

RUMAH MARTON

A thoughtful home of quiet luxury, nestled in
MARTONHEGY, BUDAPEST

Thoughtful spaces. Tactile materials. Timeless presence.

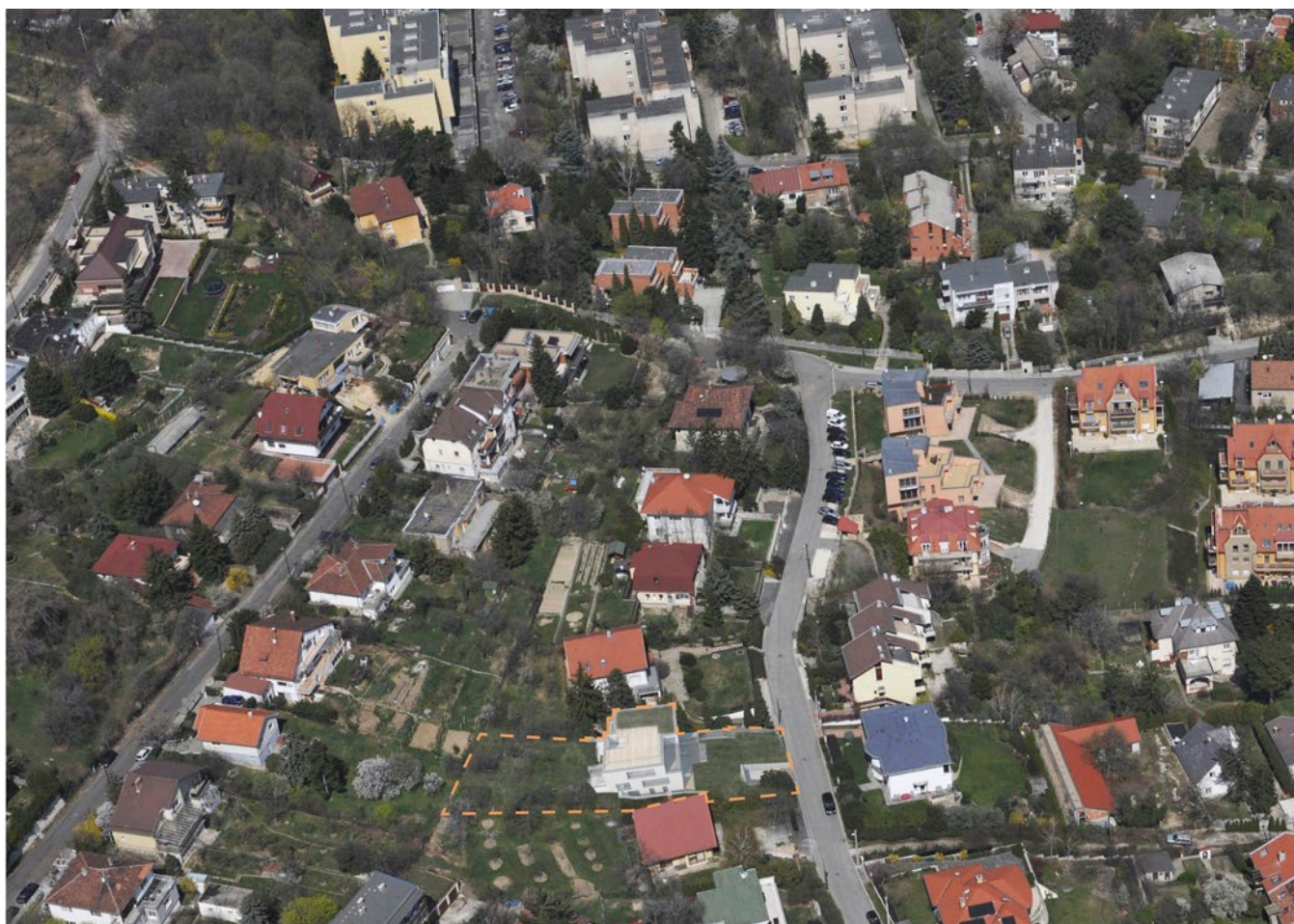
Tucked into the tranquil hills of Mártonhegy, one of Budapest's most sought-after enclaves, Rumah Márton is a rare collection of three exclusive residences, each conceived as a private villa. With one residence per floor, direct lift access, sun-filled interiors, and expansive terraces that open to private gardens or rooftop views, each complete with an outdoor kitchen, every home invites a new way of apartment living, where the seclusion of a villa meets the refinement of a curated retreat.

