Budapest

THE VILLAGE – Luxury Villa next to the Danube river - Budapest

Property ID: HU25439534

PURCHASE PRICE: 950.000.000 HUF • **LIVING SPACE:** ca. 300 m² • **ROOMS:** 5 • **LAND AREA:** 800 m²

Property ID: HU25439534 - 1039 Budapest

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: HU25439534 - 1039 Budapest

At a glance

Property ID	HU25439534
Living Space	ca. 300 m²
Rooms	5
Bedrooms	4
Bathrooms	3
Year of construction	2024
Type of parking	2 x Garage

Purchase Price	950.000.000 HUF
Condition of property	Like new
Equipment	Terrace, Guest WC

Property ID: HU25439534 - 1039 Budapest

Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate

Property ID: HU25439534 - 1039 Budapest

The property

Property ID: HU25439534 - 1039 Budapest

The property

Property ID: HU25439534 - 1039 Budapest

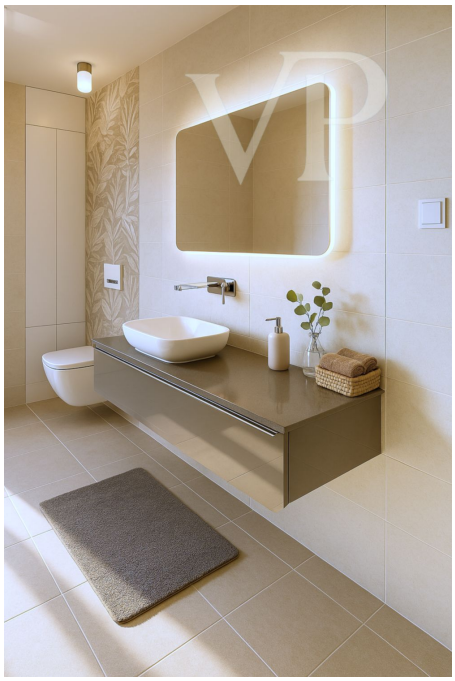
The property

Property ID: HU25439534 - 1039 Budapest

The property

Property ID: HU25439534 - 1039 Budapest

The property



Property ID: HU25439534 - 1039 Budapest

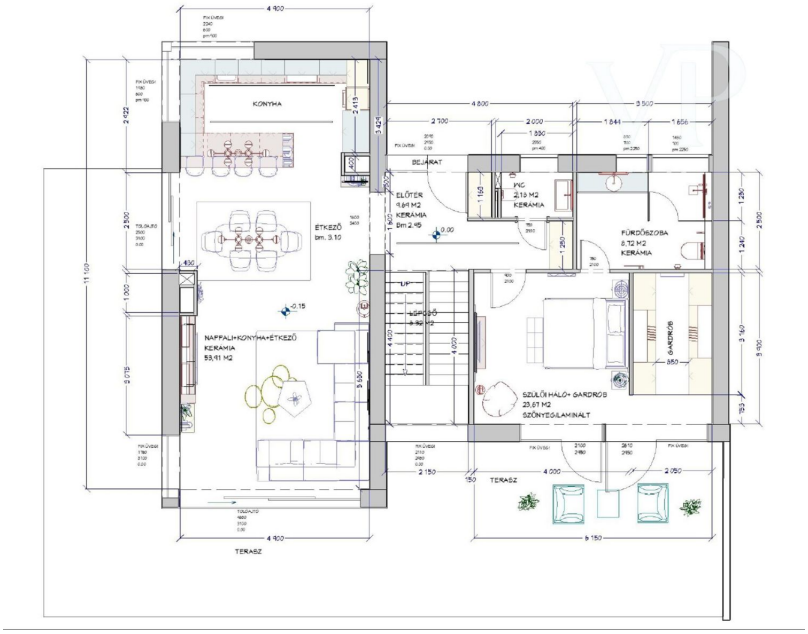
The property

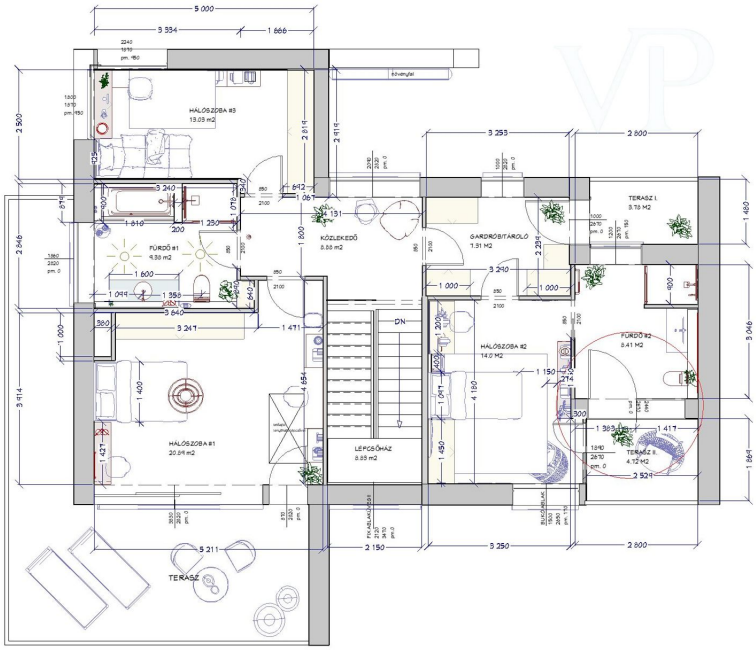
Property ID: HU25439534 - 1039 Budapest

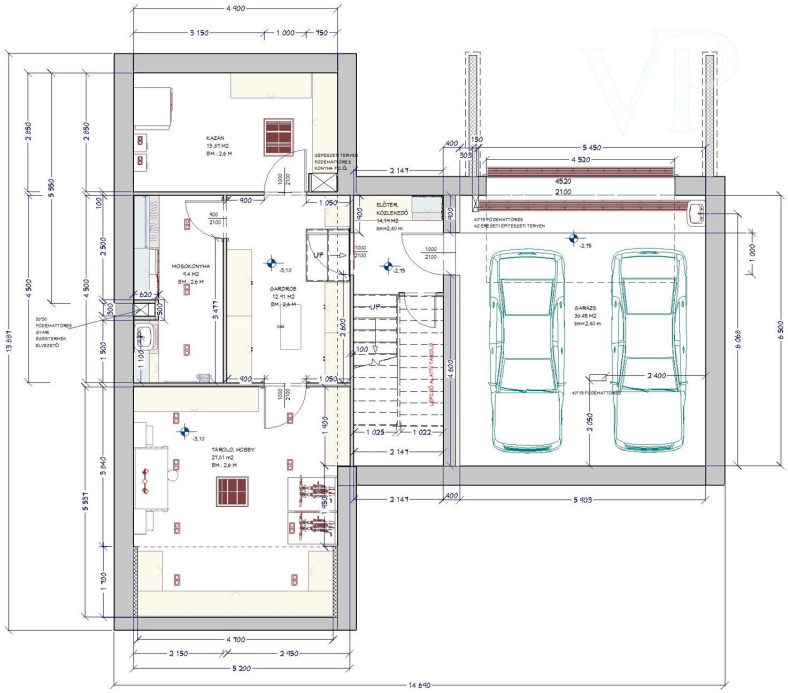
The property

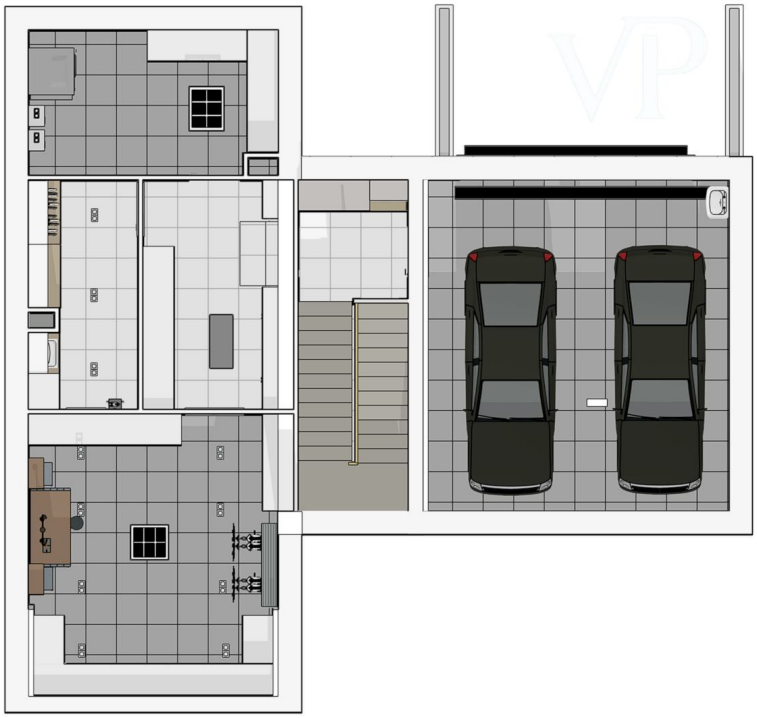
Property ID: HU25439534 - 1039 Budapest

Floor plans


KONYHA
ÉTKEZŐ
BEJÁRAT
ELŐTÉR
FÜRDŐSZOBA
NAPPALI+KONYHA+ÉTKEZŐ
SZÜLŐI HÁLÓ+ GARDRÓB
TERASZ
TERASZ


HÁLÓSZOBA #3
FÜRDŐ #1
HÁLÓSZOBA #1
KÖZLEKEDŐ
GARDROBITÁROLÓ
HÁLÓSZOBA #2
FÜRDŐ #2
TERASZ 1
TERASZ 2
LÉPCSŐHÁZ
TERASZ


KAZÁN
MOSÓKONYHA
GARDRÓB
ELŐTÉR, KÖZLEKEDŐ
TÁROLÓ, HOBBY
GARÁZS



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: HU25439534 - 1039 Budapest

A first impression

