



Exclusive Garden-Connected Luxury Residence

II. Budapest, Labanc

346,000,000 HUF

DETAILS		FEATURES	
ASKING PRICE	346,000,000 HUF	Alarm system	EV charger
PRICE PER M²	3,604,167 HUF / m²	Air conditioning	Lift
PROPERTY TYPE	Apartment		
LOCATION	II. Budapest, Labanc		
INTERIOR	96 m²		
BEDROOMS	3		
BATHROOMS	2		
FLOOR	0		
TERRACE	95 m²		
BUILDING FLOORS	3		
LEVELS	1		

YEAR BUILT	2025
HEATING	Other
PARKING	Garage

DESCRIPTION

Exclusive Garden-Connected Luxury Residence in a 3,000 sqm Park – District II, Szépileona

Located in one of the most prestigious residential areas of Budapest's District II, on the border of Districts II and XII, this exceptional 96 sqm newly built garden residence is situated within an exclusive 11-unit boutique condominium, surrounded by a beautifully landscaped 3,000 sqm park with mature trees.

One of the property's greatest highlights is its 95 sqm terrace and 110 sqm private garden, creating a seamless connection between indoor and outdoor living. Both the living room and the bedrooms open directly onto the terrace and garden, providing an ideal setting for relaxation and entertaining.

Finished to the highest standards, the apartment features premium materials and bespoke interior design throughout, including Italian tiles, herringbone hardwood flooring, a custom-designed kitchen with a hidden pantry, Schüco aluminium windows and sliding doors, motorized external blinds, and an energy-efficient heat pump system with underfloor and ceiling heating, ensuring exceptional comfort and low operating costs.

The spacious terrace is perfectly suited for outdoor living and entertaining. It currently features a Caldera Spas Utopia Geneva premium six-person hot tub, which is available for purchase by separate agreement.

The boutique condominium offers a peaceful and private living environment. The landscaped gardens are professionally maintained with an automatic irrigation system, while security is ensured by a gated entrance, video intercom system, and a smart-controlled underground garage.

The location is outstanding. Budagyöngye Shopping Centre, international schools, restaurants, and the city centre are all within easy reach, while the property enjoys the tranquillity of one of Buda's most desirable green residential neighbourhoods.

Key Features

- 96 sqm interior living space
- 95 sqm private terrace
- 110 sqm exclusive-use garden
- 3,000 sqm landscaped park with mature trees
- Exclusive boutique condominium with only 11 residences

- Newly built with premium finishes
- Energy-efficient heat pump system with underfloor and ceiling heating
- Schüco aluminium windows and sliding doors
- Motorized external blinds
- Outdoor wellness area prepared for installation

Additional Costs (Not Included in the Purchase Price):

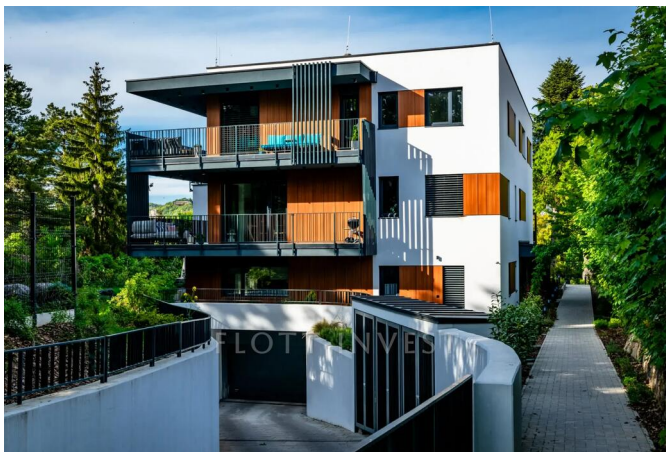
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- 2 underground parking spaces: HUF 17,500,000 per space

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- Storage room: HUF 9,000,000

