



## listing



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: EUR 814,000

### Ubicación

País: Hungría  
Estado/Región/Provincia: Budapest  
Ciudad: Budapest  
Publicado: 10/04/2026

### Descripción:

Detached family house for sale on the border of District XII and District II, in Diós árok, near Szent János Hospital.

This is truly a rarity: not a huge, several-hundred-square-meter mansion, but a livable, 140–180 sqm, fully detached family home in an excellent location, well-sized family house with a large private garden, double garage, terrace, and southwest orientation. The house is situated on a 711 sqm, slightly sloping plot surrounded by mature trees.

The property is fully independent both legally (not an undivided joint ownership, it has a clear title deed) and physically (a detached house, not semi-detached, not an apartment), which remains rare in this size range in the district.

The current house was last renovated in 2000, therefore it requires both technical and aesthetic refurbishment or reconstruction.

The current total size of the house is 146.5 sqm, with the following layout: on the entry level there are two separate garages; on the ground floor there is a kitchen, living room, a 24.5 sqm terrace, bathroom and WC; and in the attic there are 2 larger and 2 smaller bedrooms, as well as another bathroom.

For the redevelopment of the property, the current owners have had prepared the complete renovation plans for a modern, two-storey, flat-roof family home, which have already been approved by the district



planning committee.

The buildable area can be expanded either based on the approved plans or according to individual needs with alternative designs, allowing the net floor area to be increased up to 186 sqm.

The location of the property is truly excellent: the nearest bus stop is 100 meters away, and tram and other public transport connections are within a few minutes' walk. The center of Buda, Széll Kálmán Square, is reachable within 10–15 minutes by car or public transport. Numerous public and international schools are located in both District XII and District II, all within easy reach.

The property is currently vacant and completely cleared out, so it can be taken into possession immediately.

## Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	146 m2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/PRMV-T1515/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PRMV-T1515/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 3239