THE VILLAGE - Luxury Villa next to the Danube river - Budapest Discover one of Budapest's most exclusive new-build residential complexes in the 3rd district, where proximity to nature and modern luxury live side by side in perfect harmony. Right on the banks of the Danube, in the heart of the Romani Coast, we offer for sale a brand new 300 sqm luxury villa that meets all your needs - and more. EXCEPTIONAL LIVING ENVIRONMENT The Village villapark is located directly on the banks of the River Rome, on the Kings Road. The area is unique in that it is 27,664 sqm of wooded, landscaped green space, where the detached houses are beautifully designed with elegant landscaping. The plot has direct access to the Danube bank. The residential complex includes a community building and a large swimming pool. There is a 24-hour reception service, with a barrier entrance to the complex. The house is connected to a private, fabulous Japanese Zen garden, which is illuminated by exclusive outdoor lighting in the evenings. DETAILS OF THE VILLA Useful floor area: 300 sqm of living space with additional terraces and balconies. Plot size: 800 sqm Building details, layout, layout: 1. garage level: 2-stall heated garage with electric charger -Electric garage with electric stove, electric heating, storage room, stairs to the first floor -large mechanical room -elegant wardrobe with built-in cupboards -large laundry room, utility room with built-in cupboards -hobby room Ground floor: -elegant entrance, hall, stairs -hand-washing room -parents' bedroom with terrace, private walk-in closet and spacious private bathroom -in one space a large fitted kitchen, dining room, living room, balcony Number of rooms: a living room-kitchen-dining room + 4 bedrooms + 3 bathrooms + separate washroom Upstairs: Entrance hall, walk-in