Budapest

TÖRTÉNELMI ELEGANCIA, KIVÉTELES PANORÁMA – 274 M² A VÍGSZÍNHÁZ MELLETT

Property ID: HU26439947



PURCHASE PRICE: 1.140.000 EUR • LIVING SPACE: ca. 274 m^2 • ROOMS: 6

Property ID: HU26439947 - 1137 Budapest

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At a glance

Property ID	HU26439947
Living Space	ca. 274 m²
Rooms	6
Bedrooms	3
Bathrooms	3
Year of construction	1890

Purchase Price	1.140.000 EUR
Type	Apartment
Condition of property	Well-maintained
Equipment	Guest WC

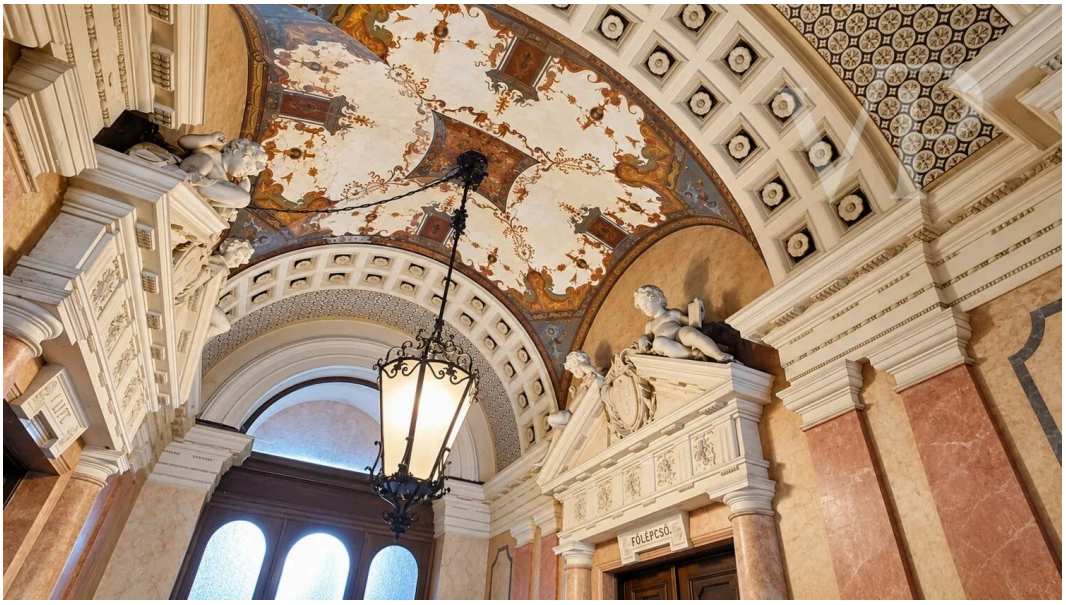
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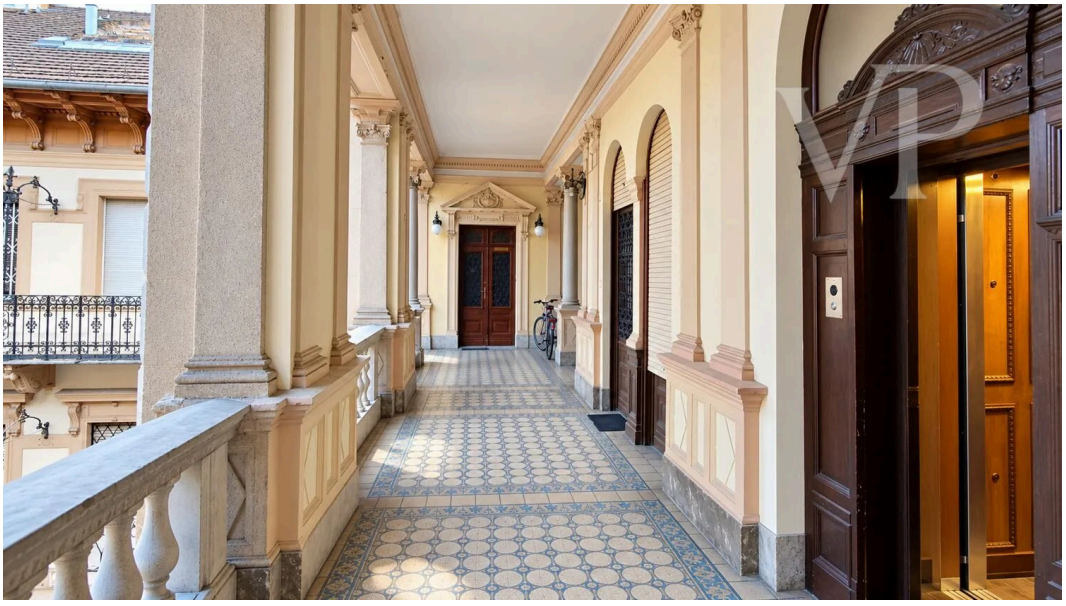
Energy Data

