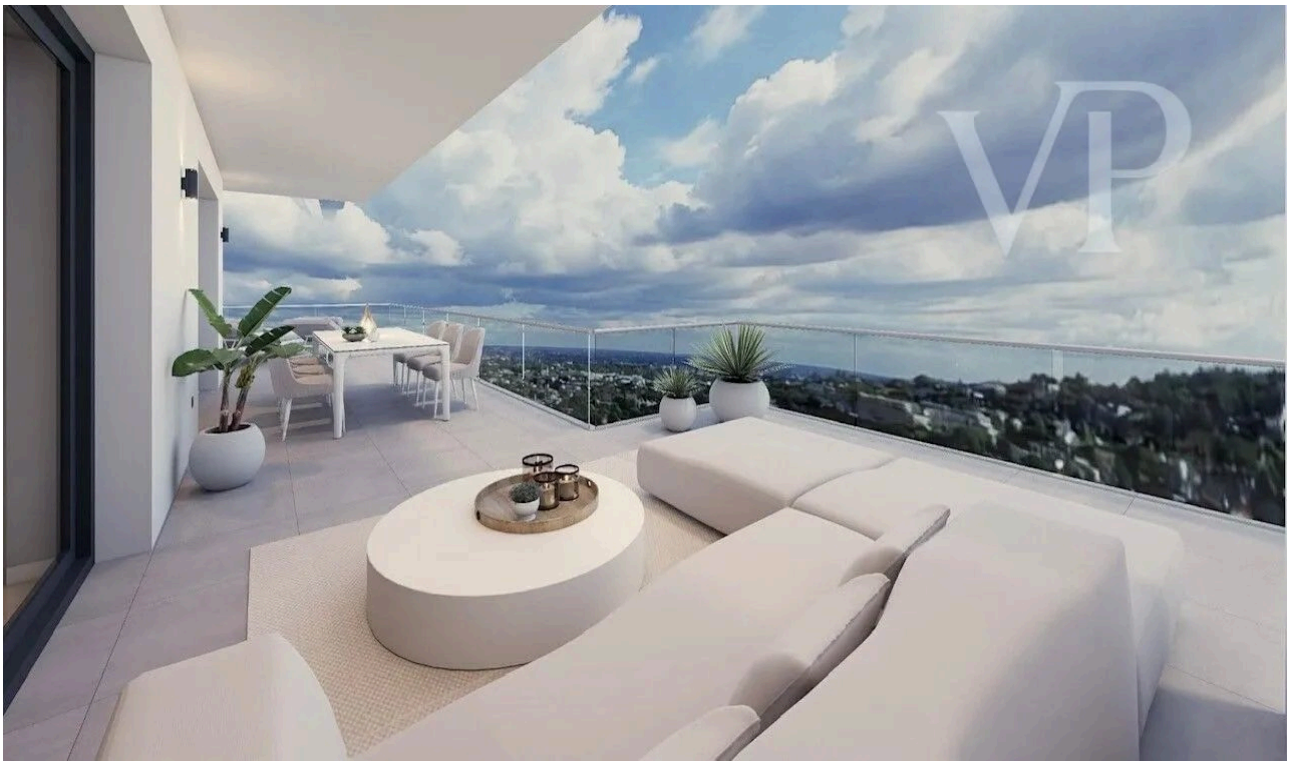
Budapest – III. kerület

# LUXURY, GREEN, PANORAMIC, PENTHOUSE

*Property ID: HU26439710*



PURCHASE PRICE: 539.000.000 HUF • LIVING SPACE: ca. 211 $m^2$ • ROOMS: 4 • LAND AREA: 1605 $m^2$

Property ID: HU26439710 - 1037 Budapest – III. kerület


- At a glance
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Property ID: HU26439710 - 1037 Budapest – III. kerület

# At a glance

| | |
|---|---|
| Property ID | HU26439710 |
| Living Space | ca. 211 m² |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Year of construction | 2025 |
| Type of parking | 2 x Underground car park, 20000000 HUF (Sale) |

| | |
|---|---|
| Purchase Price | 539.000.000 HUF |
| Type | Penthouse |
| Condition of property | First occupancy |
| Construction method | Solid |
| Equipment | Terrace, Guest WC |

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# Energy Data

| | | | |
|---|---|---|---|
| Power Source | Air-to-water heat pump | Energy efficiency class | A+ |
| Energy information | At the time of preparing the document, no energy certificate was available. | | |

