

**Property Address:** Hungary, Budapest, District 2, prestigious area, Luxurious Villa, Danube panoramic view – with Tenant or not – <https://selectingatlan.hu/budapest-ii-kerulet-elado-haz/299647/>

**Offer:** property for sale – VILLA/Residence – with orientation to South; built in 2008, Pragmatic Design

**Guiding price:** 4500000.- EUR

**Floor area:** 1671,2 sqm in 3598 sqm plot – trimmed garden

**Status of property:** specially-designed, fully furnished, exclusive property with wine cellar, indoor pool, sauna

**Number of rooms:** 12 + large terraces + outdoor normal & leisure pool

**Floors of the building:** 5 – easy access, lift between all levels

**Heating/cooling:** gas, airconditioned

**Comfort:** 8 bathrooms and toilets; **Energy Efficiency:** usual

**Parking:** large indoor garage and gated parking for 10 cars included in the price

**Views:** Panoramic view over the Danube - <https://youtu.be/k3Cn0nAB4s>

Luxury Villa with Panoramic Views - Your Dream Home in Budapest, Rose Hill - Welcome to your new oasis in the heart of Budapest! This uniquely designed luxury villa offers an eternal panoramic view of the stunning cityscape, with the majestic Danube River flowing gracefully below. As you stand on the spacious terrace, you'll be mesmerized by the breathtaking buildings that line the riverbanks. The house itself is a masterpiece, boasting expansive spaces spread across multiple levels. Its modern, functionalist design not only exudes elegance but also caters to your every need. The flexibility of the layout allows you to customize the purpose of each room, whether you envision a family-oriented residence, a multi-functional space, or a prestigious business headquarters. Nestled within an ample plot of land, the villa is embraced by a meticulously maintained garden, creating a serene and private sanctuary. Imagine strolling through lush greenery or hosting unforgettable gatherings in this remarkable outdoor space. Convenience is at your fingertips, as the vibrant city centers of Buda, including Óbuda, Margaret Bridge and Széll Kálmán Square, are just minutes away by car or public transportation. Embrace the perfect blend of tranquility and accessibility, offering you the best of both worlds. For those with a keen eye for investment opportunities, this property offers the potential for further development. The size of the plot (3598 sqm) allows for the division of land, creating ample space for an additional building that mirrors the same remarkable features. Unleash your creativity and maximize the potential of this exceptional estate. This exclusive luxury property in Verhalom/Rose Hill stands out not only for its design and location but also for its prestige. With its representative appearance, the villa is perfectly suited to cater to the most discerning individuals, be it a diplomatic mission, a distinguished residence, or an upscale company headquarters. It provides the ultimate in comfort, accommodating families, institutions, and additional service units, whether integrated, separate, or even combined. Nestled amidst nature and surrounded by a prestigious neighborhood, the villa offers a tranquil escape while ensuring essential amenities and infrastructure are within easy reach. Immerse yourself in the beauty of your surroundings while enjoying the convenience of modern living. For further details, including original design floor plans per level, please don't hesitate to reach out to us. We eagerly await your respectful interest and are ready to answer any questions you may have. Rest assured, we will guide you through the entire purchasing process, ensuring a seamless and rewarding experience. Your dream home in Budapest awaits. Contact us today to turn your vision into a reality! Please note that Select Property's real estate services are free of charge for our buyer clients. Our customers may expect continuous assistance during the purchasing process from Select Real Estate Agency / and me.





Budapest is one of the most beautiful cities in Europe (Hungary) - the pearl of the Danube. The central area of the city along the Danube River is classified as a UNESCO World Heritage Site and has many notable monuments, including the Hungarian Parliament, Buda Castle, Fisherman's Bastion, Gresham Palace, Széchenyi Chain Bridge, Matthias Church and the Liberty Statue. To see all of those each day is really a lifetime experience.