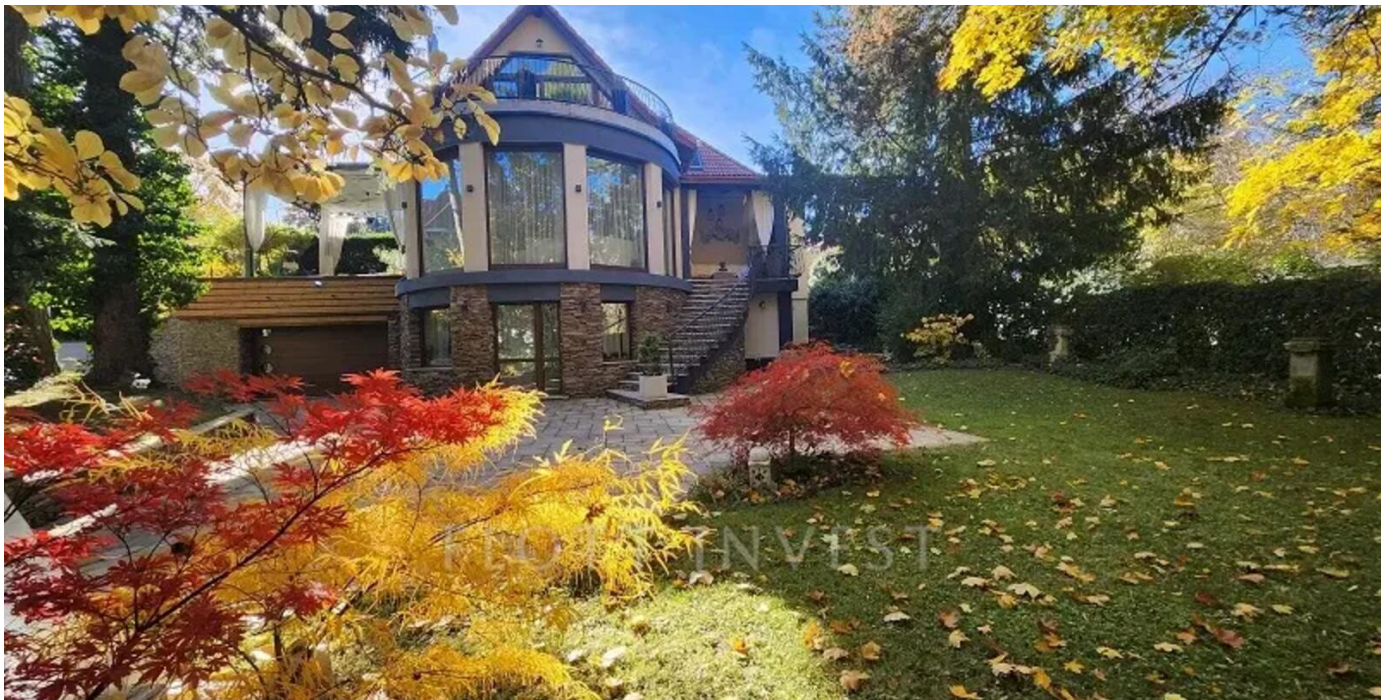




Renovated, modern townhouse-style apartment with a private garden in the 2nd District.

Budapest, Völgy

399,000,000 HUF

DETAILS

ASKING PRICE	399,000,000 HUF
PRICE PER M²	2,046,154 HUF / m²
PROPERTY TYPE	Apartment
LOCATION	Budapest, Völgy
INTERIOR	195 m²
BEDROOMS	2
BATHROOMS	3
FLOOR	0
TERRACE	62 m²

FEATURES

Alarm system	Solar panels
Air conditioning	EV charger
Sauna	

BUILDING FLOORS	3
LEVELS	3
YEAR RENOVATED	2022
HEATING	Other
PARKING	Garage

DESCRIPTION

Luxury, Technology & Privacy – Without Compromise

If you are looking for a home where design, comfort and sustainable technology exist in perfect harmony, this exclusive 195 sqm residence was created for you.

Spaces That Create an Experience

- Total size: 195 sqm (159 sqm living space + 36 sqm private heated garage)

- 62 sqm of terraces with multiple orientations

- 500 sqm landscaped private garden with automatic irrigation and ambient lighting

The spacious open-plan living room with bespoke designer furniture and premium built-in appliances is the heart of the home. A panoramic wood-burning fireplace creates a warm atmosphere, while expansive glass surfaces flood the interiors with natural light.

