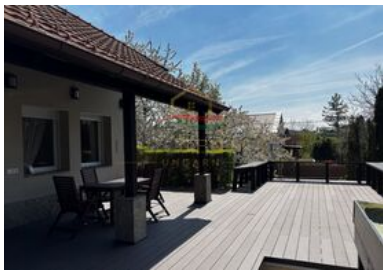
Property IDLux019



(AAA) Telki – one of the most desirable residential areas near Budapest

Price:	802.000 € (≈ 294.975.600 Ft)
Living space:	310 sq. m.
Plot size:	920 sq. m.
Type of house:	Villa

Property description:

For sale in Telki is an exclusive family home, built in 2004 and regularly modernized: interior in 2014, exterior in 2022, and with new roof insulation in 2024.

Set on a 920 m² park-like plot, the property offers three floors with a total living area of 310 m² – spacious, comfortable, and finished to a high standard.

Renovations:
• 2014: complete interior renovation
• 2022: exterior facade and modernization
• 2024: new roof insulation
Room layout:

• Ground floor: west-facing living/dining room with kitchen and direct access to the garden and terrace; Double garage + one additional garage, guest room, bathroom, pantry

• Attic: Master bedroom, study, three children's bedrooms, dressing room, bathroom with whirlpool, shower, double vanity and toilet, separate toilet

• Basement: Laundry room, large storage/wellness room with shower and sauna preparation

Technical features and extras:

• Solid Porotherm construction with Dryvit insulation

• Double-glazed PVC windows with roller shutters and insect screens; Velux windows with blackout blinds and exterior sunshades on the top floor

• Gas heating: underfloor heating in common areas and bathrooms, radiators in other rooms

• Heated swimming pool (8 x 4 m) with automatic system

• Automatic irrigation system, water softener
• Alarm system with motion and door/window sensors

Terraces and garden highlights:

• Covered terrace (20 m²) off the dining room
• Open sun terrace (approx. 55 m²)

• Prepared outdoor kitchen with a covered area (5 m²)

This property combines comfort, security, and exclusivity – just minutes from Budapest. It is more than just a house: a lifestyle and a sound investment.

Furnishings:

Exclusive detached house with approx. 310 m² living space
Park-like grounds of approx. 920 m²
Built in 2004, extensively modernized (2014, 2022 and 2024)
Solid Porotherm construction with high-quality Dryvit thermal insulation
Spacious living and dining room with open-plan kitchen and direct access to the terrace
A total of 6 rooms, including a master bedroom, study and three children's bedrooms
2 bathrooms and a separate guest WC
Dressing room
Pantry
Full basement with laundry room and large hobby/wellness room
Sauna connection already prepared
Double garage and additional single garage
PVC windows with double glazing, roller shutters and insect screens
Velux roof windows with blackout blinds and external shading
Gas central heating with underfloor heating and radiators
Heated swimming pool (8 × 4 m) m) with automatic pool technology
Automatic irrigation system
Water softening system
Alarm system with motion and door/window sensors
Covered terrace (approx. 20 m²)
Sun terrace (approx. 55 m²)
Prepared outdoor kitchen with covered area

Location:	This exclusive property is located in Telki, one of the most sought-after residential areas in the greater Budapest region. The quiet, green surroundings offer a high quality of life while providing excellent connections to the Hungarian capital. Schools, international educational institutions, shopping facilities, restaurants, medical care, and sports and leisure facilities are all within easy reach. Telki is particularly popular with families and both national and international buyers due to its high quality of life.
Miscellaneous:	This high-quality property is ideally suited as a prestigious family home for discerning buyers. Regular modernizations and excellent construction quality ensure outstanding technical condition and immediate occupancy. The combination of generous living space, exclusive features, and a prime location makes this property a sound investment. We would be pleased to provide you with further information, floor plans, and additional photos, and to arrange a personal viewing appointment.
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)

