Budapest

Építész és belsőépítész házaspár otthonának tervezett, kétgenerációs villa nagy kerttel Budapest II. kerületében, Vérhalom/Törökvész/Rózsadomb találkozásánál

Property ID: HU26439963



PURCHASE PRICE: 3.600.000 EUR • LIVING SPACE: ca. 313 m^2 • ROOMS: 6 • LAND AREA: 1200 m^2

Property ID: HU26439963 - 1025 Budapest

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At a glance

Property ID	HU26439963
Living Space	ca. 313 m²
Rooms	6
Bedrooms	4
Bathrooms	4
Year of construction	2007
Type of parking	6 x Car port, 6 x Outdoor parking space

Purchase Price	3.600.000 EUR
House	Villa
Condition of property	Like new
Construction method	Solid
Equipment	Terrace, 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.
Energy efficiency class	A+

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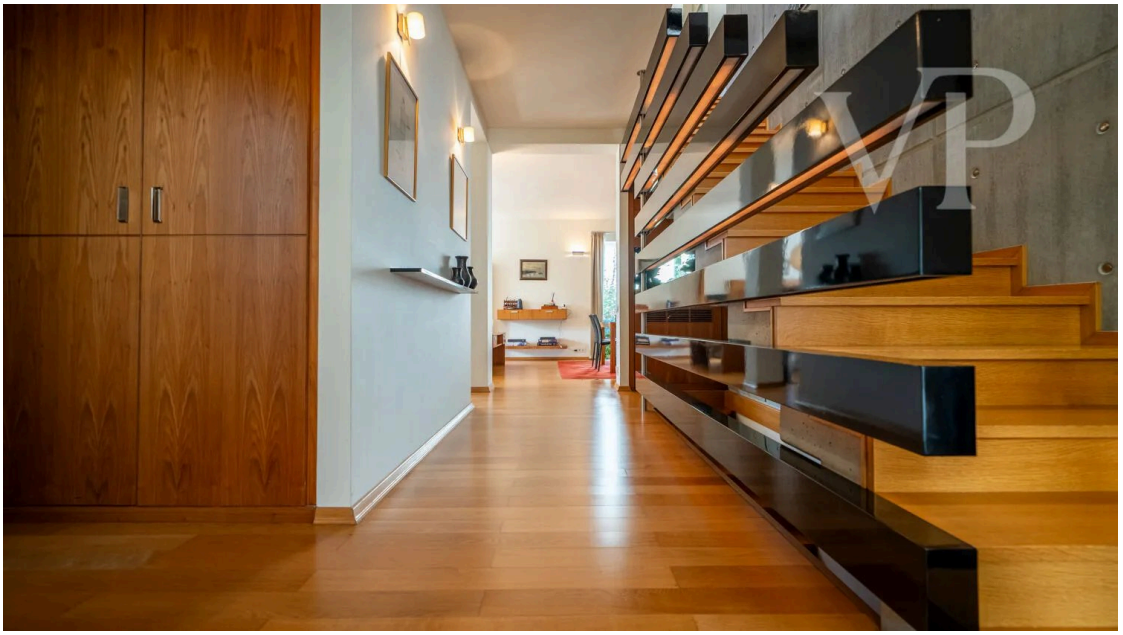
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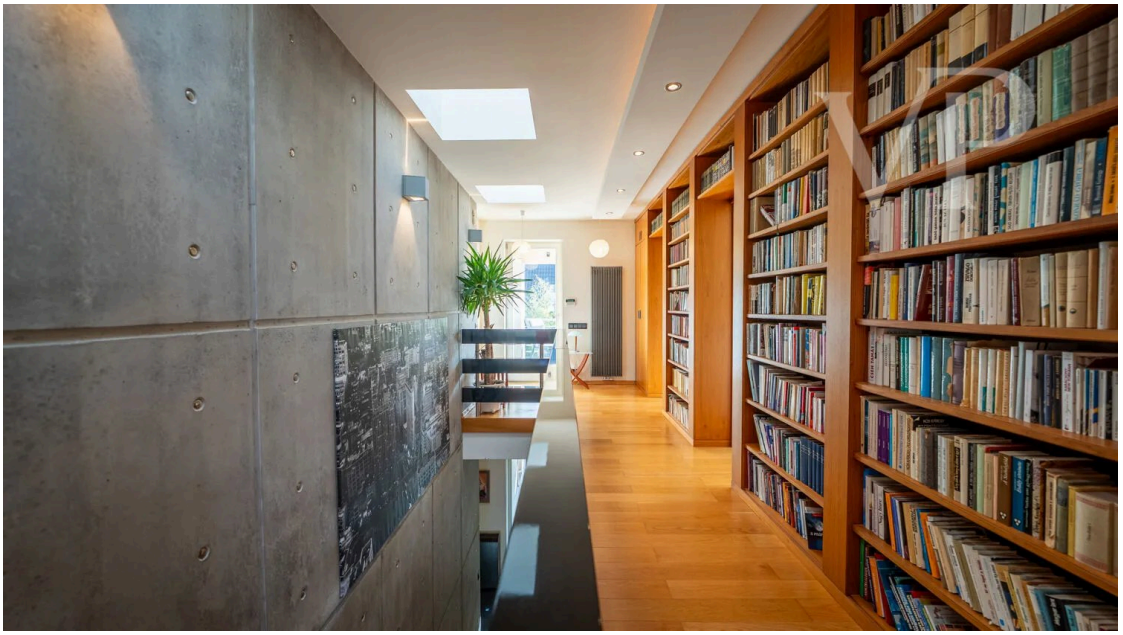