This is not a typical development, but a crafted living experience shaped with care and intention by an award-winning team. Elegant spatial planning and thoughtful proportions guide the architecture, and every turn within the home reveals a view. A palette of finely grained oak, soft-toned limestone, and mineral lime plaster is complemented by custom planter balconies and expansive triple-glazed glass walls with minimal frames, all reflecting a commitment to quiet, enduring luxury.

As the second release in the WY Rumah series, Rumah Márton continues a vision of creating homes that are thoughtful, tactile, and timeless, designed and built with genuine care and craft.



Rumah Marton



An Elevated Life in Budapest's Most Distinguished, Yet Hidden Retreat

Rumah Marton lies in the heart of District 12, one of Budapest's oldest and most prestigious neighbourhoods, famed for its aristocratic villas, forested hills, and timeless elegance. This historic enclave, known as Hegyvidék, offers a rare blend of natural beauty, cultural richness, and modern ease.

Set on a quiet one-way street, the residence is discreetly positioned on a gentle slope within a 1,100 m² plot, ensuring both privacy and low visibility. Its elevated southern-facing façade welcomes sunlight throughout the day, while offering panoramic views of Castle Hill and the Citadella. The surrounding greenery brings not only fresh air and serenity, but a sense of retreat, just minutes from the urban core.

The neighbourhood is home to top-tier international and local schools, refined cafés such as Villa Bagatelle, and upscale destinations like Hegyvidék Shopping Centre, MOM Park, and Mammut. Cultural landmarks and recreational escapes from Normafa to the Buda Hills are moments away.

American International School (AISB)
(25 mins)

The British International School (BISB)
(20 mins)





