CHECKLIST | BUYING IN BUDAPEST

Buyer Viewing Checklist

What to look at and ask when viewing a flat to buy. In Budapest the building often matters as much as the flat: you can renovate a kitchen, but a roof or a facade is a shared project. Use the notes table at the end to compare flats side by side.

The building

- [ ] **Construction:** brick (**tégla**), panel or new build. Panel is cheaper per m^2; ask about insulation and the renovation history.
- [ ] **Roof, facade and stairwell:** their condition tells you how the building funds upkeep.
- [ ] **Renovation fund** (**felújítási alap**) and planned works: a coming roof or facade project can mean an extra contribution from owners.
- [ ] **Lift:** whether there is one, whether it works, and its age, especially above the second floor.
- [ ] **Owners' meeting minutes** (**közgyűlési jegyzőkönyv**): ask for the recent ones. Planned costs and building decisions are recorded there.

The flat

- [ ] **Heating type and monthly cost:** gázkonvektor, district heating (**távfűtés**, often not individually adjustable) or a condensing boiler. Ask for winter bills.
- [ ] **Damp:** corners, window frames, bathroom, and any single freshly painted wall (ask what was painted over).
- [ ] **Electrics:** ask when the wiring was last renewed; a sale needs an electrical safety inspection since 2024 unless one was done in the last six years.
- [ ] **Plumbing:** run the taps; ask the age of the pipes and when the building's riser (**strang**) was last replaced.
- [ ] **Windows and orientation:** street or courtyard side, afternoon light, night noise.
- [ ] **Floor area:** compare the advertised m^2 with the tulajdoni lap; balconies, terraces and cellars are often counted differently.

Questions to ask (Hungarian included)

- [ ] **Mennyi a közös költség, és mit tartalmaz?** How much is the common charge, and what does it include?
- [ ] **Van-e tartozás a lakáson (közös költség, rezsi)?** Is anything owed on the flat (common charges, utilities)?
- [ ] **Mikor volt a legutóbbi felújítás az épületben?** When was the building last renovated?
- [ ] **Miért adják el a lakást?** Why is the flat being sold?
- [ ] **Van-e bérlő vagy haszonélvező bejegyezve?** Is there a registered tenant or usufruct (haszonélvezet)?

Green lights

- The seller readily shows the tulajdoni lap and the energy certificate.
- You can take your time: open cupboards, run taps, see the cellar and common areas.
- The seller is comfortable with your own lawyer pulling a fresh land registry extract before you sign.
- No pressure on timing. If you hear that another buyer is coming this afternoon, it is fine to say your lawyer will be in touch.

Compare the flats you viewed

One column per flat.

	Flat 1	Flat 2	Flat 3	Flat 4
Address / district				
Asking price (HUF)				
Price per m^2				
Floor area (listing vs deed)				
Brick / panel / new build				
Floor, lift				
Heating type and winter bills				
Közös költség (HUF / month)				
Renovation fund, planned works				
Damp, electrics, plumbing notes				
Light, noise, orientation				
Overall feeling (1 to 5)				

Figures and steps are taken from the guide at www.hona.hu/buying, where each one is sourced and dated. This is general information, not legal advice. Rules and fees can change, so confirm anything that matters with the relevant office or your own lawyer.