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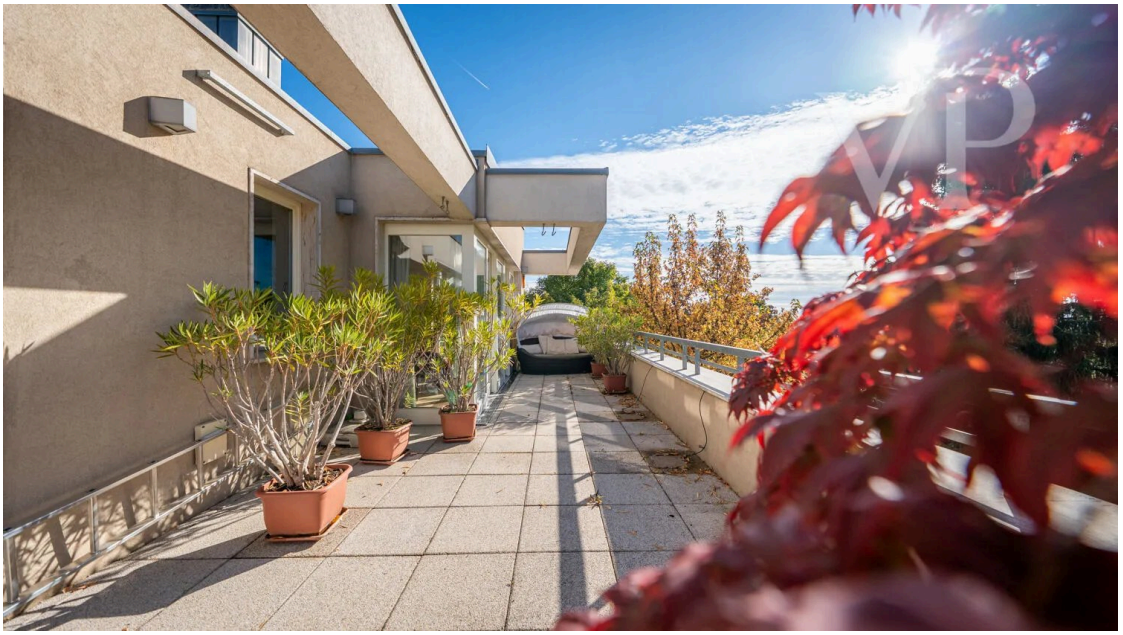
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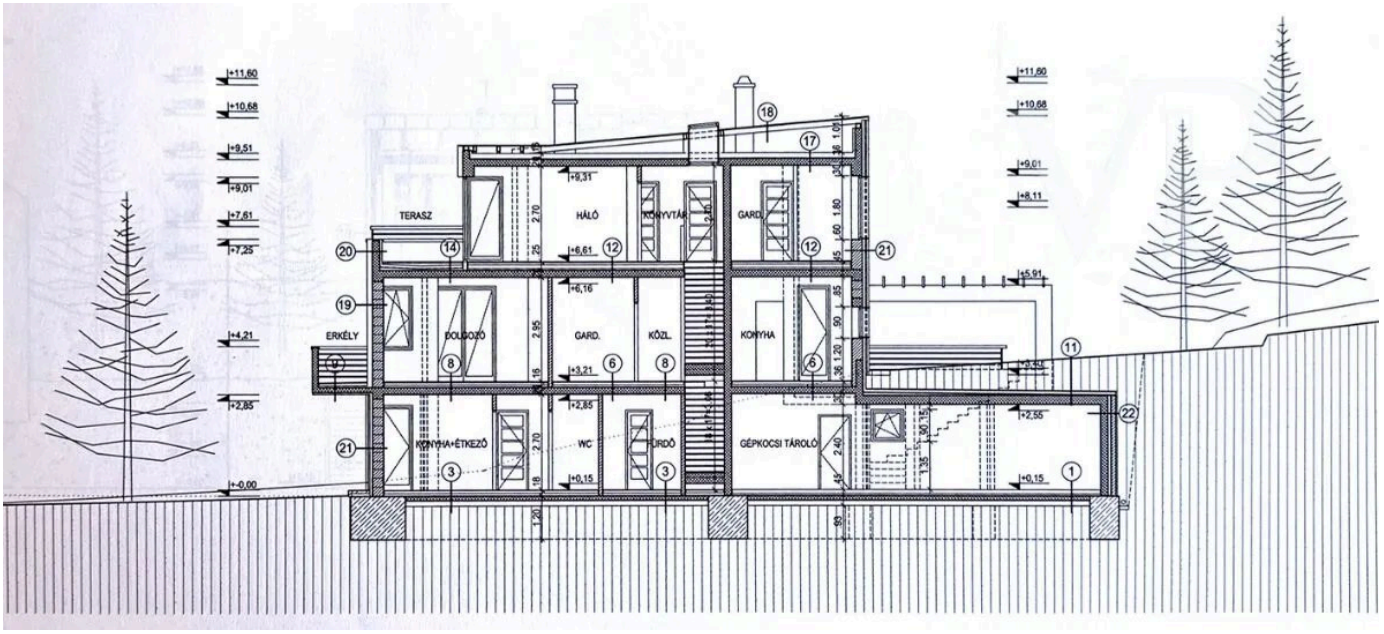
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A first impression

