IMMOTRADING
THE REAL ESTATE COMPANY

ENGLISH

CONTACT

Robert Hauer

Mobile : +43 680 440 1352
e-mail : robert.hauer@immotrading.at
company : ImmoTrading GmbH
address : 1010 Wien, Kärntner Ring 5-7

More objects from this agent



BASIC DATA

object number:	**3056/1152**
object type:	**House**
state:	**Közép-Magyarország**
address:	**1125 Budapest**
price:	**€ 4,450,000.-**
Living area:	**approx. 1,124.00 m²**
room:	**12**

DESCRIPTION

TWO VILLAS IN THE 12TH DISTRICT

A plot of approx. 2,874 m2 with 2 villas in the 12th district of Budapest is for sale.

More detailed information
It is an elite residential complex in Budapest, in the most prestigious district of the city - 12th district, with a completely private atmosphere.
It takes about 12-15 minutes by car to get to the city center.
The entire property has a beautiful large garden with existing plants, including a panoramic view of Budapest and the Parliament.
Several spacious terraces with a view make this complex unique.

On the plot of approx. 2,874 m2 there are 2 villas and a detached designer wine cellar of approx. 36.4 m2 with a capacity of 3,000 bottles.
The total area of both villas is approx. 1,170 m2.

The main house has:
* a garage for 4 cars
* a security / assistant room
* a swimming pool
* a sauna
* a wellness area
* a fitness room
* 4 large bedrooms (each with its own bathroom)
* a big kitchen
* study / library
* dining room combined with a huge hallway
* a nice fireplace

The area of the main house is approx. 776 m2.

The second villa has:
* 5 bedrooms
* 4 bathrooms
* a billiard room

The area of the second villa is approx. 348 m2.

Both villas have a wonderful panoramic view.
The purchase price for both villas on the plot is € 4,450,000.

In addition to this offer, there is also a building plot nearby for sale, with an area of 1892 m2, at a price of € 1,500,000.
Either a large villa or a house for 3-5 apartments can be built on the plot.
It can either be a separate project or a package together with two villas in the neighborhood.

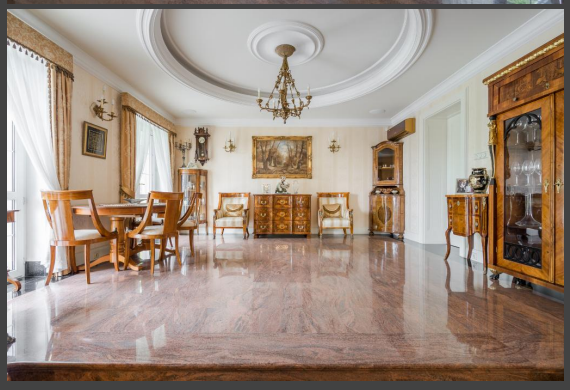
Have we piqued your interest? Further information on the property is available on request.
Feel free to contact us at any time.
We would be happy to arrange a viewing appointment for you.

Further information:
The data provided come from the owner and / or third parties and were collected with care. However, no liability can be assumed for the correctness and completeness of the information.

price:	**€ 4,450,000.-**
Buyer's comm.:	**3%**
Living area:	**approx. 1,124.00 m²**
Plot area:	**approx. 2,874.00 m²**
Effective area:	**approx. 1,170.00 m²**
room:	**12**
Bathroom:	**8**
toilet:	**10**
Cellar:	**Full cellar**
parking space:	**4**
number of terraces:	**3**
furniture:	**compl. furnished**
condition:	**very good**
floor levels:	**3**
noise:	**absolute quiet location**
garage:	**4**

Bedroom: 8; **Location**: Residential area, Green location, Forest location, Panoramic location, sunny location;**Public transport**: Bus











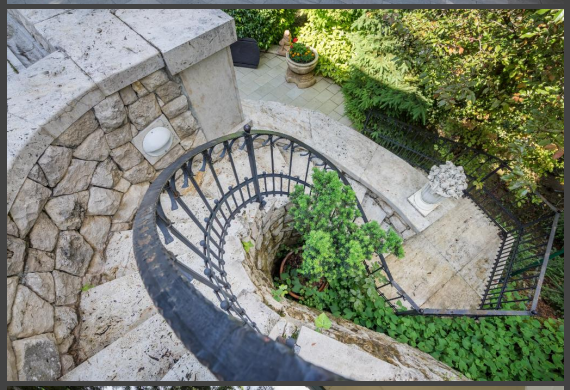


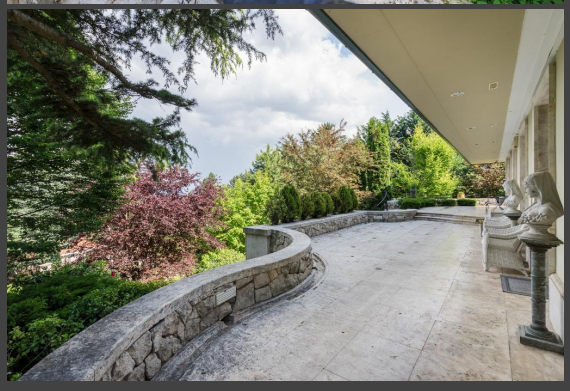






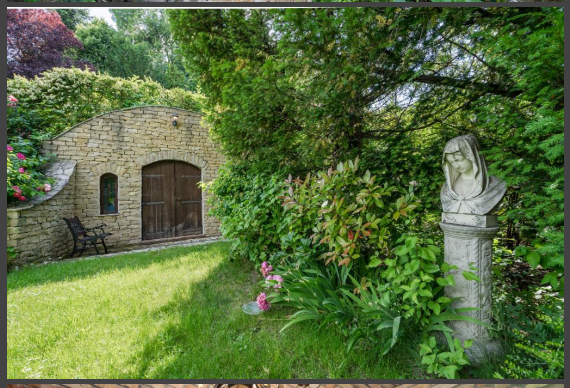






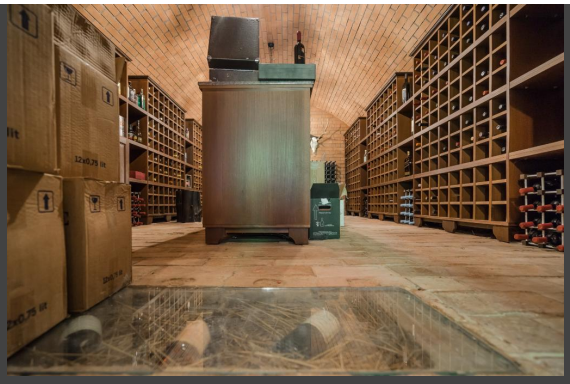












IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

selly.website