Garden Residence

A SINGLE RESIDENCE PER FLOOR . A RARE TRIO OF TWO APARTMENTS AND
ONE PENTHOUSE VILLA-STYLE HOME

✱

CONCEIVED BY AN AWARD-WINNING TEAM WITH A NEW VISION FOR LIVING
AND UNCOMPROMISING ATTENTION TO DETAIL

✱

PRIVATE GARDENS, ROOFTOP TERRACES & OUTDOOR KITCHENS

✱

UNFOLDING TO PANORAMIC VIEWS OF CASTLE HILL AND CITADELLA

✱

UNDERSTATED SOPHISTICATION . QUIET LUXURY

✱

CRAFTED WITH CARE - THE SECOND LIMITED EDITION SERIES BY WY DESIGN



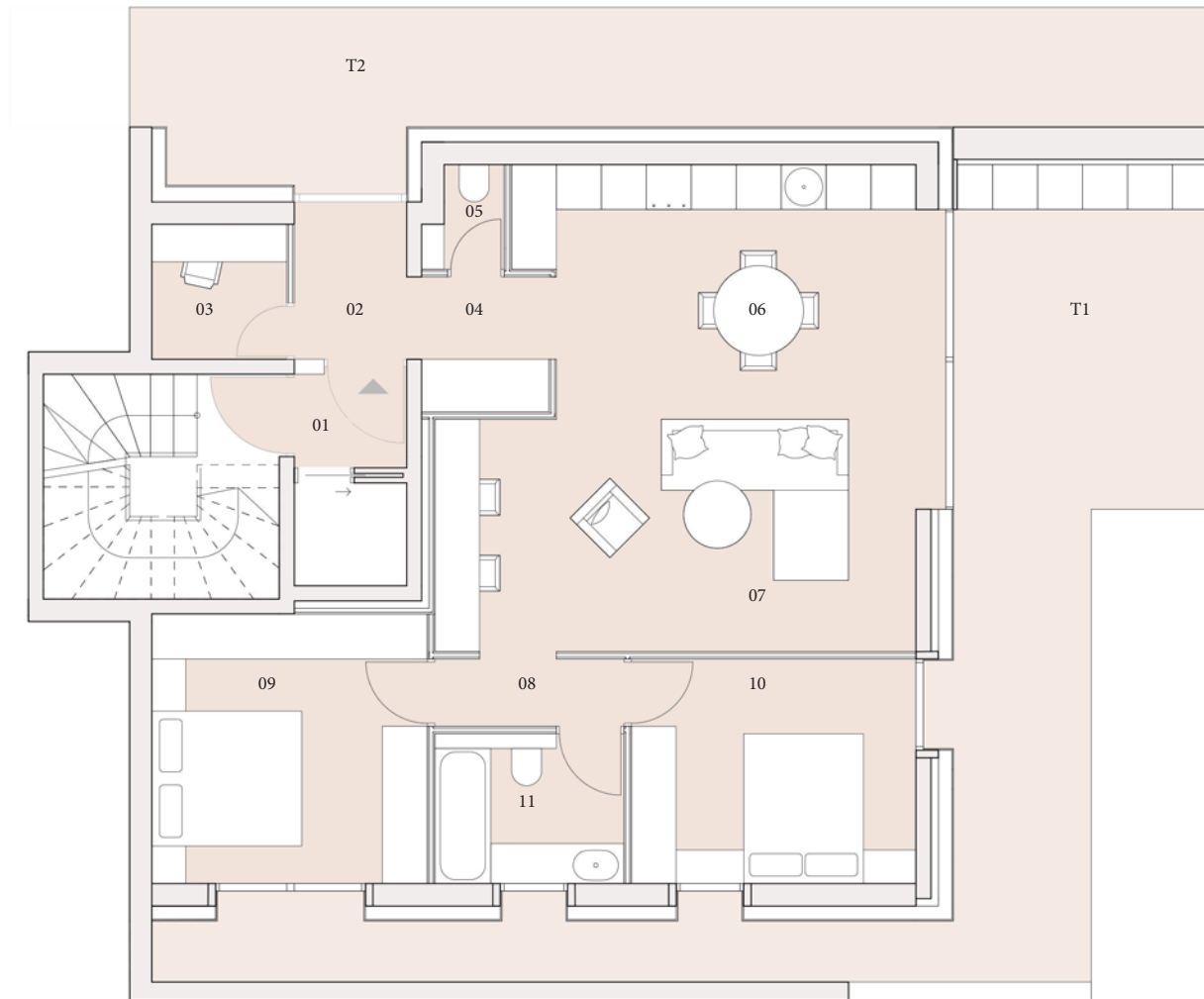


Garden Residence

GARDEN RESIDENCE

Room	Area/ m ²
01 Private Lobby	3.45
02 Entrance Hall	4.49
03 Study	3.24
04 Foyer	2.13
05 Powder Room	1.30
06 Kitchen Dining	15.13
07 Living	24.28
08 Corridor	2.27
09 Bedroom 01	13.23
10 Bedroom 02	11.40
11 Bathroom	5.05
Total: 85.97	
T1 Terrace	40.54
T2 Terrace	20.71
Total: 116.58	