closet, Bedroom 1 - ensuite bathroom, balcony Bedroom 2 - with private balcony Bathroom with shower and bathtub Bedroom 3 Year of construction: 2023-2024 Condition: New construction, ready to move in The home is distinguished by generous spaces, unique furnishings and high quality materials. The house is characterized by a clean elegance, thoughtful functionality and luxury in every detail. Designed by an interior designer, with functionally thought-out layouts and layouts for the ideal layout. TECHNICAL EQUIPMENT Ceiling heating and cooling, heat pump Underfloor heating, fan coil system Full ventilation and air circulation system LOXONE smart home system Alarm and outdoor camera system Bio-fireplace 2 bay heated garage with electric charging point KITCHEN AND LIVING AREA Top of the range kitchen with built-in wine cooler Custom designed furniture, Italian tiling Clean yet warm lighting Modern, yet cosy space design PERFECT BALANCE BETWEEN NATURE AND CITY LIFE Anyone who knows and loves the "Római part" would never move from here anywhere else in Budapest! The proximity of the Danube, the atmosphere, the waterfront leisure facilities, the gastronomic offer and the quick access to the city centre make this

villa the ideal choice for those who do not want to compromise between comfort and proximity to nature. With a beach atmosphere and communal pool, this is a home and holiday home in one, in this beautiful villa park. Such a beautiful house is a real rarity on the market. I look forward to your application, come and see the house live!

Property ID: HU25439534 - 1039 Budapest

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

Apor Vilmos tér 11 Budapest
E-Mail: hungary@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com