Budapest

Elegant villa building at Királyhágó Square, Budapest

Property ID: HU25439545

PURCHASE PRICE: 1.890.000 EUR • **LIVING SPACE:** ca. 520 m^2 • **ROOMS:** 11 • **LAND AREA:** 932 m^2

Property ID: HU25439545 - 1126 Budapest

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At a glance

Property ID	HU25439545
Living Space	ca. 520 m²
Rooms	11
Bathrooms	2
Year of construction	1914
Type of parking	1 x Garage

Purchase Price	1.890.000 EUR
Condition of property	Well-maintained
Equipment	Terrace, Guest WC

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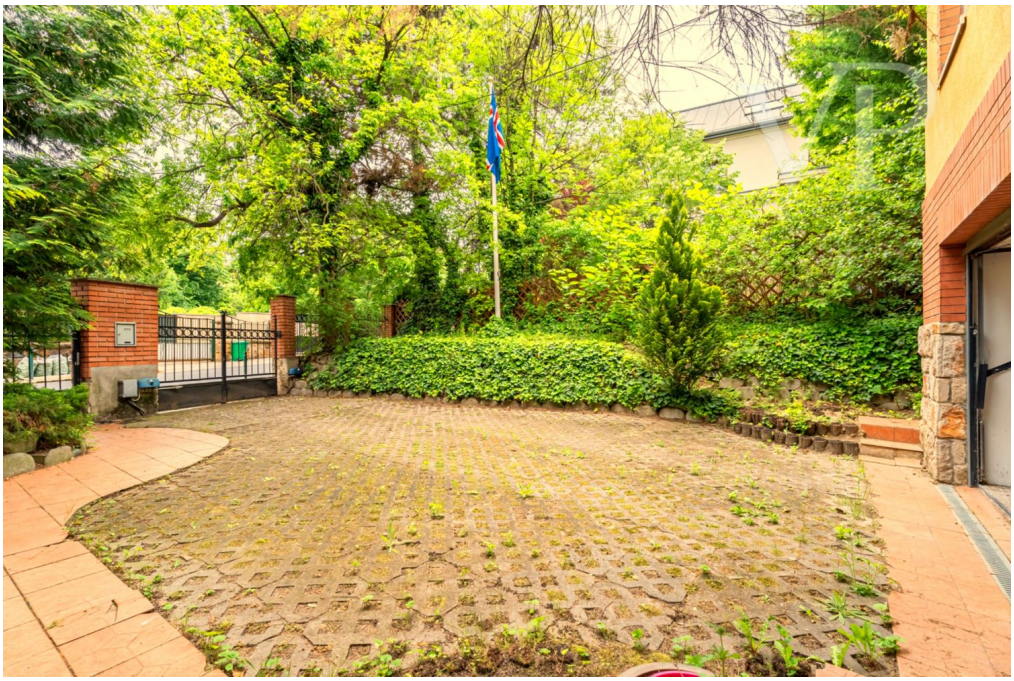

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A first impression

Exceptional Historic Villa in the Heart of Budapest – On the Border of Németvölgy and Orbánhegy, Near Királyhágó Square

- Price: EUR 1,890,000 (approx. HUF 756 million)
- Plot size: 932 m²
- Living area: 520 m²
- Rooms: 11
- Year built: 1914
- Renovated: 2003

Nestled in the Buda Hills, in one of the most prestigious, quiet and green areas of Budapest's 12th district – at the junction of Németvölgy and Orbánhegy, right next to the renowned Villa Bagatell – this exceptional three-storey villa is now available for purchase. This is not just a property – it is a lifestyle, where the elegance of early 20th-century architecture blends seamlessly with the comfort of modern living.

About the Property
Built in 1914 with solid brick walls, generous ceiling heights and classical proportions, the villa has been fully renovated in 2003 by the current owners – the third generation in the property's history – with utmost respect for its original character and ambiance. The result is a refined residence with preserved historical charm and updated functionality.

The home offers a total of 520 m² of living space spread across three levels:
•Basement (180 m²): 4 rooms, small kitchen, entrance hall, storage rooms, wine cellar, and garage. With a ceiling height of 3.0 meters, this level could be converted into a separate living unit.
•Ground floor (227 m²): A spacious 51 m² living room, 2 separate bedrooms, kitchen, dining area, bathroom, 2 guest WCs, and a 23 m² covered terrace facing the garden. Ceiling height: 3.60 meters! The ground floor also has a separate entrance, but is internally connected to the other levels via a staircase.
•Upper floor (approx. 180 m²): Features a large nearly 60 m² open-plan communal space, two bedrooms, a gallery, bathroom, guest WC, a storage room and a utility room.

The property also includes a garage, two storage rooms, a wine cellar, pantry, laundry room, and multiple access points from different sides, making it a perfect choice not only for large families but also for embassies, company headquarters, exclusive clinics or

private institutions. The building has served as the Honorary Consulate of Iceland for several years, chosen for its exceptional character and representative value.

Key Features:
•2 original Zsolnay ceramic tile stoves, one of which is still operational
•2 separate heating systems (gas boiler upstairs + condensing boiler in the basement)
•Legally clear and unencumbered, 1/2–1/2 ownership share
•Rooms face all four cardinal directions, ensuring bright, sunlit spaces all day
•Surrounded by a sunny, intimate garden with mature trees, ornamental plants and a pleasant microclimate

Location – In One of the Most Valuable Areas of District XII

The villa boasts excellent accessibility and transport connections, while still offering complete peace and privacy. A short walk will take you to schools (including international ones), kindergartens, shops, sports facilities, and the city center is quickly accessible by car or public transport. The neighborhood is home to elegant villas, well-maintained gardens, and a cultured residential environment.

Recommended for:
•Large families looking for a spacious, elegant residence
•Diplomatic missions, embassies
•Corporate headquarters, private medical clinics, or offices
•Investors seeking a high-prestige, value-retaining property in the Buda Hills

This building is not just a house – it is a piece of Budapest's living history, beautifully preserved and revitalized, now awaiting its new owner.
The owner is open to serious inquiries and reasonable offers.
Contact dr. Dora Meszoly at +36 70 55 948 55 for further information or to schedule a private viewing!

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Contact partner

For further information, please contact your contact person:

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