



listing



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 985,000

Τοποθεσία

Χώρα:	Hungary
Νομός/Περιοχή/Επαρχία:	Budapest
Πόλη:	Budapest
Δημοσιεύθηκε:	12/01/2026

Περιγραφή:

A unique, 170 m² family home in excellent condition is for sale on Cinege Road, one of the most sought-after, quiet and green streets in District XII.

The house has a 400 m² fenced garden. The building was originally built in 1910 and then expanded with an upper floor in 2002, so the turn-of-the-century foundations and modern architectural solutions complement each other harmoniously. The property has been continuously maintained and preserved by the owners, with several significant renovations: In 2018, a complete renovation was carried out, which included the installation of 3-layer windows and doors, the replacement of all flooring (parquet and warm coverings), the construction of a new kitchen and staircase, as well as exterior and interior painting and the replacement of the fence. In 2022, the boiler was replaced, and in 2024, the property was repainted.

The structure of the house is extremely solid: the walls are built of 45 cm thick B30 bricks, and the exterior facade is insulated with 5 cm of Nikecell insulation. The roof has 10 cm of Therwoolin glass wool insulation and Haltex Finnish sound and heat insulation, which not only ensures a pleasant climate but also outstanding quietness.

The heating is modern, with a condensing boiler, and underfloor heating provides comfort on the ground floor and in the bathrooms. Air conditioning provides cooling.

The covered parking space for two cars includes a 22 kW electric charger, which fully meets today's requirements.



The rooms of the house are well thought out, bright and easy to use: a spacious living room-dining room-kitchen connection, well-separated bedrooms and bathrooms. The garden is private, pleasantly green and well-kept, partly terraced, ideal for relaxation, barbecuing or family gatherings.

Maintenance costs are favorable and easy to calculate: average monthly gas consumption is approximately 40,000 HUF, electricity consumption is approximately 23,000 HUF, and common costs are 15,000 HUF.

Cinege út is one of the most prestigious addresses in Buda: quiet, safe, green, yet easily accessible, with Normafa, János Hill, several excellent schools and the entire infrastructure of the neighborhood within minutes. The neighborhood is well-kept, with elegant family homes and a pleasant streetscape.

The property is unencumbered, ready to move into, and offers an exceptional opportunity for those looking for a carefully renovated, characterful, and valuable home in Buda on one of the best streets in District XII.

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	170 τ.μ

Rental details

Furnished:	Ναί
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Link:	http://www.arkadia.com/PRMV-T1445/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	3182
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