



## Luxury 3 Family Home for Sale In Békéscsaba Hungary



### Informazioni sull'Agente

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Experience since:	2002
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Specialties:	
Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 698,213.68

### Posizione

Nazione:	Hungary
Indirizzo:	Békéscsaba, Dobozi út 90
Cap:	5600
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Descrizione:

Luxury 3 Family Home for Sale In Békéscsaba Hungary

Esales Property ID: es5554670

Dobozi út 90

Békéscsaba, 5600 Hungary

An Exquisite Turnkey Family Home Awaits in Békéscsaba: A Sanctuary of Modern Living and Opportunity

Discover the pinnacle of contemporary comfort and convenience with this exceptional, newly built family home, now available for sale in the charming and evolving city of Békéscsaba, Hungary. Completed in 2021, this single-story, west-facing residence represents a truly turnkey solution for those seeking a high-quality living environment without the complexities of building from scratch. Perfectly situated in a desirable neighborhood characterized by other beautiful, newly constructed homes, this property strikes



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an ideal balance: offering the tranquility of a countryside setting while remaining remarkably close to essential amenities, yet thoughtfully distanced from the hustle and bustle of the city centre.

More than just a spacious family dwelling, this expansive 2,679 square meter (0.66 acre) property is a canvas for new opportunities. The moment you approach, an air of sophistication is apparent. A state-of-the-art electric gate, effortlessly controlled by remote, glides open to reveal a remarkably generous and immaculately maintained courtyard. A grand, paved driveway spanning 120 square meters, expertly designed with a graceful roundabout, leads you directly to the impressive brick-built house, crowned with a durable tiled roof. The thoughtful illumination of all outdoor walkways and driveways, both in the sprawling backyard and around the elegant roundabout entrance, ensures safety and enhances the property's aesthetic appeal long after sunset.

Step inside and be instantly enveloped by a sense of modern elegance and practical design. The welcoming entrance hall, generously proportioned at 9.93 square meters, immediately sets the tone. Functionality meets style here, with ample built-in wardrobes flanking both sides, providing abundant storage solutions. The integrated intercom system, complete with cameras conveniently positioned right by the door, offers peace of mind and enhanced security. To the left of the entrance, an 8.06 square meter study provides a dedicated space for work, quiet contemplation, or even a cozy reading nook, catering perfectly to the needs of a modern family.

From the inviting entrance hall, a newly tiled 13.17 square meter hallway extends gracefully, guiding you further into the heart of this thoughtfully laid-out home. To the left of this central corridor, three well-appointed bedrooms await. The first, a comfortable 12.21 square meters, is perfectly sized and ideally suited as a child's bedroom or a guest room. The second, a generous 12.43 square meter master bedroom, offers a true sanctuary for relaxation. This private retreat boasts direct access to its own exclusive terrace, inviting you to step outside and enjoy a beautiful, serene view of the meticulously maintained backyard. Complementing this master haven is a private en-suite bathroom, meticulously designed and offering luxurious comfort. Conveniently located across from the master bedroom is a fully equipped 3.96 square meter laundry room, a highly practical addition that streamlines daily living. Finally, another spacious 12.58 square meter bedroom with captivating views of the front yard and the elegant roundabout completes the sleeping quarters in this wing of the home, offering ample space and natural light.

The intelligent design continues with essential conveniences seamlessly integrated into the layout. The main hallway also provides access to a separate, well-sized 8.95 square meter bathroom, featuring a modern toilet and newly installed tinted windows that ensure privacy and diffused light. For guests, a conveniently located 1.75 square meter guest toilet is thoughtfully positioned just off the main entrance hall, ensuring comfort and accessibility for visitors without needing to venture further into the private areas of the home.

The social heart of the residence is undoubtedly the beautifully designed 32.26 square meter living and dining area. This expansive space exudes contemporary sophistication, rendered in stylish anthracite grey tones that create a chic and inviting ambiance. It seamlessly transitions into a fully equipped 12.11 square meter kitchen, making entertaining and everyday family life effortless. The kitchen is ready to inspire culinary adventures, offering all the necessary amenities for modern cooking. The living room provides a stunning, uninterrupted view of the expansive backyard, a vista that can be savored even more intimately



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from the generous 20 square meter terrace, perfect for al fresco dining, morning coffee, or simply unwinding amidst the fresh air.

