



Property IDKK2300



(AAA) First-class value retention
guaranteed: Outstanding apartment in
the castle dis...



Price:	820.000 €
Living space:	153 sq. m.
No. of rooms:	4
Type of apartment:	Single storey apartment
Commission Rate:	1.21% of the purchase price including VAT, Subject to commission: yes



Property description:

Budapest's 1st district, also known as the Castle District, is one of the most prestigious and historically significant residential areas in Budapest. Situated high above the Danube, this district combines centuries-old architecture, cultural landmarks, and a unique panoramic view of the entire capital.

Real estate in Budapest's Castle District is among the most stable in value on the Hungarian real estate market. There are several reasons for this:

- Limited supply: The historic district is small, and new construction is severely restricted.
- High demand: International buyers, diplomats, and investors specifically seek out apartments in this location.
- Tourist appeal: Proximity to cultural highlights increases demand in the long term.
- Preservation of value through historic preservation: Many buildings are meticulously restored and maintained. Apartments around the Vienna Gate or in the immediate vicinity of the Castle District are therefore considered particularly stable and attractive long-term investments.

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].... The now available apartment is located on the first floor of a historic building with a total of 22 units below the Vienna Gate. It measures 153 m² and has 5 rooms. Further details:

- Living room
- Dining room
- 3 additional rooms
- Bathroom
- Pantry
- Hallway
- Kitchen
- 5 m² covered terrace overlooking the courtyard

The ceiling height is 3.80 meters.

The apartment is equipped with its own gas boiler for hot water and heating, which was completely replaced in 2025. It will be handed over partially furnished.

All windows were also replaced in 2025, are double-glazed, and have roller shutters.

Street parking is available with a resident parking permit.

Furnishings: Completely

Location: Budapest's 1st district, also known as the Castle District, is one of the most prestigious and historically significant residential areas in Budapest. Perched high above the Danube, this district combines centuries-old architecture, cultural landmarks, and a unique panoramic view of the entire capital.

The area surrounding the world-famous Buda Castle is a UNESCO World Heritage Site. Cobblestone streets, restored townhouses, and impressive viewpoints like Fisherman's Bastion give the Castle District an atmosphere that uniquely blends history and exclusive urban living.

Another striking gateway to the Old Town is the historic Vienna Gate. This square forms one of the most traditional entrances to the castle complex and symbolizes the centuries-long connection between Hungary and Austria. Today, the area is characterized by elegant old buildings, small cafes, galleries, and quiet residential streets.

Especially attractive for expats from Germany

The 1st district is considered one of the most desirable residential areas in Hungary. Especially for expats from Germany, the location offers several advantages:

High quality of life: quiet, safe environment in the historic center

International atmosphere: numerous international residents and diplomatic missions

Excellent infrastructure: restaurants, cultural institutions, and transport links are easily accessible

Historic ambiance: living in one of Europe's most beautiful old towns

Furthermore, Budapest offers excellent value for money compared to many major cities in Germany, Austria, or Switzerland.

Location advantage in Europe:

Distance to Vienna: approx. 240 km (approx. 2.5 hours)

Distance to Lake Balaton/Keszthely: approx. 190 km

Budapest Ferenc Liszt International Airport: approx. 25 minutes

Budapest's first district combines historical charm, a central location, and international demand – a rare combination that makes it particularly attractive to both discerning residents and investors. Apartments in this area are therefore not only an exceptional place to live, but also a sustainable and stable investment.

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment

- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As the buyer, you will pay 1.21% (including VAT) of the purchase price for this property upon invoicing and signing of the purchase agreement. This price includes:

- Verification of the land register for encumbrances and ownership rights
- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)
- A German translation of the purchase agreement

- All utility transfers, such as electricity, gas, water, waste disposal, etc.

Remarks: The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions: We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous: Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen Complaints are practically no longer enforceable.

You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>

- Suggestions for suitable properties from various channels and from private sellers until you have found the right property

- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)

- Support in handling all purchase formalities

- ion of an English-speaking notary (layer)

- English sales contract translation

- Re-registration of all providers such as electricity, water, gas etc.

- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)

- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:

www.immocenter-ungarn.com









