Budapest

VALUE FOR MONEY INVESTMENT, LUXURY APARTMENT IN BUDAPEST'S MOST PRESTIGIOUS LOCATION ON GELLÉRT HILL

Property ID: HU26439812



PURCHASE PRICE: 916.000 HUF • LIVING SPACE: ca. 111 m^2 • ROOMS: 4

Property ID: HU26439812 - 1118 Budapest

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At a glance

Property ID	HU26439812
Living Space	ca. 111 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Type of parking	1 x Garage, 71500 HUF (Sale)

Purchase Price	916.000 HUF
Type	Apartment
Condition of property	Completely renovated
Construction method	Solid

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Energy Data

Type of heating	Underfloor heating
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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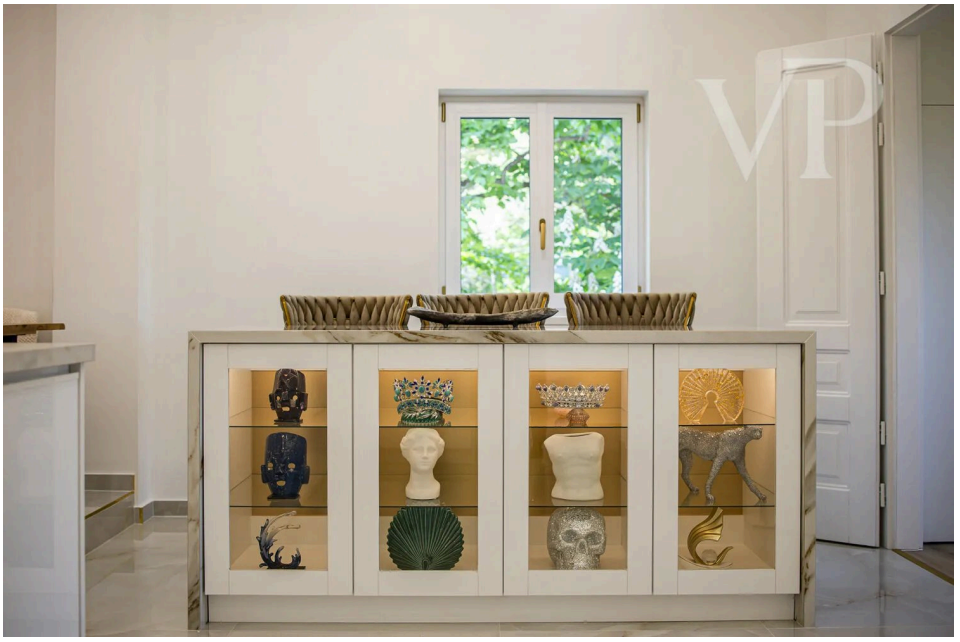
The property





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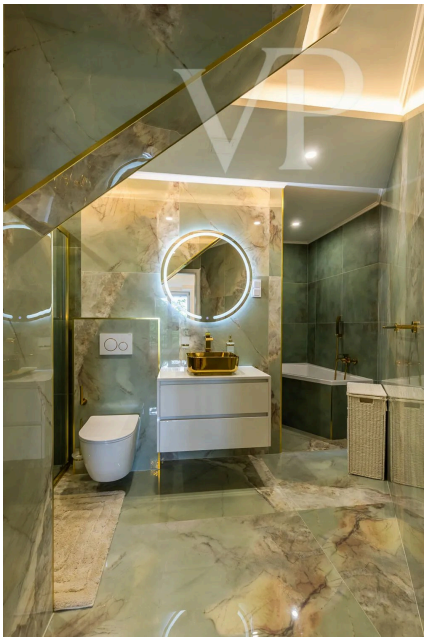