Three Terraces – Three Different Moods

- 30 sqm south-facing terrace, 16 sqm covered with pergola

- 11 sqm roof-covered north-facing terrace

- 21 sqm panoramic terrace with unobstructed views

Every moment of the day has its perfect setting.

Private Suite-Level Comfort

- 2 bedrooms with en-suite bathrooms

-
- possibility to easily create a third bedroom

- 3 full bathrooms + separate guest toilet

- Bioethanol fireplace in bedroom/bathroom area

The property also features a private wellness area with sauna, relaxation zone and designer walk-in shower — all within the privacy of your own home.

Cutting-Edge Engineering

- Wolf heat pump system with underfloor and ceiling heating & cooling, individually and remotely controlled thermostats

- Wolf heat-recovery air purification and ventilation system throughout the entire property

- GEO tariff electricity

- Triple-glazed, security-rated windows and doors

- Automated, insulated aluminum shutters

- Alarm system

Premium Everyday Convenience

- 36 sqm private heated garage with direct internal access

- Electric vehicle charging option

•
Separate laundry room equipped with Miele appliances

Sustainable Luxury

Exceptionally low maintenance costs for this category:

Total monthly utility costs including common charges remain below HUF 50,000.

This is more than a home.

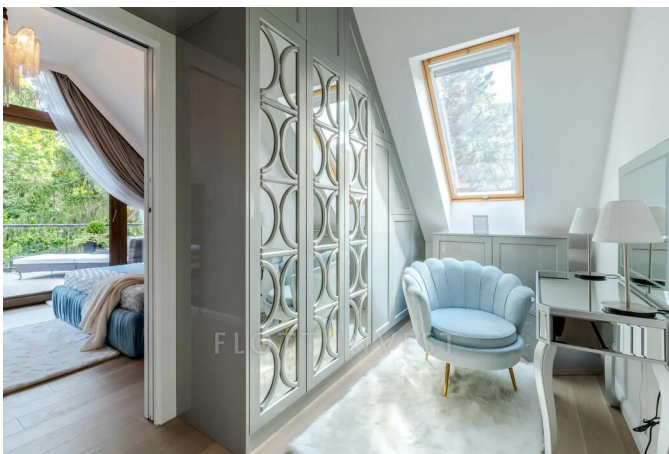
It is a private living environment where technology serves comfort and every space enhances your lifestyle.

Price:

- Apartment: 399M
- Garage: + 21M
- Garden 500m2: + 25M

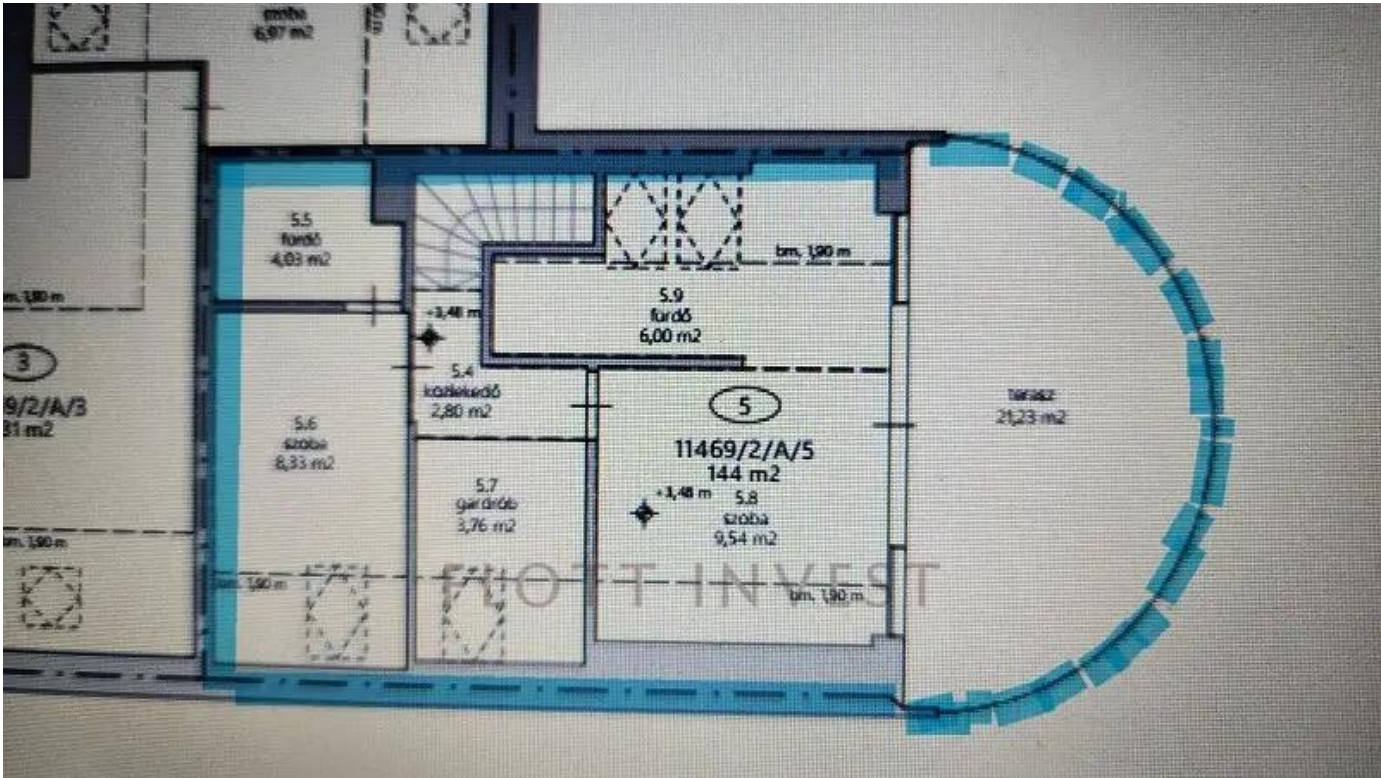
PHOTOS

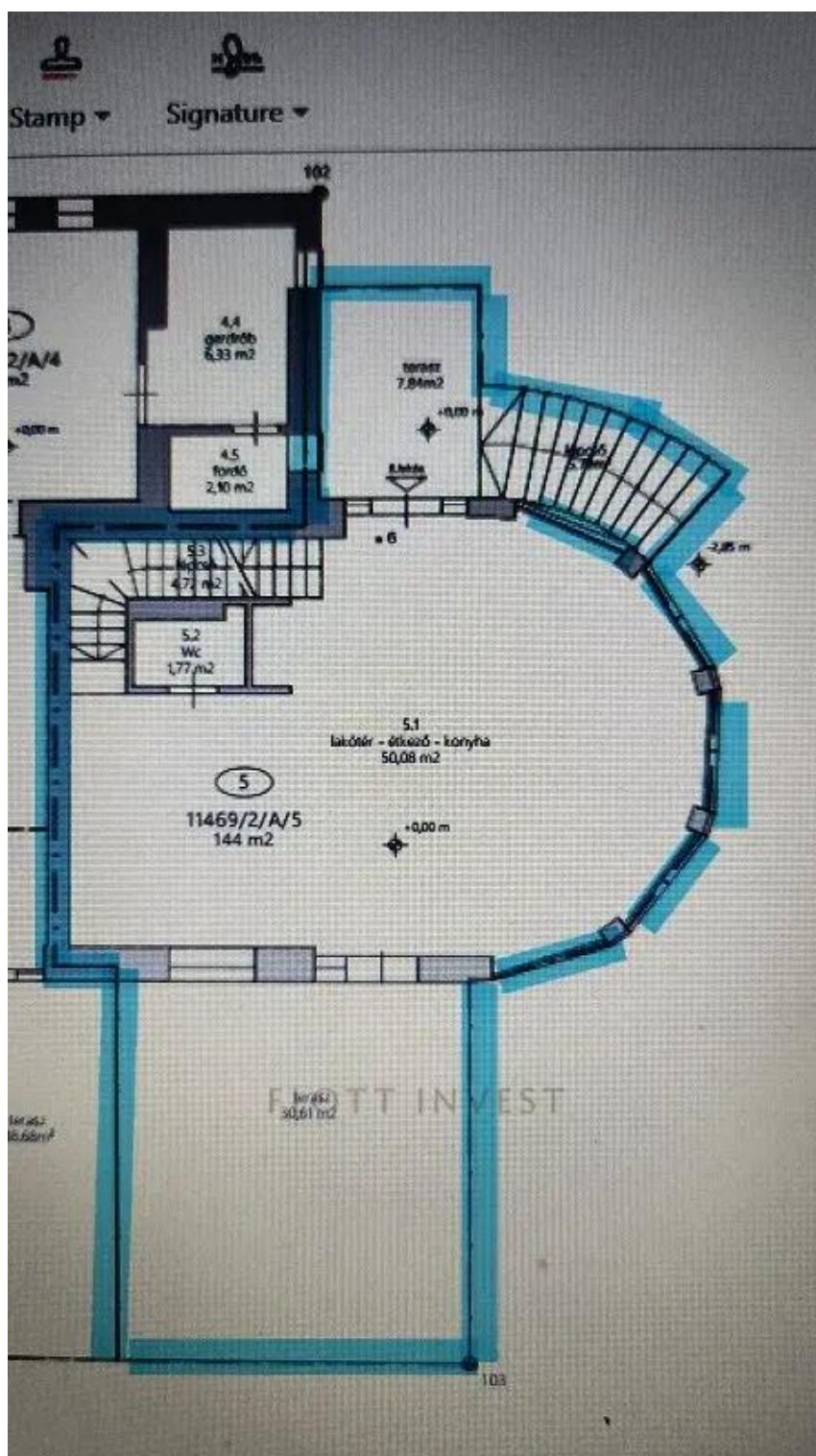




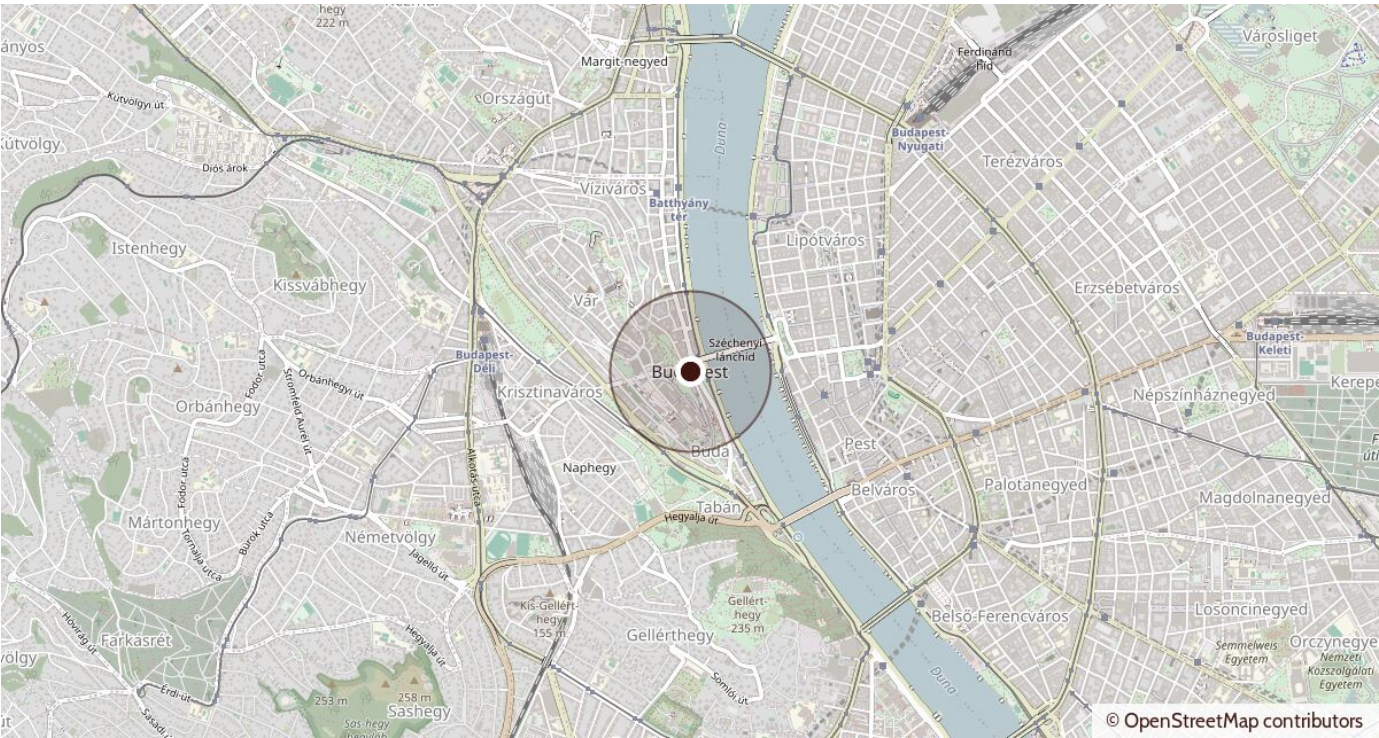
FLOOR PLAN







LOCATION



The map shows the area, not the exact address.

CONTACT

Vass Apor

+36 30 291 9287

vassapor@flottinvest.hu

OFFICE

Flott Invest

1054 Budapest, Aulich utca 5.

+36 70 429 8933

info@flottinvest.hu