Beyond its aesthetic appeal, this home is engineered for comfort, efficiency, and durability. The entire house is fitted with state-of-the-art 3-layer insect-screen windows, providing excellent insulation and protection from pests while allowing natural light to flood the interiors. Superior thermal performance is ensured by 15 cm of insulation on both the roof and walls, contributing to significant energy savings year-round. Modern climate control is guaranteed with a high-efficiency air conditioning system, perfectly complemented by luxurious underfloor heating throughout, ensuring cozy warmth during cooler months. The interior boasts new flooring throughout, a harmonious blend of sleek, easy-to-maintain tiles and elegant laminate, selected for both their aesthetic appeal and practical durability.

The expansive backyard is a veritable paradise, designed for relaxation, recreation, and practical use. It includes a dedicated storage shed, ideal for housing garden tools and equipment, keeping the outdoor space tidy and organized. For younger residents, a delightful sandbox provides hours of fun. An inviting outdoor barbecue area sets the scene for memorable gatherings with family and friends, perfect for enjoying the pleasant Hungarian climate. Furthermore, the property benefits from two drilled groundwater wells, offering a sustainable and cost-effective solution for irrigation and outdoor water needs, a significant asset for maintaining the lush garden and grounds.

This exceptional property in Békéscsaba is more than just a house; it's a move-in ready lifestyle upgrade. With a 30% buildability rate on the land, there's significant potential for future expansion or additional structures, should your needs evolve. This makes it an ideal investment for growing families seeking more space, astute investors looking for high-quality rental opportunities, or anyone desiring a quiet, premium living environment that promises both tranquility and convenience. Offering an unparalleled combination of modern amenities, spacious living, and a prime location, this newly built family home is a rare find in the Békéscsaba market.

Price: 239,990,000 HUF / 594,990 EUR

For more information and to seize this incredible opportunity, please feel free to contact: Phone: +36 70 / 365 – 2755 Email: [bodoczkierno@gmail.com](mailto:bodoczkierno@gmail.com)

## ABOUT THE AREA

Békéscsaba, the charming capital of Békés County in southeastern Hungary, holds a significant place as an economic, cultural, and educational hub within the region. Nestled on the Great Hungarian Plain, it is characterized by its flat terrain, fertile agricultural land, and a relatively mild continental climate. The city's history stretches back centuries, with its name potentially having Ottoman origins, and it gained prominence through a series of resettlements, particularly by Slovak settlers in the 18th century, whose cultural influence is still evident today.

Békéscsaba is widely recognized as the 'Pantry of Hungary' due to its robust agricultural output and thriving food industry. The city is especially famous for its 'Csabai kolbász' (Csabai sausage), a protected geographical indication within the European Union, making it a proud 'Hungaricum' and the focus of an



annual sausage festival. Beyond its renowned culinary traditions, Békéscsaba boasts a diverse economy with long-standing industries in grain mill products, poultry, tinned foods, and more recently, electronics. Its strategic location and well-developed road and rail networks further solidify its role as a key logistical center, including a high-speed railway line connecting it to Budapest.

Culturally, Békéscsaba offers a rich tapestry of attractions and experiences. The city is home to the largest Evangelical church in Hungary, a testament to its historical ties to the Slovak community. Art enthusiasts can explore the Mihály Munkácsy Museum, dedicated to one of Hungary's most celebrated painters, which houses the world's largest collection of his works. The city also hosts various cultural events and has charming areas like Andrásy Avenue, a bustling commercial street, and the Árpád Spa, which features thermal pools. Its flat landscape also makes it ideal for cycling, with a network of bicycle routes encouraging exploration.

For travelers looking to visit Békéscsaba, several airports serve the region, both domestically and internationally. The nearest airport is Oradea International Airport (OMR) in Romania, situated approximately 72 km (45 miles) to the east. Other accessible airports include Timisoara Traian Vuia International Airport (TSR) in Romania (about 98.5 km / 61 miles away), and for a wider range of international connections, Budapest Ferenc Liszt International Airport (BUD) in Hungary, located approximately 162 km (101 miles) to the northwest. While Budapest offers the most extensive flight options, bus and train connections are available to Békéscsaba, making it a manageable journey.

## MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 2679m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Hungary
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	250 mq
Dimensione del lotto:	2679 mq

### Utility details

Heating:	Si
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.210.896