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# The property





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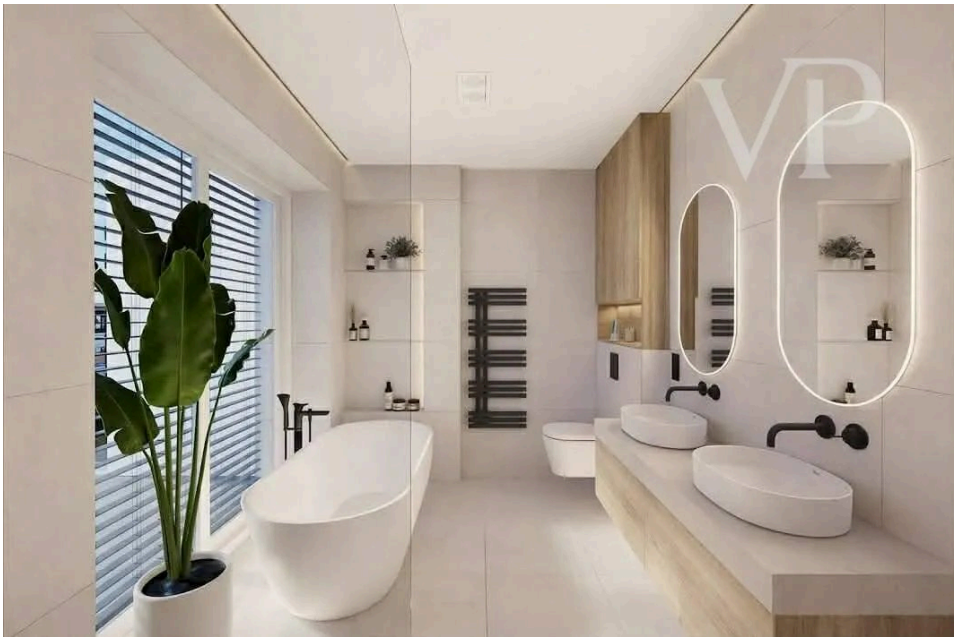
# The property





Property ID: HU26439710 - 1037 Budapest – III. kerület

# The property





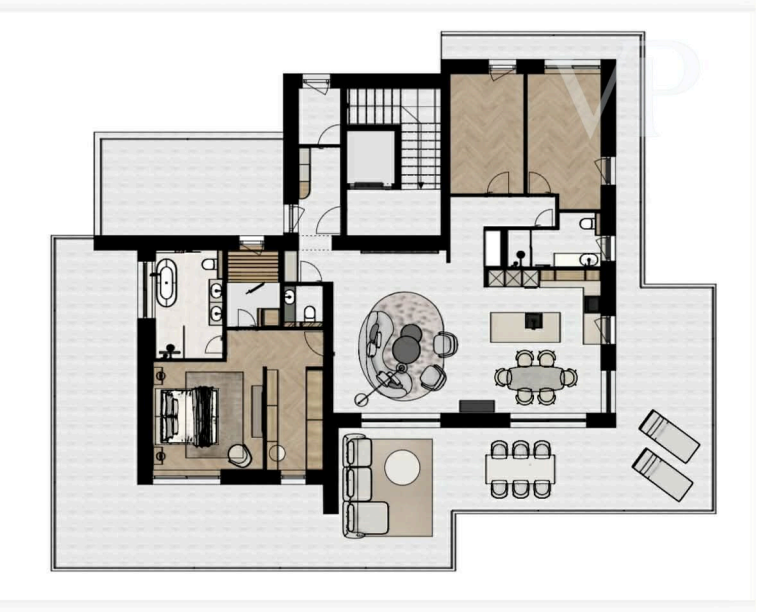
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# The property



Property ID: HU26439710 - 1037 Budapest – III. kerület

# 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.

Property ID: HU26439710 - 1037 Budapest – III. kerület

# A first impression

PENTHOUSE APARTMENT WITH PANORAMIC VIEWS – ON THE BORDER OF DISTRICTS II AND III

We are offering for sale a penthouse apartment with exceptional features in one of Budapest's most sought-after green areas, on Mátyás Hill. The property is located on the top floor of an elegant, elevator-equipped condominium building with only five units, offering exceptional panoramic views and maximum privacy.

The centerpiece of the 138.5 m² living space is the nearly 50 m² living room with an open-concept kitchen, featuring massive glass walls and direct access to the terrace.

138.5 m² living space | 145 m² terrace with panoramic views | living room + 3 bedrooms | 2 bathrooms | sauna | 2 garage parking spaces | storage room

The apartment features three separate bedrooms, two bathrooms, a walk-in closet, a guest bathroom, and a sauna. One of the property's most unique features is the 145 m² south-facing terrace with panoramic views, which can be used as a true outdoor living space and offers the possibility of installing a hot tub.

The high-tech features include a WOLF heat pump system, ceiling-mounted cooling and heating, and smart-home controls. The purchase price includes modern, fully equipped kitchen cabinets and custom-made built-in closets, as well as premium-quality flooring, windows, doors, and bathroom fixtures.

Mátyás Hill offers a unique balance between proximity to nature and urban infrastructure. In addition to the quiet, green surroundings, schools, preschools, and high-quality services are easily accessible, and the city center can be reached quickly by car or public transportation.

Purchase price of the apartment: 539 million HUF
2-car garage + storage unit: 40 million HUF
Move-in date: December 2026

Property ID: HU26439710 - 1037 Budapest – III. kerület

# Contact partner

For further information, please contact your contact person:

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