Exclusive Front Garden Area:
232.17 m²



Ground Floor Plan



Garden Residence



Garden Residence Master Suite



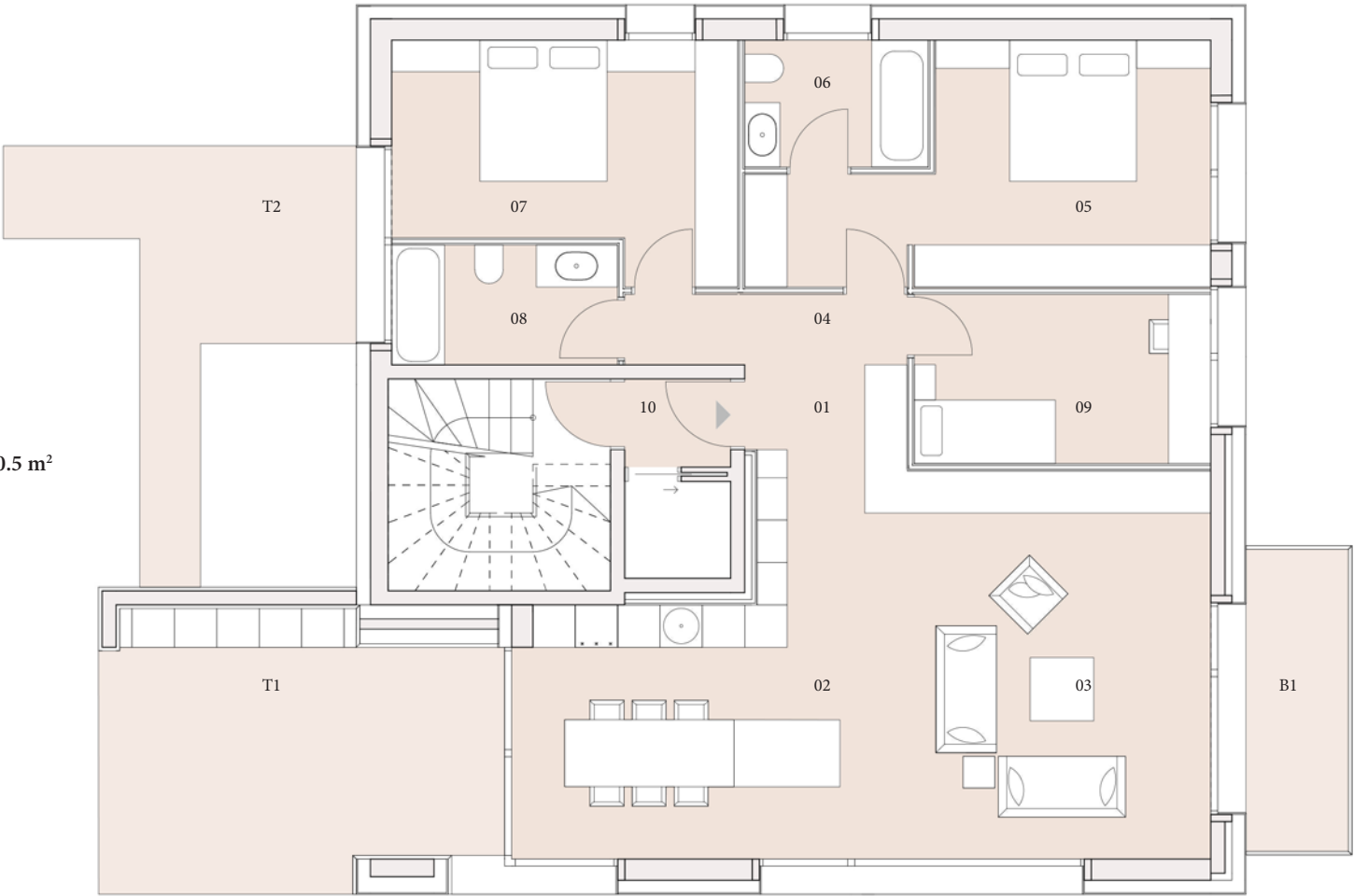
Garden Residence Second Bedroom

★ SOLD ★

FIRST FLOOR RESIDENCE

Room	Area/ m ²
01 Entrance Foyer	4.25
02 Kitchen Dining	19.98
03 Living	26.41
04 Corridor	4.00
05 Mastersuite	16.32
06 Masterbath	5.76
07 Bedroom 02	15.19
08 Bathroom	5.44
09 Bedroom 03/ Study	10.08
10 Private Lobby	2.2
Total: 109.63	
B1 Balcony	7.39
T1 Terrace 1	25.82
T2 Terrace 2	12.69
Total: 45.90	
Grand Total: 132.58	