A contemporary architectural villa at the junction of Törökvész and Rózsadomb, in one of the most sought-after, green areas of Budapest's 2nd District
we are offering for sale a unique villa built in 2007, designed by an architect and interior designer couple for their own family.

The building deliberately departs from the world of classic Buda villas. Its clean-lined, contemporary architectural design blends elements of Brutalism with natural wood, large glass surfaces, and living spaces that seem to merge seamlessly with the garden. During the design process, in addition to aesthetics, long-term usability, a healthy living environment, energy efficiency, and
high technical standards were all key considerations.
The three-story villa, consisting of two separate residential units, is particularly well-suited for multigenerational families, but it can also be an ideal choice for combining residential and office functions, or for providing separate accommodations for guests or staff.

Key specifications:
Lot size: approx. 1,200 m²
Living area: 313.35 m²
Terraces and balconies: 126.54 m²
Garages and storage areas: 128.34 m²
Total usable area: approximately 568 m²

On the ground floor, there is an apartment with a separate entrance and direct access to the garden, featuring two bedrooms, a kitchen with a dining area, a bathroom, and a private terrace. This level also houses a large, heated garage, the mechanical room, and several storage and workshop spaces. The garage and designated parking spaces together can accommodate up to 6 cars.

On the middle level of the main living area is a spacious kitchen, a living room open to a breakfast nook, dining area, and home office, and a utility room that can also be converted into a guest room.

Thanks to the vast glass surfaces, the interior spaces blend almost seamlessly with the garden. From here, you have direct access to the large terrace opening onto the garden and the balcony.

The custom-designed wood paneling, built-in furniture, the fireplace, and the interior design solutions—thoughtfully planned down to the last detail—lend the home a harmonious, unified character.

The upper level currently features three bedrooms—which, according to the plans, could be expanded to as many as five—as well as three bathrooms and three balconies and a terrace. The floors are connected by a uniquely designed staircase, in which exposed concrete surfaces, wood, glass, and black accents come together to form an exciting architectural whole.

One of the villa's defining features is the deliberate use of natural light and airflow. Instead of traditional air conditioning, the building's architectural design, openable skylights, and a well-thought-out ventilation system ensure natural living comfort.

The technical amenities are also befitting the property's high standard. These include Wolf condensing boilers, solar collectors and solar panels, a Jaga heating system, a water softener, Gira smart lighting control, a camera-based surveillance and alarm system, a video intercom, electric car charging capabilities, an automatic irrigation system, and a rainwater collection system all contribute to comfort and cost-effective operation.

In the carefully designed garden, manicured lawns, ornamental and fruit trees, and a unique garden waterfall cascading over natural stones create a peaceful, harmonious environment.
The upper terraces offer views toward the Buda Hills, and once the leaves have fallen, the city's panorama is partially revealed.
The villa was designed for those who are not simply looking for a spacious home in Buda, but for distinctive architecture, well-thought-out technical solutions, and a genuine connection with nature.

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Contact partner

For further information, please contact your contact person:

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