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- Hot tub: HUF 6,000,000

Total Purchase Price (including the above): HUF 425,000,000

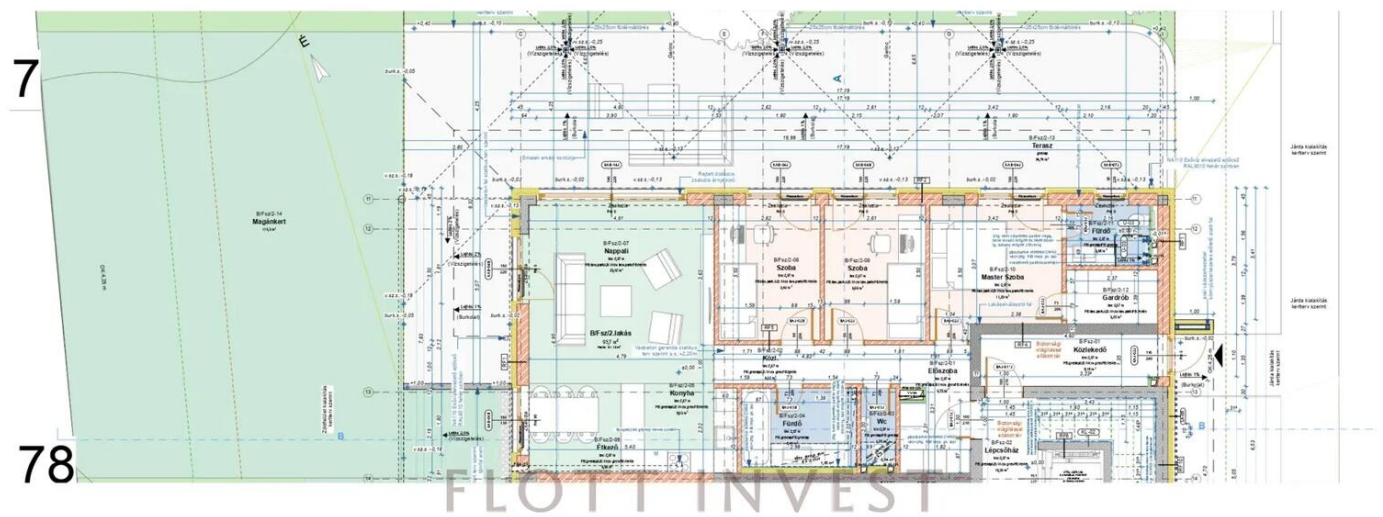
PHOTOS



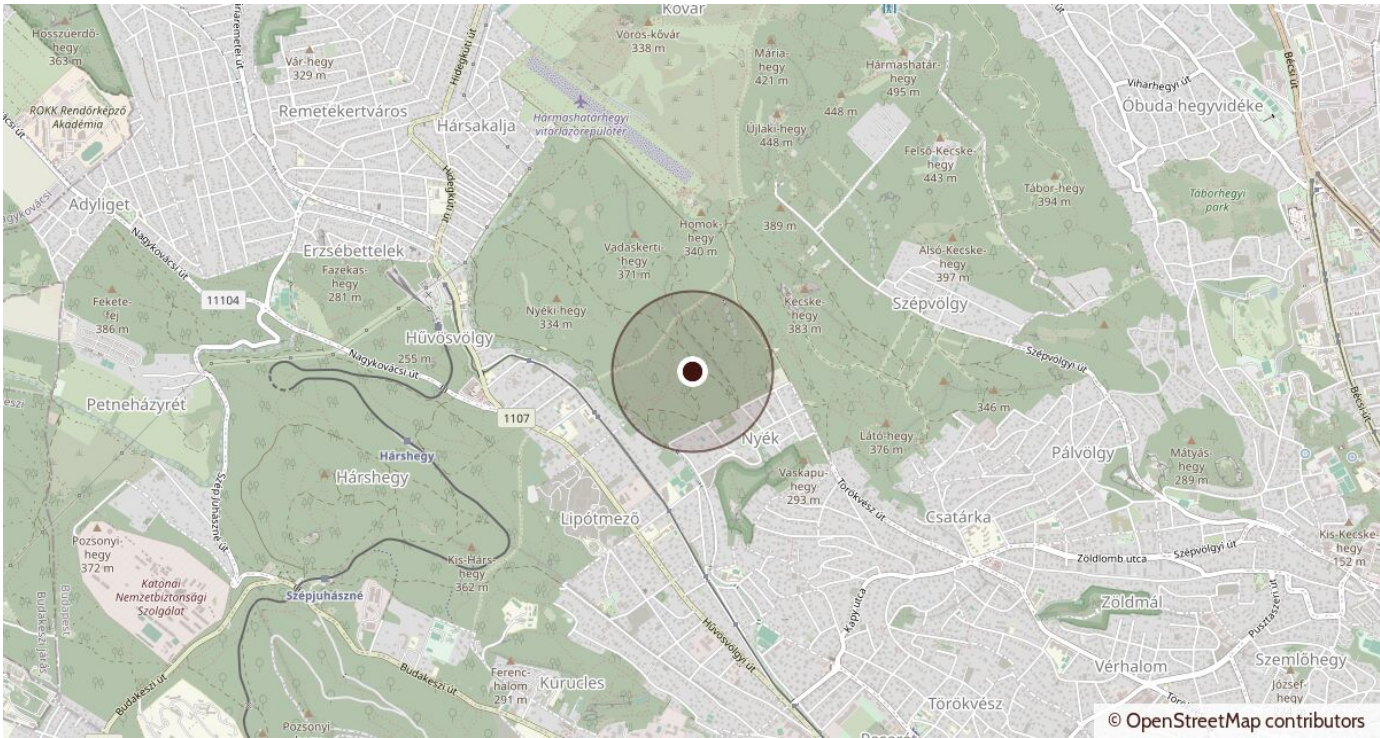


FLOOR PLAN





LOCATION



The map shows the area, not the exact address.

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