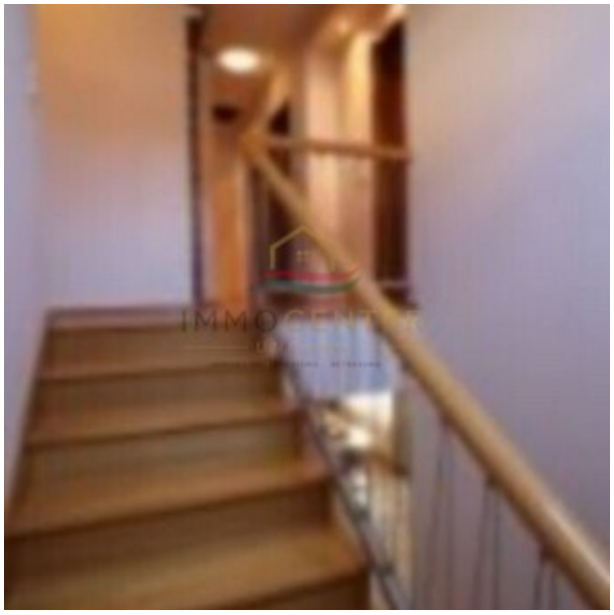
- English sales contract translation

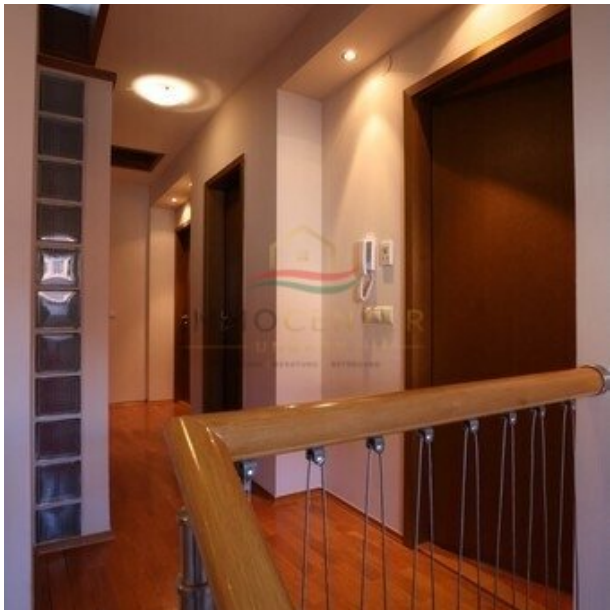
- Re-registration of all providers such as electricity, water, gas etc.

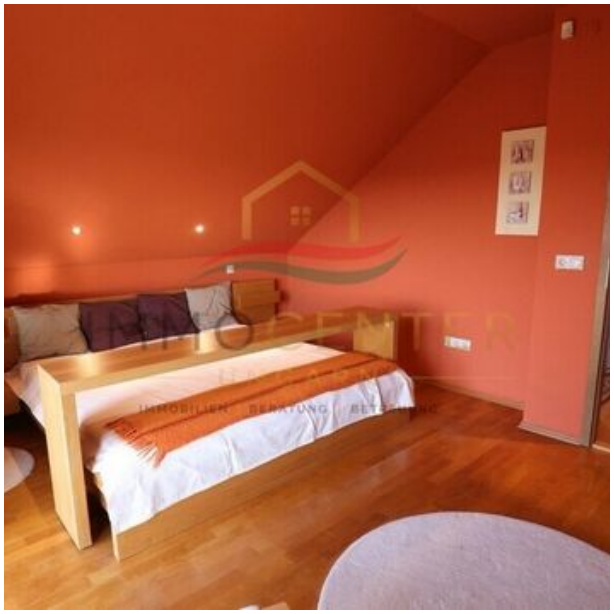
- Housekeeping during your absence

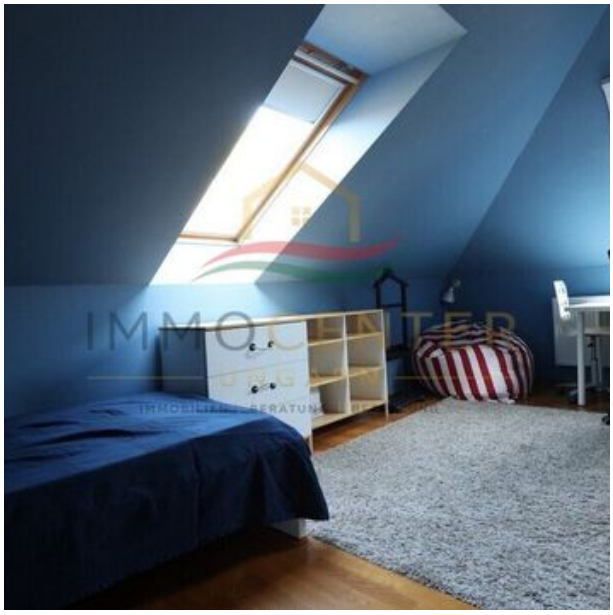
At the following fixed price:
a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

