Budapest

Industrial elegance, contemporary art, and private wellness—a unique home in the heart of Buda

Property ID: HU26439959



PURCHASE PRICE: 650.000 EUR • LIVING SPACE: ca. 120 m^2 • ROOMS: 4

Property ID: HU26439959 - 1012 Budapest

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At a glance

Property ID	HU26439959	Purchase Price	650.000 EUR
Living Space	ca. 120 m²	Type	Apartment
Floor	1		
Rooms	4		
Bedrooms	2		
Bathrooms	1		
Year of construction	1928		

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Energy Data

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

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A first impression

Some apartments are beautiful. Some are comfortable. And then there are those that have a story, character, and an unmistakable atmosphere.

This 120 m² home in Krisztinaváros, which has been completely renovated, undoubtedly belongs to the latter category. The striking elements of industrial architecture, contemporary artworks, custom-designed furniture, and a bold color palette come together to create a unique harmony. Here, every detail is the result of a deliberate choice. The apartment is at once a home, an inspiring living space, and a personal artistic world.

Rails Outside and Rails Inside
One of the apartment's most exciting architectural features is that, during the renovation, certain load-bearing wall sections were replaced with railroad tracks. The striking steel structures, painted orange, are not hidden behind the walls: they have become defining, almost sculptural elements of the interior.
This bold solution is in perfect harmony with the view beyond the windows. On the west side, the tracks leading to Déli Station and the arriving and departing trains evoke the world of a living, breathing model railway. For railway enthusiasts, this apartment offers a truly special experience!
The modern, highly soundproofed windows and doors ensure a peaceful atmosphere inside.

Historic Building, Contemporary Interior
The apartment is located on the first floor of the five-story Attila Udvar, built in 1928; thanks to the raised ground floor, this level corresponds to the height of a traditional second floor. The building has an elevator. The building itself is a remarkable architectural creation. In addition to Art Deco stylistic elements, the façade also features Turanist motifs characteristic of the era: a relief depicting two ancient Hungarian warriors lends it even more character. The nearly century-old building and the apartment's decidedly contemporary interior design create an exciting contrast.

Where art becomes part of everyday life
Upon entering the apartment, it immediately becomes clear that this is no traditional interior.
In the entryway, a work of art evoking classical sculptural forms greets visitors, while the walls are adorned with contemporary artworks and uniquely designed objects. The undulating, reflective surfaces, the unique furniture fronts, the distinctive colors, and the industrial materials create a playful yet deliberately composed overall effect. The artwork in the apartment is not merely decorative: it is an integral part of the interior design concept. The typical 305 cm ceiling height provides a generous sense of

space, and the striking steel structures are particularly well showcased within it.

Spacious living room, chef's kitchen inspired by haute cuisine
The heart of the home is the 52.2 m² living room and kitchen, which offers a spacious, bright living area for both everyday life and entertaining guests. The kitchen draws inspiration from the world of haute cuisine. Stainless steel counters, cabinets, and countertops—evoking the atmosphere of Michelin-starred restaurant kitchens—combine functionality with a striking industrial aesthetic. The cool sheen of the steel is counterbalanced by light-colored finishes, glass brick surfaces, and orange architectural details. In the living room, a comfortable sofa set, an impressively large television, and carefully curated furnishings and decorative objects create a cozy yet distinctly contemporary atmosphere.

A Serene Bedroom, an Inspiring Home Office
A particularly advantageous feature of the apartment is that the bedroom overlooks the condominium's inner courtyard, ensuring an exceptionally quiet and undisturbed rest. In addition to the walk-in closet attached to the bedroom, there is also a separate walk-in closet available.
The separate home office is ideal for working from home or for deep, focused creative work. Its custom-designed desk, distinctive furnishings, and unique green safe fit perfectly with the bold and playful interior design aesthetic that defines the entire apartment.

Private Wellness—Bold Colors, Unique Shapes
One of the home's most memorable spaces is the 16.7 m² bath and wellness area. The orange flooring, vibrant architectural details, and light-colored tiled surfaces create a striking composition. The sunken bathtub is situated on a raised platform accessible via a staircase. The bathroom also features its own sauna, allowing daily relaxation to truly become part of home life.
This space is not merely a functional bathroom but a standalone interior design experience.

State-of-the-Art Technical Solutions
During the comprehensive renovation, the apartment was revitalized not only aesthetically but also technically. The new heat pump heating system offers a state-of-the-art solution for regulating the home's temperature, while the modern, soundproof windows and doors enhance comfort.
The two balconies, facing east and west, provide an additional pleasant connection to the outside world.

Room List
- Living room and kitchen: 52.2 m²
- Bedroom with walk-in closet: 16.2 m²
- Study: 13.8 m²
- Separate walk-in closet: 6.1 m²
- Bathroom and sauna: 16.7 m²
- Separate toilet: 1.1 m²
- Hallway: 10.7 m²
- Entrance hall: 5.5 m²

- West-facing balcony: 5.5 m²
- East-facing balcony: 4.6 m²

Krisztinaváros—one of the most popular spots in Buda
A workout at Oxygen Wellness? Dinner at Déryné? The neighborhood combines the comforts of life in the First District with the unique atmosphere of the Buda districts. Excellent public transportation connections, shops, restaurants, cafés, and the services necessary for everyday life are all easily accessible.

Who would I recommend this to?
To anyone looking not just for four walls, but for a home that reflects their individuality. It's an ideal choice for singles, couples, those moving in together, young people, and the young at heart alike. Thanks to its unique character and location in Buda, it also offers a noteworthy opportunity for investment or rental purposes.

This apartment isn't meant to please everyone. That's precisely what makes it special. If you appreciate bold architectural solutions, contemporary art, and unique interiors, come discover this extraordinary home in Krisztinaváros for yourself!

I look forward to hearing from you! Call now!

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Contact partner

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