Exclusive Front Garden Area: 360.5 m²



First Floor Plan



Seamless Indoor – Outdoor Kitchen Dining



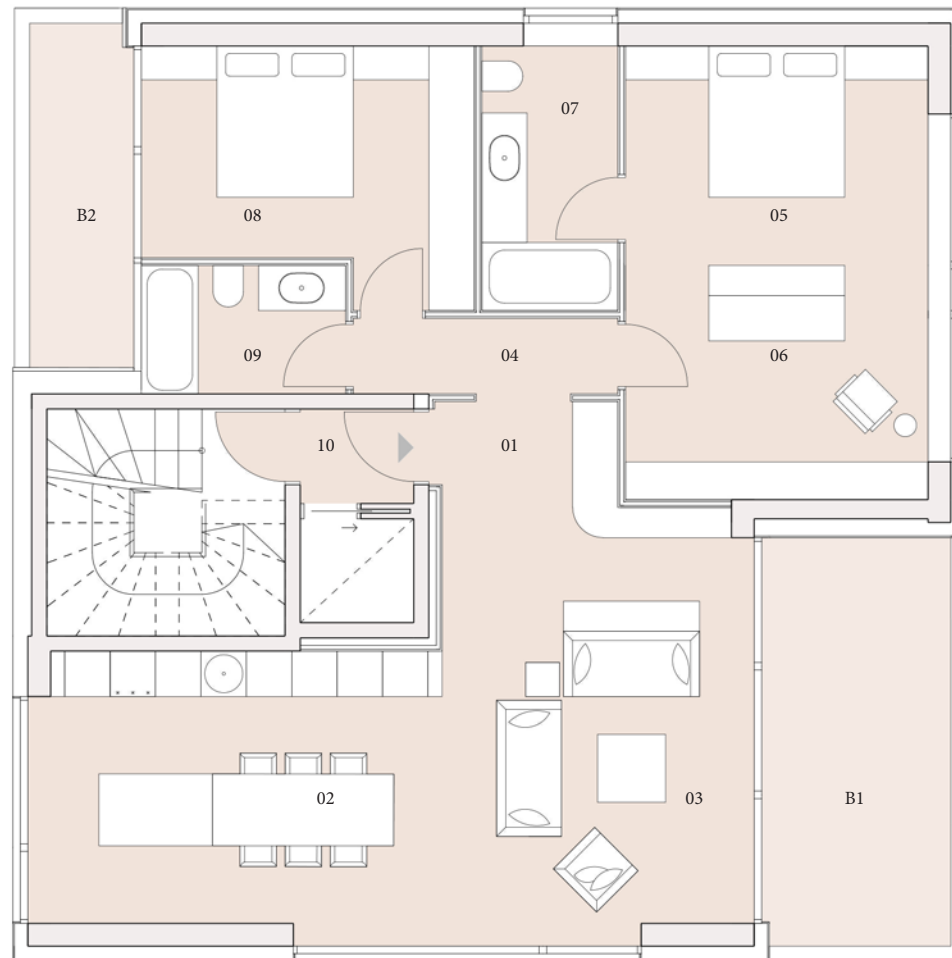
Seamless Indoor – Outdoor Kitchen Dining



Bathroom (Concept)

PENTHOUSE RESIDENCE

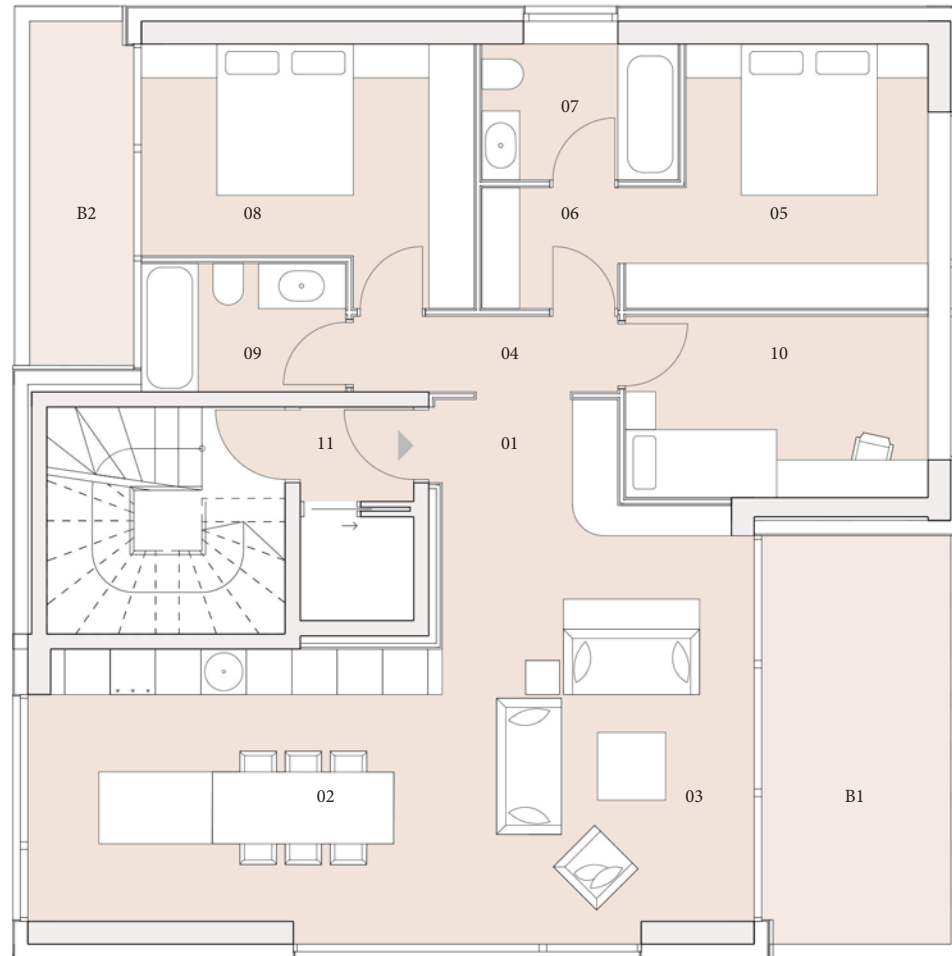
Rooms	Area/ m ²
01 Entrance Foyer	4.30
02 Kitchen Dining	18.90
03 Living	22.27
04 Corridor	3.50
05 Mastersuite	14.00
06 Mastercloset	10.80
07 Masterbath	6.30
08 Bedroom 02	13.44
09 Bathroom	4.59
10 Private Lobby	2.2
Total: 100.30	
B1 Balcony	13.88
B2 Balcony 2	6.78
T1 Rooftop Terrace (with kitchen)	38.53
Total: 59.19	
Grand Total: 129.90	



