



## listing



### Agent Info

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                                      |
| Bedrijfsnaam: |                                                                                                              |
| Mistlampen:   | United Kingdom                                                                                               |
| Telefoon:     |                                                                                                              |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Advertentie details

|                |              |
|----------------|--------------|
| Vastgoed voor: | Huur         |
| Prijs:         | USD 2,922.46 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Hungary    |
| Staat/Regio/Pronvincie:     | Budapest   |
| Plaats:                     | Budapest   |
| Geplaatst:                  | 06-09-2025 |
| Omschrijving:               |            |

Tucked away in one of Budapest's most desirable neighborhoods, this beautifully designed family home on **Nyéki út in District II** offers a rare blend of space, privacy, and natural beauty — all just a short walk from public transport. With a total living area of **317 sqm** spread over four levels, and sitting on a **generous 2,300 sqm plot**, this home is ideal for families seeking both comfort and convenience.

### Elegant, Functional Living – Inside and Out

On the **basement level**, you'll find extensive storage space, a well-equipped laundry room, and utility areas that make day-to-day living easy and organized.

The **main floor** features a warm, welcoming living room complete with a **functioning fireplace**, perfect for cozy evenings at home. From here, step out onto the **terrace**, ideal for morning coffee or al fresco dining. The dining room is set apart from the kitchen, allowing for formal meals and entertaining, while the **kitchen includes a pantry**, adding even more storage and functionality. A bathroom with shower and a separate toilet complete this floor.

Moving upstairs, the **second floor** serves as a peaceful retreat. A second living area, currently used as a **library**, opens onto another **spacious balcony** overlooking the garden. The master bedroom also enjoys its own balcony and sits next to a large bathroom with bathtub and a separate toilet. There's an additional room on this level that can serve as either a **bedroom or home office**, as well as a **fitness room** with a walk-in storage area.



The **top floor** opens up into a large, airy multi-use space — perfect as a playroom, creative studio, or lounge. Two more bedrooms, a full bathroom with bathtub, and a separate toilet complete the upper level. Each floor offers access to balconies, providing fresh air, natural light, and stunning views of the surrounding greenery.

## A Private Oasis – With Amenities That Matter

Step outside and you'll find a **private swimming pool** and a **tennis court**, set against the backdrop of nature. The home is bordered by a **beautiful forest**, offering peace, privacy, and direct access to walking trails — a rare find in such a well-connected area.

## Prime Location with Excellent Access

Although it feels like a secluded retreat, the house is just **200 meters from a tram stop**, offering fast access to the city center, international schools, and shopping districts. It's the perfect choice for families, diplomats, or professionals who want to enjoy a quiet, green environment without giving up urban convenience.

### Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 4                  |
| Badkamers:                  | 3                  |
| Afgewerkte vierkante meter: | 317 m <sup>2</sup> |

### Rental details

|            |    |
|------------|----|
| Furnished: | Ja |
|------------|----|

### Lease terms

Date Available:

### Additionele informatie

|              |                                                                                                                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/PRMV-T1340/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PRMV-T1340/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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### Contact information

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| IMLIX ID: | 3105 |
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