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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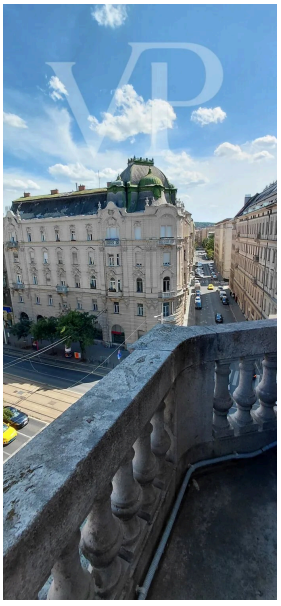




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The property





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A first impression

In the heart of Budapest, on the border of Districts 13 and 5, on Szent István Boulevard, right next to the Vígszínház Theater, we are offering for sale a 274 m² top-floor, upper-class residence with two terraces, located in one of the Grand Boulevard's most unique historic buildings.

Upon its construction, the building was recognized as "The Most Beautiful House on the Grand Boulevard." Its richly decorated facade, artistic ornamentation, monumental staircase, and meticulously maintained common areas still embody the architectural elegance of the turn of the century.

EXCEPTIONAL PANORAMIC VIEWS AND TRANQUILITY

Thanks to its top-floor location, the property offers a breathtaking panoramic view of Budapest:

From Nyugati Square to Jászai Mari Square and the Pest side of Margaret Bridge

Over the rooftops of the historic buildings in District V, all the way to Gellért Hill

From two balconies, offering a unique view of the city

Despite its downtown location, the apartment is surprisingly quiet, and its elevated position provides a unique sense of space and privacy.

SPACIOUS ROOMS, VERSATILE POSSIBILITIES

274 m² | Top floor | 320 cm ceiling height | Elevator | 2 balconies

The property consists of two apartments registered under separate lot numbers that are currently combined into one (95 m² + 179 m²).

Its most distinctive feature is a grand, ballroom-sized hall measuring over 10 meters long and 6 meters wide, offering a rare opportunity to create an elegant living space, a salon, or an exclusive reception area.

Having served as a law office for over 20 years, the property's current layout is optimized for office use; however, both properties are officially classified as residential units.

Possible uses:

An exclusive, spacious private residence in the city center

A prestigious law firm, consulting firm, or corporate office

Use as two separate apartments, with appropriate structural modifications

FURTHER EXPANSION POTENTIAL

The condominium association's general meeting has approved the possibility of converting the attic space above the property.

Provided that the relevant legal, technical, and regulatory requirements are met, this offers further development opportunities for the future owner.

LOCATION

The Vígszínház Theater, Nyugati Railway Station, Margaret Island, and the Danube are all just a few minutes away.

The property is situated in one of the most accessible parts of Budapest's historic downtown, with excellent public transportation, restaurants, cultural institutions, and amenities.

This is a rare opportunity for those seeking not only a spacious property but also historical value, a unique panoramic view, and versatile, prestigious spaces in the heart of Budapest.

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Contact partner

For further information, please contact your contact person:

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