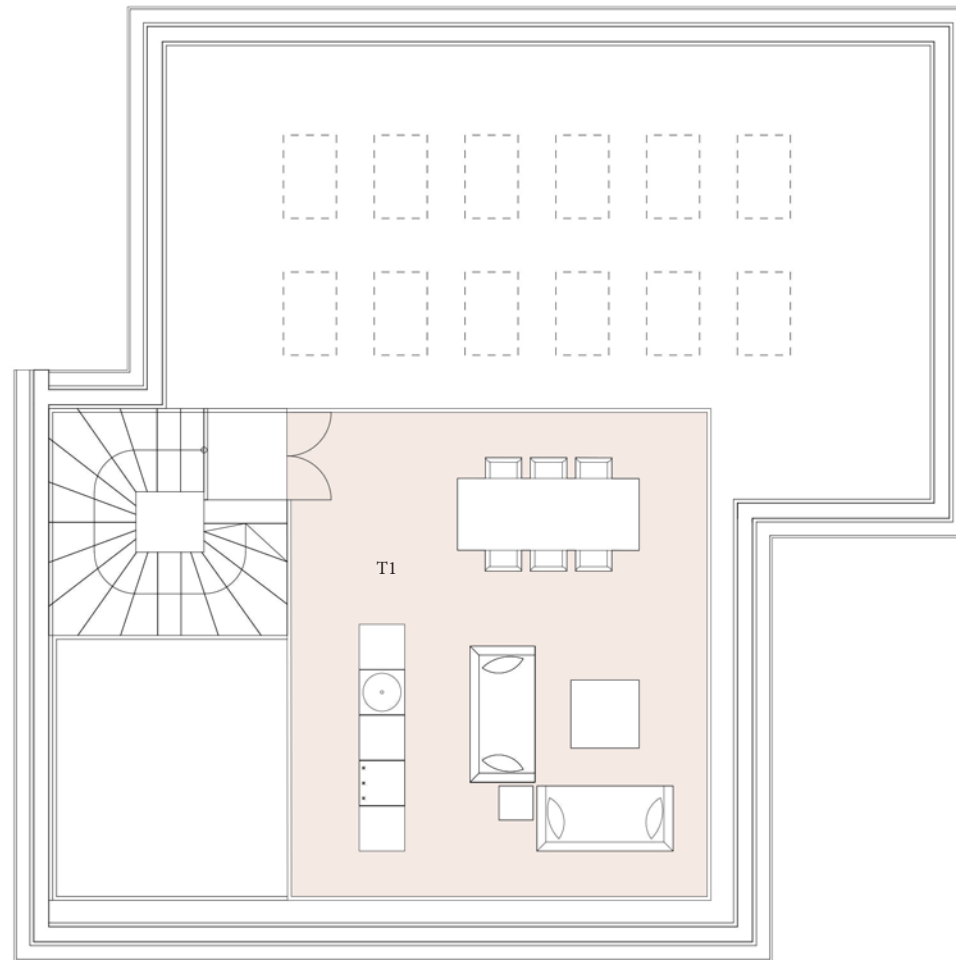
Penthouse Floor Plan (2 bedrooms)

