



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:	USD 1,065,326.5

Τοποθεσία

Χώρα:	Hungary
Νομός/Περιοχή/Επαρχία:	Budapest
Πόλη:	Budapest
Δημοσιεύθηκε:	22/06/2026

Περιγραφή:

Exclusive Panoramic Residence for Sale in Rézmál, One of the Most Prestigious Areas of Budapest's District II

Located in one of Budapest's most desirable Buda neighborhoods, in the peaceful green surroundings of Rézmál in District II, this exceptional 102 sqm ground-floor apartment with southwest orientation and breathtaking panoramic views is offered for sale. The property is part of an exclusive three-storey premium residential building comprising only seven apartments, designed with contemporary architecture, outstanding technical specifications, and an A+ energy rating. The apartment includes a 7 sqm covered terrace, an approximately 69 sqm private garden, a private storage room, and two parking spaces.

Thanks to its excellent floor plan, the apartment offers spacious, bright, and highly functional living areas. The centerpiece of the home is the generously sized open-plan living room with kitchen and dining area, complemented by two separate bedrooms, two bathrooms, and a walk-in wardrobe. The living room opens directly onto the covered terrace, offering spectacular panoramic views of the Buda Hills. Only premium-quality materials are used throughout the interior, ensuring a sophisticated and timeless design. Underfloor heating and ceiling heating/cooling powered by a Daikin heat pump system provide exceptional comfort, complemented by a Viessmann condensing boiler. The temperature of each room can be individually controlled and remotely operated via smartphone through the NGBS smart thermostat system. The property is also pre-equipped for smart home integration.



Residents enjoy a high level of security thanks to a modern CCTV system, a remotely monitored alarm system, a fire detection system, and an IP-based video intercom. The beautifully landscaped ornamental garden is enhanced by an automatic irrigation system and elegant outdoor lighting. Two parking spaces prepared for electric vehicle charging are available for purchase at HUF 18 million each, while a private storage unit is available for HUF 6 million.

A unique feature of the property is the possibility of combining it with the adjacent 74 sqm apartment on the same level, creating an impressive custom-designed luxury residence of nearly 180 sqm. This rare opportunity is ideal for larger families, multigenerational living arrangements, or long-term investment purposes.

The project offers an outstanding technical specification, including a Daikin central heat pump system with underfloor and ceiling heating/cooling, a Viessmann condensing boiler, A+ energy certification, Austrotherm XPS and PIR insulation systems, Schüco aluminium windows and doors with quadruple-glazed security glass, motorized aluminium external blinds with automation preparation, premium Flaviker porcelain tile flooring and oak engineered parquet, Duravit and Laufen sanitary ware, and Grohe and Hansgrohe fittings. A reinforced security entrance door, CCTV and alarm systems, and individually controlled smartphone-operated heating and cooling further enhance the value and comfort of the property.

The location offers the perfect balance between tranquil green living and excellent urban accessibility. The neighborhood is characterized by elegant villas, quiet streets, beautifully maintained green spaces, and outstanding air quality. International and local schools, shopping facilities, public transportation connections, and the popular Haris Park are all located nearby. The charming plane tree-lined street adds a unique atmosphere and timeless elegance to this prestigious residential setting.

Expected completion: End of 2026.

For further information, please do not hesitate to contact us.

Κοινά

Κρεβατοκάμαρες:	2
Τελειωμένα τετραγωνικά πόδια:	102 τ.μ

Rental details

Furnished:	Ναί
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Link:	http://www.arkadia.com/PRMV-T1563/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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