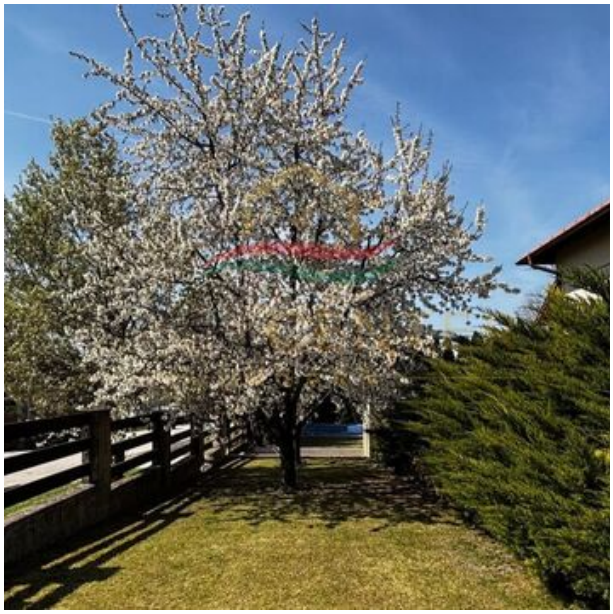
You can find many more of our properties at:
www.immocenter-ungarn.com