PENTHOUSE RESIDENCE v2

Room	Area/ m ²
01 Entrance Foyer	4.30
02 Kitchen Dining	18.90
03 Living	22.27
04 Corridor	3.50
05 Mastersuite	11.20
06 Mastercloset	4.32
07 Masterbath	4.68
08 Bedroom 02	13.44
09 Bathroom	4.59
10 Bedroom 03/ Study	10.23
11 Private Lobby	2.2
Total: 99.63	
B1 Balcony	13.88
B2 Balcony 2	6.78
T1 Rooftop Terrace (with kitchen)	38.53
Total: 59.19	
Grand Total: 129.23	



Penthouse Floor Plan (3 bedrooms)



Penthouse Roof Terrace Plan



Penthouse Residence



Penthouse Master Suite



Penthouse Second Bedroom



Penthouse Study



Penthouse Residence



Penthouse Residence



Rooftop Terrace

The Team Behind Rumah Marton

Rumah Marton is shaped by an award-winning team—WY Design, Kettőpera Architects, and a trusted local builder—brought together by a shared commitment to quality, thoughtful design, and enduring craftsmanship.

Guided by a sensitivity to how spaces are lived in, made, and built, the team is shaping a residence where care is present in every decision—from architectural intent to material selection to the precision of construction. Every element has been approached with a long view: designed to age gracefully, to support daily comfort, and to embody a quiet kind of permanence.

This is a home defined not by statement, but by substance—a place where quality is felt in its making, and in the way it continues to live over time.

SPECIFICATION

BUILDING SERVICES

Comfort Conditioning and Ventilation

Ceiling-integrated heating and cooling, complemented by underfloor heating, powered by high-efficiency geothermal or or air-source heat pumps for year-round comfort

Dedicated central air ventilation with integrated pollen and dust filters

Smart-home infrastructure is included for future integration with Loxone or a comparable smart-home system. Full smart controls are available as an optional upgrade

Bathrooms feature underfloor heating and electric towel warmers

Electrically heated driveway ensure safe access during winter

Ventilation

All rooms offer natural ventilation through openable windows

Fresh air supplied via energy-efficient heat recovery system

Mechanical exhaust ventilation provided for bathrooms

Renewable Energy

Entirely electric-powered system with no gas connection

Energy sourced from sustainable geothermal systems

Provision for a future solar energy system is included, with rooftop solar panels, inverters and integrated battery storage available as optional upgrades

Shared systems, ie: lighting, heating, and driveway heating are powered through communal meter

Home Automation (Smart Home)

Keyless access and the smart-ready infrastructure described below are included. Additional control devices, software, programming, commissioning and system integrations are available as optional upgrades

- Keyless access by password or fob is included for garage doors, entrances, gates, and elevator
- Multi-room audio cabling, ready for the addition of ceiling-mounted speakers
- Provision for an in-wall touch-screen panel integrating lighting, climate, shutters and video intercom
- Provision for local control panels offering personalised zoned adjustment
- Remote access and management through a mobile app
- Smart automated window blinds for comfort and energy efficiency

RESIDENTS' FACILITIES

Basement Garage

Secure, access controlled underground parking, including:

6 parking spaces in total

Dedicated three-phase EV-ready connection linked to the apartment's individual meter; charging unit supplied separately

Bicycle storage

Security

Controlled lift access with individual password or fob authorisation for each apartment

High-security locks on all external doors

Discreet CCTV coverage at principal corridors and access points

Private CCTV at apartment entrances and terraces, accessible only to the respective residents

Video intercom and apartment alarm systems are available as optional upgrades

Residential Storage

Private, secured basement storage rooms, ranging between 15-18m2

Garden & Outdoor Spaces

Exclusive garden access for designated apartments:

- Ground floor: private front garden (as per plans)
- First floor: designated rear gardens (as per plans)
- Penthouse: exclusive use of rooftop terrace, with access to others only by agreement

Each apartment includes provision for a private outdoor kitchen

Automated irrigation system with programmable scheduling for effortless garden maintenance

EXTERIOR FINISHES

External Walls

Enduring, water-repellent mineral plaster and limestone façade finish

Windows

Triple-glazed windows with naturally finished oak interiors, by Josko or an equivalent brand

Woven textile blinds function as integrated mosquito screens for added comfort

External Doors

Full-height pocket sliding doors onto terraces and minimal-frame sliding door to balconies

Natural wooden entrance doors for each apartment

Fire-rated basement doors

Balconies and Terraces

Sculpted metal railings softened by integrated greenery

Frost-resistant, non-slip limestone flooring

ENTRANCE AREAS AND LIFT

Quietly inviting limestone-clad lobby with softly lit ceiling coffers

Direct private lift access to each apartment, with upper-floor homes featuring a naturally finished private foyer, warmly illuminated by recessed lighting

SPECIFICATION

MAINTENANCE

Maintenance and housekeeping services for garden, lift lobby, and shared areas included under an agreed management fee

APARTMENT FINISHES

Flooring

Underfloor heating system with high grade acoustic and thermal insulation
Light-toned oak flooring with natural grain, laid in a contemporary pattern throughout all bedrooms and the penthouse living and dining areas
Pale honed limestone flooring or a comparable finish to lower-floor living and kitchen areas
Matching stone to bathroom floors and walls

Ceiling

Generous 2700mm ceiling height throughout all floors
Lower-floor apartments feature suspended plasterboard ceilings with discreetly integrated building services and recessed ambient lighting
Penthouse apartment has treated slab ceilings, with lighting integrated into extruded linear profiles for a clean, minimalist finish

Internal Walls and Doors

Acoustically insulated internal walls with a refined plaster finish
Understated interior doors in oak veneer or a comparable finish, with minimalist detailing

Bathrooms

Curated sanitary ware from Axor, Dornbracht, Duravit or a comparable manufacturer, with final selections confirmed in the unit-specific specification
Architectural brassware in a refined, coordinated finish
Heated towel rails for added comfort
Openable window in bathroom provide natural ventilation

Kitchens

Tailored oak-veneered cabinetry, natural limestone worktops and splashbacks, together with stone-slab islands for larger apartments, are available as optional fit-out selections

Appliances and Electrical Fittings

Thoughtfully positioned plumbing and electrical connections for kitchen and laundry appliances
Curated appliance packages from Gaggenau, Miele, or comparable manufacturers are available as optional fit-out selections
Elegantly detailed electrical outlets by Berker or an equivalent manufacturer are included, with Loxone controls available as part of the optional smart-home package

Interior Lighting

Considered lighting design with direct and indirect illumination, including integrated LED strips
Provision for advanced lighting control, including scene-setting and dimming
Provision for table and floor-standing lamps to connect to the optional lighting control system

The final specification will be tailored to the agreed purchase price and any optional upgrades selected, as confirmed in the unit-specific specification.



Welcome Home

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Related Links

Virtual Experience · Rumah Marton Garden Residence

<https://vr.justeasy.cn/view/1778l51xq23bg9e2-1778512683.html>

Virtual Experience · Rumah Marton Penthouse Residence

<https://vr.justeasy.cn/view/177c88pt51c31950-1778513346.html>

Profile · Developer · Pei Yong

<https://roadster.hu/peiyee-yong-interju>

Selected Press · Designboom

<https://www.designboom.com/architecture/mirrored-twin-houses-wy-design-hungarian-village-charm-10-10-2024/>

Selected Press · goood

<https://www.goood.cn/twin-hous-by-wy-design.htm>

Award · EDGE International Award

<https://epiteszforum.hu/egy-uj-videki-tipologia-kiserlete--ket-szin-ikerhaz>

Award · BIG SEE Architecture Award

<https://bigsee.eu/almost-mirrored-twin-house/>

Award · BIG SEE Interior Award

<https://bigsee.eu/vamhaz/>