



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 814,000

#### Location

Country: Hungary  
State/Region/Province: Budapest  
City: Budapest  
Posted: Apr 10, 2026

#### Description:

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.

### **Common**

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	146 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [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