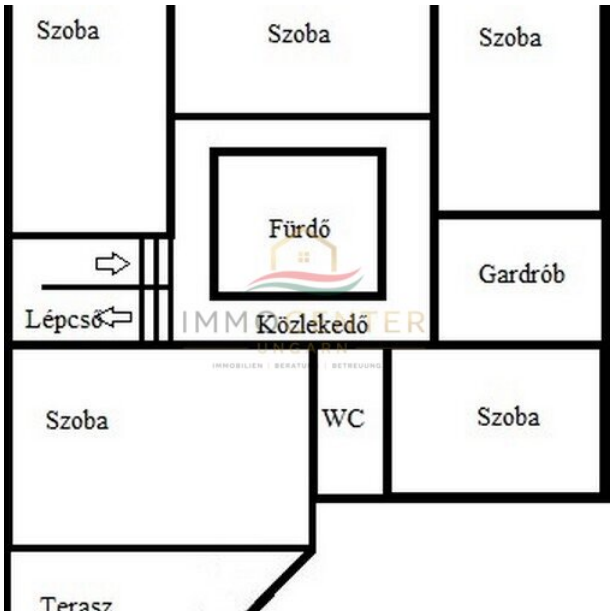








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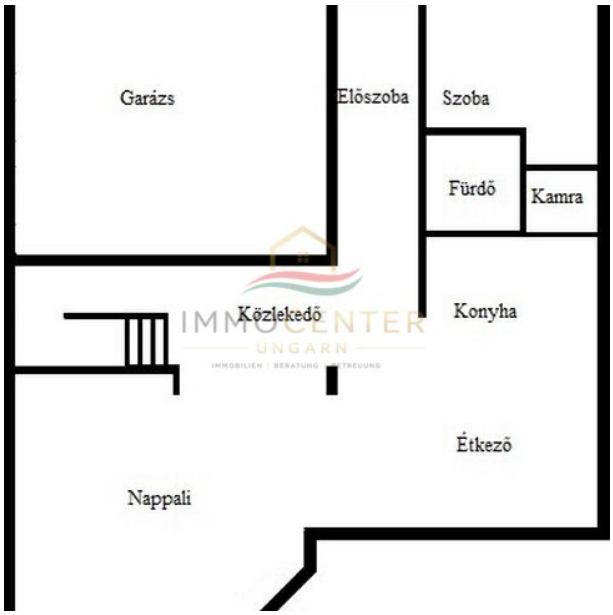
Garázs
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Konyha
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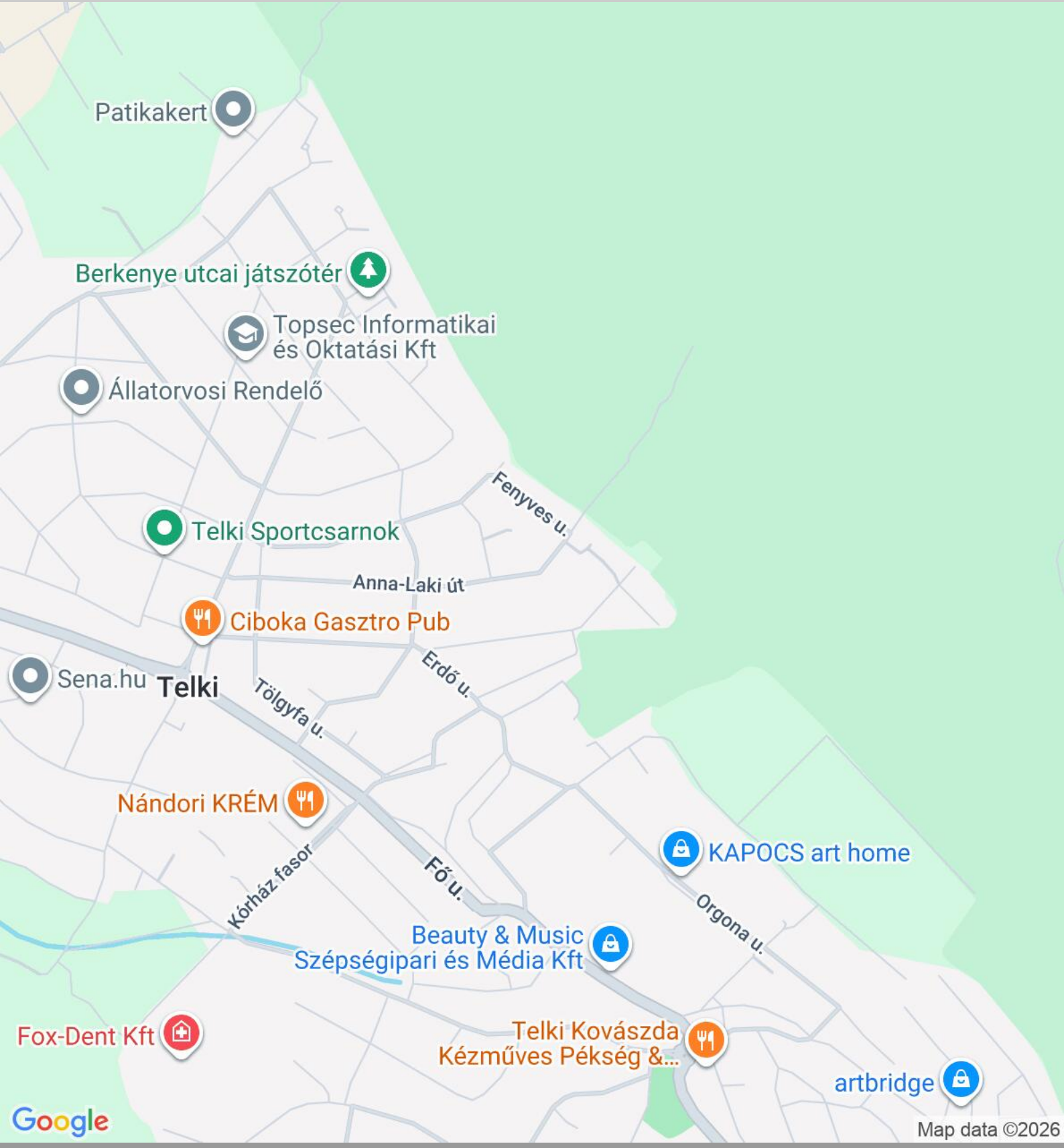
Nappali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