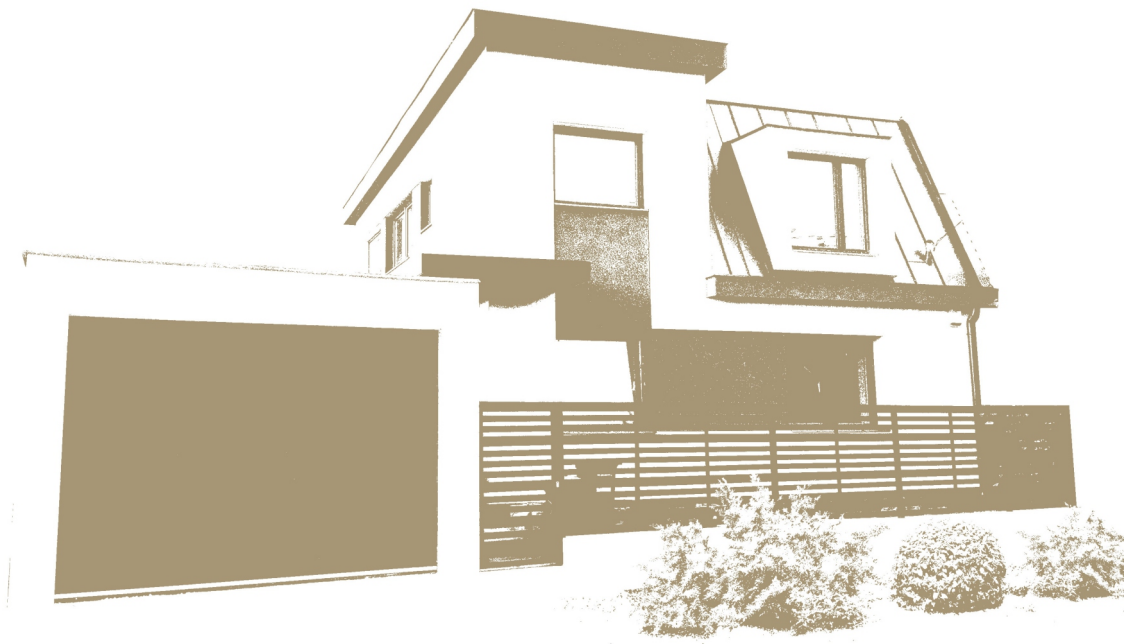


ARANY 54



DESCRIPTION



LOCATION

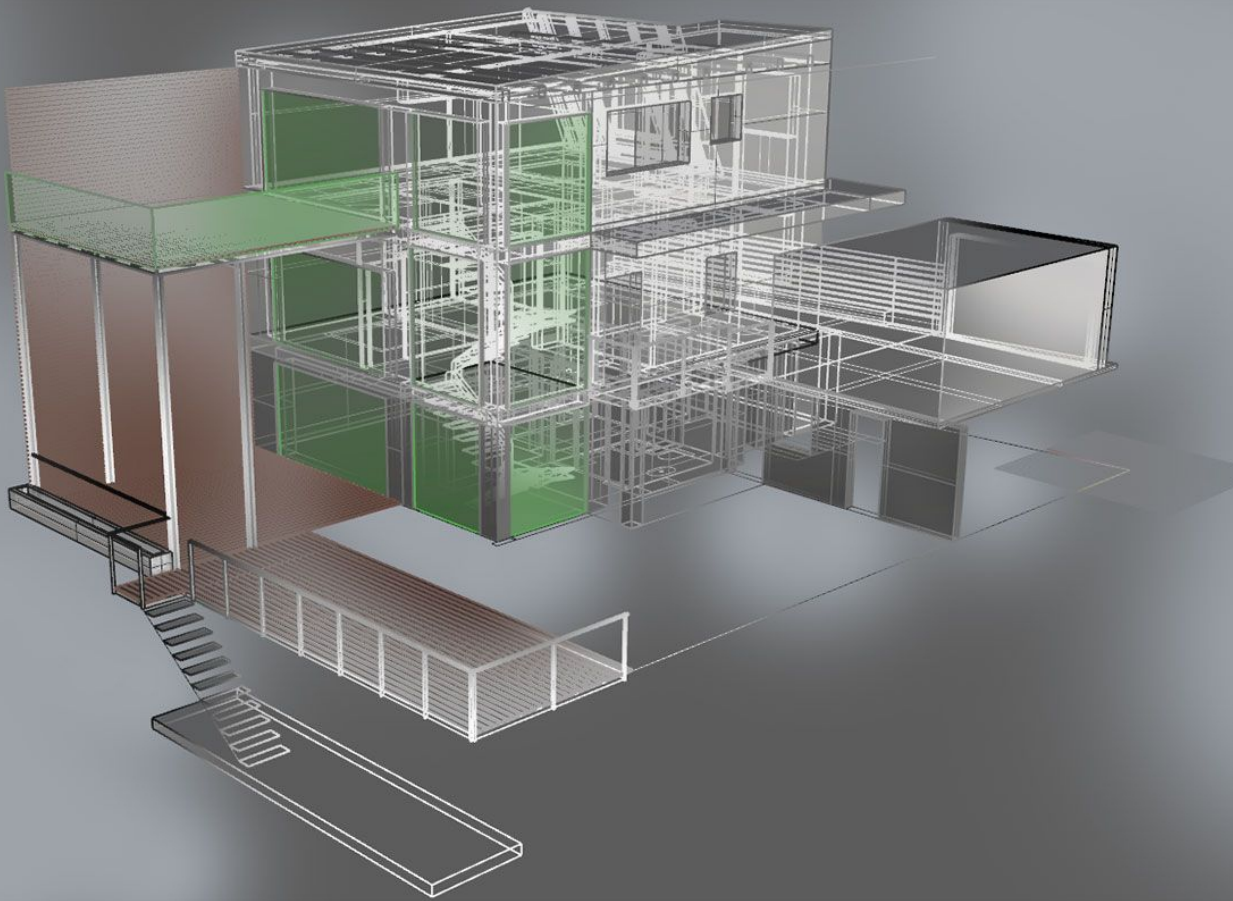
Just a few minutes walk from the Jenő Savoyai Square you will find the old main street of Budafok, the Brunnthal, today called Péter Pál Street, which was built in the 1700s by the German settlers. Here, on the hill above the centre of Budafok, built on the top of the terraces that connect Péter-Pál and Arany János Streets, stands the modern building with stunning views, which are permanently safe from any obstruction. Due to its location, its terraces offer unparalleled panoramic views over the green Budafok valley below it and to the landscape spreading from the Jánoshegy peak to the Gödöllő hills.



THE BUILDING

We built the entrance on the upper, Arany János street side of the property, which runs between two streets. Facing the street, the building presents the modern but not ostentatious front facade, while it really opens up to the valley, and from here you see a spectacular three-storey, generous villa elegantly articulated by vast window surfaces.

The house which stood on the site formerly was built 90 years before on rugged foundations carved into in the Budafok rock, with 50 cm thick walls, and was statically flawless even before the reconstruction. During construction the stable foundation was insulated, flexi drain pipes were built around the house, the old walls and the mansard roof were demolished. The new walls of the house were constructed using modern building materials and the reinforced concrete ceilings are made according to the latest regulations. The insulation materials used exceed the specifications prescribed by the current building code, e.g. even the sloping flat roof has double insulation.



LAYOUT

The built-in 210 m² has a useful floor area of 184 m² and the terraces have an area of 100 m². On the property there is an external workshop and storage room of 25 m² and a 30 m² garage; it also has 60 m² of decorative garden and 300 m² of parkland with terraces, which appear considerably larger because of the terraced design.

There are two bedrooms opening from the reception room on the central entrance level, the larger one is connected to a separate study or nursery (fitted per request). There is a wardrobe room and a designer luxury bathroom for the two bedrooms.

The 40 m² open plan living room and kitchen was placed on the first floor and it is extended by the 27 m² panoramic terrace. In addition, on this level there is a spacious and bright bedroom or study, a modern bathroom and a separate toilet.

The basement level - which has a separate entrance - was built to contain a guest- or wellness room, with separate bathroom, sauna room, boiler room and storage rooms. Thanks to the huge glass surfaces, the basement level is also bright, and through the terrace door you can walk out directly into the garden.