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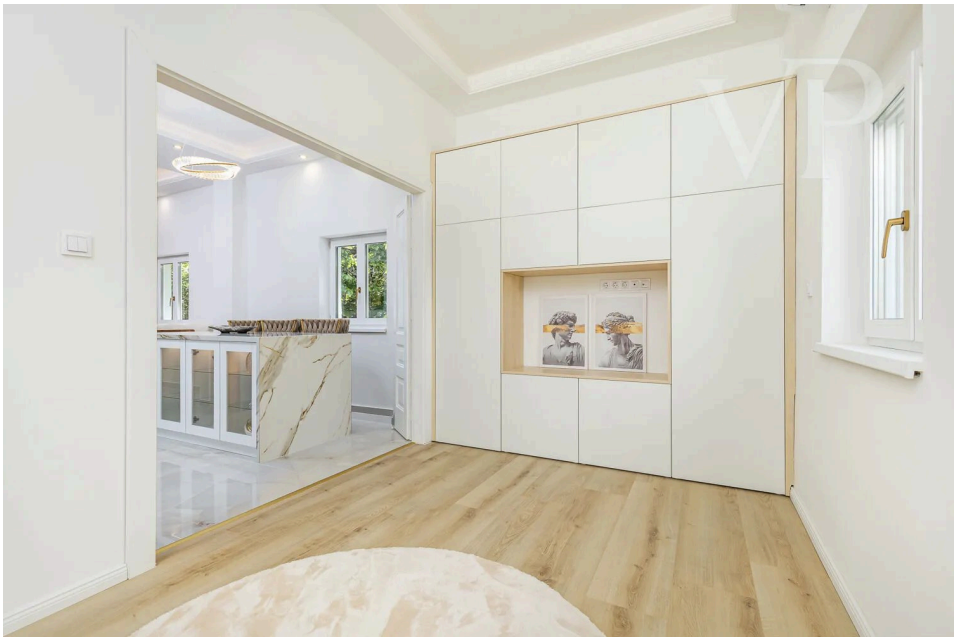
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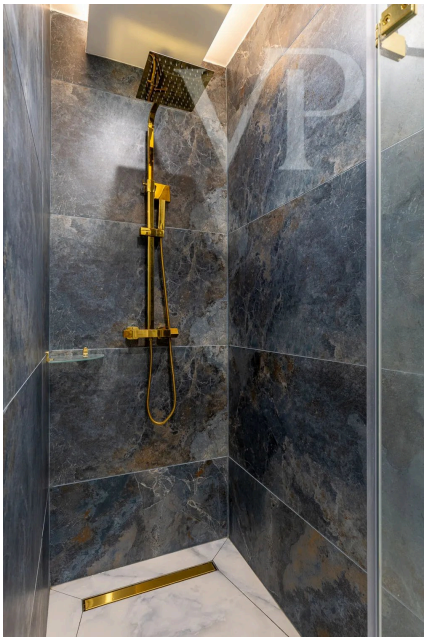
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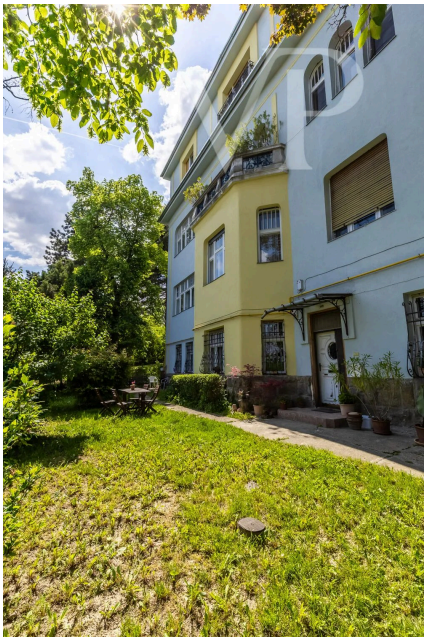




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The property





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A first impression

VALUE FOR MONEY INVESTMENT, LUXURY RENOVATED APARTMENT IN BUDAPEST'S MOST PRESTIGIOUS LOCATION ON GELLÉRT HILL

THE BUILDING AND ITS SURROUNDINGS
The property is located in a beautiful villa building very close to the city, yet in a quiet, bird-filled environment. The building's facade, staircase, electricity network and roof have been freshly renovated.
The building is set among elegant Gellért Hill mansions, embassies and parks. There is no bus service in the street, so it is very quiet. A few minutes walk, at the end of the street, a dead-end staircase leads up to the Citadel. The Allee and MOM Park shopping centres are within easy reach, and there are kindergartens and several schools nearby. For public transport, you can take bus No. 27, which is a few minutes' walk away, or tram, metro and bus lines from Szent Gellért Square.

APARTMENT FEATURES
The property is on the second floor of the building (no lift), there are no apartments above. The buildings in the area are located on large plots of 2,000-3,000 square metres, which contributes to the suburban atmosphere of the area. The people living in the house are tidy, clean people and the financial situation of the house is stable. The garden is planted with old trees.
The windows look out onto an inner garden with an ancient tree. One bedroom has a view of the Statue of Liberty. The main bedroom has a terrace of 6 sqm, which can be used as a conservatory in winter, as it has underfloor heating and an accordion-style open-and-close glass curtain.
The apartment consists of a living room with American kitchen, 3 bedrooms, 2 bathrooms and 1 utility room. The 3 bedrooms are located in three different corners of the apartment, ensuring intimacy and quietness. The larger bathroom has a bath and shower, while the other bathroom has a shower.

RENOVATION AND FITTINGS
The apartment has been freshly renovated to a luxurious standard. The water and electricity networks have been completely replaced. Electric shutters, underfloor heating, air conditioning, new triple glazed wooden windows with six air chambers.
The kitchen is equipped with all the necessary appliances, the washing machine and mechanical fittings are in the utility room. All bedrooms and the entrance hall have custom-made large built-in wardrobes by a carpenter, which are included in the purchase price. The apartment is furnished with quality, elegant furniture, which is also included in the purchase price.

PARKING AND GARAGE

A spacious 20 sqm newly renovated garage is available for purchase for HUF 25 million. It opens from the street with an electric gate for easy access, no need for a driveway. A scooter or pram can be stored alongside a larger premium car. An electric car charger is also wired in, running from the apartment's 3×32 A mains. On-street parking is always available, free of charge for local residents.

INVESTMENT OPPORTUNITY
This property offers an exceptional investment opportunity, as it is suitable for short term rental from 1 January 2027, as this type of rental is permitted in the building. Located in close proximity to the famous Gellért Spa and Hotel and the city centre, the property is particularly popular with family tourists seeking luxury. The exclusive location of the Gellért Hill, the luxury of the apartment and the legal short-term rental option combine to ensure an outstanding yield and stable occupancy.

ESTIMATED PRICE: HUF 320 million

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Contact partner

For further information, please contact your contact person:

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