Budapest

Kiadó lakás: indusztriális elegancia, kortárs művészet és privát wellness – különleges otthon Buda szívében

Property ID: HU26439961



RENT PRICE: 2.000 EUR • LIVING SPACE: ca. 120 m^2 • ROOMS: 4

Property ID: HU26439961 - 1012 Budapest

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At a glance

Property ID	HU26439961
Living Space	ca. 120 m²
Floor	1
Rooms	4
Bedrooms	2
Bathrooms	1
Year of construction	1929

Rent price	2.000 EUR
Additional costs	60 EUR
Type	Apartment
Condition of property	Completely renovated

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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. Others are comfortable. And then there are those with a story to tell, a distinctive character and an unmistakable atmosphere.

This fully renovated, 120 m² residence in Budapest's prestigious Krisztinaváros neighbourhood undoubtedly belongs to the latter category. Bold elements of industrial architecture, contemporary artworks, bespoke furniture and a daring colour palette come together in a truly distinctive composition. Every detail reflects a deliberate design choice. This apartment is at once a home, an inspiring living space and a deeply personal artistic statement.

Railway Tracks Inside and Out
One of the apartment's most fascinating architectural features is the use of actual railway rails to replace sections of the original load-bearing walls during its transformation. Rather than concealing these structural elements, the striking orange-painted steel beams have been left exposed, becoming defining, almost sculptural features of the interior. This bold architectural statement finds an intriguing counterpart in the view beyond the windows. To the west, the railway tracks leading to Budapest's Déli Railway Station, together with the arriving and departing trains, evoke the captivating world of a model railway brought to life. For railway enthusiasts, this apartment offers a truly unique experience!
Modern windows with excellent sound insulation ensure peace and quiet indoors.

A Historic Building, a Contemporary Interior
The apartment is situated on the first floor of Attila Udvar, an elegant five-storey residential building constructed in 1928. Thanks to the raised ground floor, the apartment enjoys an elevated position comparable to the second floor of a conventional building. A lift provides convenient access.
The building itself is an architectural landmark in its own right. Its façade combines Art Deco influences with decorative elements inspired by Turanism, a cultural movement of the period. Two relief sculptures depicting ancient Hungarian warriors lend the building an especially distinctive character.
The contrast between this nearly century-old building and the apartment's decidedly contemporary interior creates a fascinating dialogue between past and present.

Where Art Becomes Part of Everyday Life
From the moment you enter, it becomes clear that this is no ordinary interior.
A striking artwork reminiscent of classical sculpture welcomes visitors in the hallway, while contemporary paintings and objects with unconventional forms adorn the surrounding spaces.
Undulating reflective surfaces, bespoke cabinetry, expressive colours and industrial

materials create an atmosphere that is playful yet meticulously composed. Here, artworks are far more than decorative accessories: they form an integral part of the interior design concept. The predominantly 3.05-metre-high ceilings enhance the generous sense of space and provide the perfect setting for the dramatic exposed steel structures.

A Generous Living Area and a Chef's Kitchen Inspired by Haute Cuisine
At the heart of the home lies an impressive 52.2 m² open-plan living room and kitchen, offering a bright, spacious setting for both everyday living and entertaining.
The kitchen draws its inspiration from the world of fine dining. Stainless-steel countertops, cabinetry and work surfaces, reminiscent of the professional kitchens found in Michelin-starred restaurants, combine functionality with a bold industrial aesthetic. The cool sheen of the steel is beautifully balanced by light-coloured finishes, glass-block surfaces and vibrant orange architectural accents. In the living area, a comfortable sofa, an impressively large television and a carefully curated selection of furnishings and decorative objects create an atmosphere that feels both welcoming and unmistakably contemporary.

A Peaceful Bedroom and an Inspiring Home Office
One of the apartment's particularly appealing features is its exceptionally quiet bedroom, which overlooks the building's inner courtyard, offering a peaceful retreat from the bustle of city life.
In addition to the dressing area adjoining the bedroom, a separate walk-in wardrobe provides further storage space. The dedicated home office offers an ideal environment for working from home or pursuing creative projects. Its bespoke desk, distinctive furnishings and striking green safe complement the bold and playful design philosophy that characterises the entire residence.

Private Wellness – Bold Colours and Extraordinary Forms
One of the home's most memorable spaces is its 16.7 m² bathroom and private wellness area.
Vibrant orange flooring, colourful architectural details and light-coloured tiled surfaces create a striking visual composition. The sunken bathtub is set into a raised platform accessed by steps, lending the space an almost theatrical quality. A private sauna completes the wellness experience, making relaxation an integral part of everyday life. Far more than a functional bathroom, this is a remarkable interior design experience in its own right.

Modern Technology and Contemporary Comfort
The comprehensive renovation has transformed the apartment not only aesthetically but also technically. A newly installed heat-pump heating system provides a modern solution for maintaining a comfortable indoor temperature, while high-quality sound-insulating windows further enhance the living experience. Two balconies, facing east and west respectively, offer additional opportunities to enjoy the surrounding urban environment.

Accommodation and Floor Areas
•Open-plan living room and kitchen: 52.2 m²
•Bedroom with dressing area: 16.2 m²

•Home office: 13.8 m²
•Separate walk-in wardrobe: 6.1 m²
•Bathroom and sauna: 16.7 m²
•Separate WC: 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 Buda's Most Desirable Neighbourhoods
A workout at Oxygen Wellness? Dinner at the celebrated Déryné restaurant?
The neighbourhood combines the convenience of central Budapest living with the distinctive charm and atmosphere of Buda's historic residential districts. Excellent public transport connections, shops, restaurants, cafés and all essential everyday services are within easy reach.

Available for Immediate Occupancy
Monthly rent: €2,000
To move in, the following payments are required:
•One month's rent in advance: €2,000
•Refundable security deposit equivalent to two months' rent: €4,000
Total initial payment: €6,000

Estimated Monthly Running Costs
•Building maintenance and service charge: HUF 22,000
•Electricity (heating-cooling, lighting and other electrical appliances): HUF 20,000
•Water and sewage: HUF 5,000
Total estimated monthly running costs: HUF 47,000 (€130)

Who Is This Home For?
For someone seeking more than simply a place to live – someone looking for a home that reflects their individuality. This remarkable apartment is an excellent choice for singles, couples, those starting a new chapter together, the young and the young at heart. This apartment was never designed to appeal to everyone. And that is precisely what makes it special. If you appreciate bold architectural ideas, contemporary art and truly individual interiors, I invite you to discover this extraordinary Krisztinaváros residence in person.

Be the very first resident of this exceptional apartment! Contact me today to arrange a private viewing!

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Contact partner

For further information, please contact your contact person:

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