ERGONOMIC DESIGN

The owner, who is an interior designer has set up a functional, liveable living environment, free of exaggerations. Thanks to the thoughtful design, the rooms, the passageways, the storage spaces are comfortable: it is not unnecessarily large and not too small, everything is accessible and comfortable to use. It also offers suitable space for a bigger family, but does not require a tour of long corridors or halls if you want to get to another point in the house.

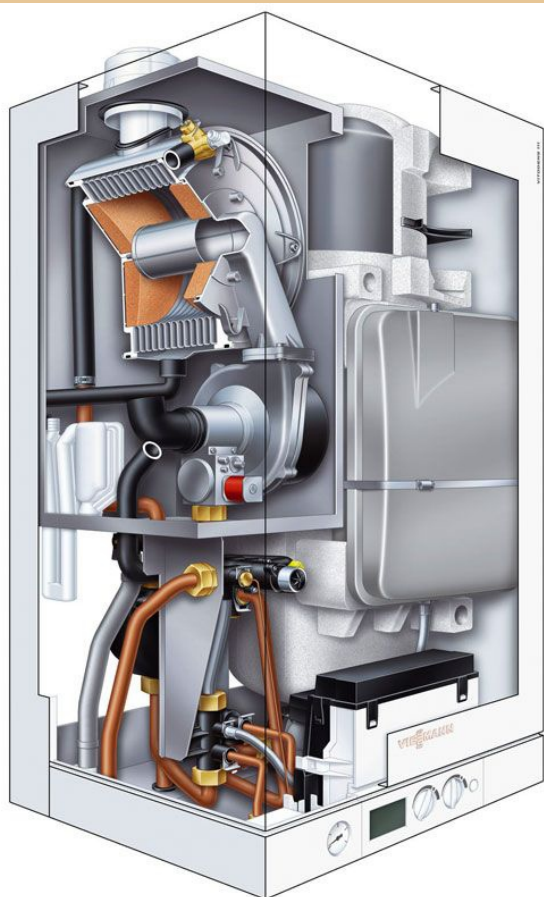
Together and apart: Everyone in the house finds a quiet place for reading, working, and relaxing. In the living room, the family can be together without having to give up each other's company because of cooking, even cooking and watching movies together, or chatting is possible at the same time.



INTERIOR DESIGN

The apartment rationally blends the functional minimalist and industrial style. According to the architectural concept, the walls are white and light gray in tone, fashionable textiles and other accessories add colors to the building. Through the huge glass surfaces, nature becomes part of the living space.

All rooms have premium quality wall coverings and pavings. The house is dominated by the Italian Caesar Tile Silver Verso's natural ceramic. To enhance the effect fashionable Italian and Spanish tiles and white treated wooden panelings were chosen by the designer. Molded marble counter tops and high-gloss white furniture were placed in the baths, the toilet bowls are equipped with built-in bidet function, wall-mounted taps, and soft close lids; the designer showers are fitted with massage nozzles. The American style U-shaped open plan kitchen has Whirlpool premium kitchen appliances and acrylic / glass / dark oak fronts with quality furnishings which elevate cooking to an experience.



ENERGY EFFICIENCY

During construction we paid special attention to energy efficiency: 3-layer protective gas glazing, 15 cm thick graphite insulation, modern heating and hot water system with condensing Viessmann boiler, programmable smart thermostats for energy efficiency, indirect buffer storage for instant hot water supply, low operating temperature floor heating provide comfort efficiently.



SMART HOME

Touchscreen switches, which can also be accessed from mobile phones or tablets control lighting, mobile application programmable Wifi thermostats provide climate control, touch screen, remote monitored alarm system, remote-controlled garage door, etc. We've tried to apply the latest technologies to make everyday life comfortable, but still easy to control, while everything can be manually turned on and off also.



TERRACED GARDEN

Due to the orientation of the site, it leads from the urban environment of Arany János Street through to the unbreakable calm and serenity of Péter-Pál Street, where we find ourselves in a pristine forest-like park, full of birdsong. In the sloping part of the plot, the terraced layout built by the former owners was further built out during the renovation, the retaining walls were reinforced and further elaborated, thus creating a charming forest promenade where the unrestricted tranquility of nature can be felt by those who take a rest on the bench under the foliage.

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