



## 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 398,000 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Hungría    |
| Estado/Región/Provincia: | Budapest   |
| Ciudad:                  | Budapest   |
| Publicado:               | 18/08/2026 |

#### Descripción:

Located in one of Budapest's most sought-after downtown neighborhoods, this **73 sqm mezzanine-level apartment with western exposure** is situated in a charming classical residential building. Please note that the building does not have an elevator. The property was previously used as an office and is currently in need of complete renovation, offering an excellent opportunity to create a unique city home or a valuable investment.

The apartment is in its original condition, and no renovation work has been started, allowing the new owner complete freedom to design and finish the interior according to their own vision. One of the property's standout features is its large floor-to-ceiling windows, which provide an abundance of natural light throughout the day, complemented by its desirable western orientation.

A unique opportunity is that this apartment is currently connected to the neighboring **61 sqm property**, which has a separate land registry number and is legally registered as an independent apartment. Renovation works on the smaller apartment began in 2020; however, due to the significant increase in construction costs, the project was left unfinished. The two apartments can also be purchased together, creating a combined living space of **134 sqm**, offering excellent potential for a spacious luxury city residence, two separate apartments, or even a combination of residential and office space.

Both properties have their entrances opening onto a private inner courtyard with its own entrance gate, which can be separated from the rest of the building if desired, providing an exceptional level of privacy rarely found in the heart of the city.



The location is outstanding, situated in the vibrant historic center of Budapest. Within just a few minutes' walk, you will find charming cafés, popular restaurants, bakeries, shops, and a wide range of everyday amenities. The neighborhood also offers excellent cultural attractions, with several universities, museums, and theaters nearby, while the Danube Promenade and Károlyi Garden provide wonderful opportunities for relaxation. Public transportation is excellent, with metro lines, trams, and bus routes all within easy walking distance, allowing quick and convenient access to every part of Budapest.

The property is an excellent choice both as a private residence and as a long-term investment, especially for buyers looking to create a unique downtown home tailored to their own vision.

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

## Común

|                            |       |
|----------------------------|-------|
| Dormitorios:               | 1     |
| Baños:                     | 1     |
| Pies cuadrados terminados: | 73 m2 |

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/PRMV-T1580/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PRMV-T1580/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 3283

