

**Budapest**

# Eladó kereskedelmi, szolgáltató terület a Hungária körúton XIV. kerületben

**Property ID: HU25439585**



**PURCHASE PRICE: 1.748.000 EUR • LAND AREA: 1.504 m<sup>2</sup>**

**Property ID: HU25439585 - 1143 Budapest**

- **At a glance**
- **The property**
- **A first impression**
- **Contact partner**

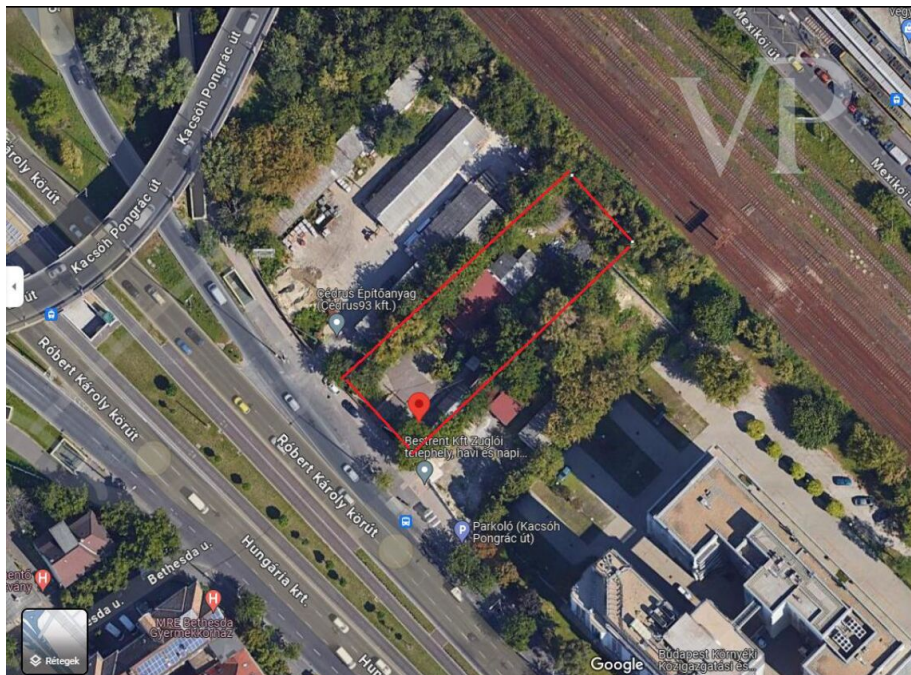
**Property ID: HU25439585 - 1143 Budapest**

## At a glance

Property ID	<b>HU25439585</b>	Purchase Price	<b>1.748.000 EUR</b>
-------------	-------------------	----------------	----------------------

Property ID: HU25439585 - 1143 Budapest

## The property



Property ID: HU25439585 - 1143 Budapest

## The property



Property ID: HU25439585 - 1143 Budapest

## The property



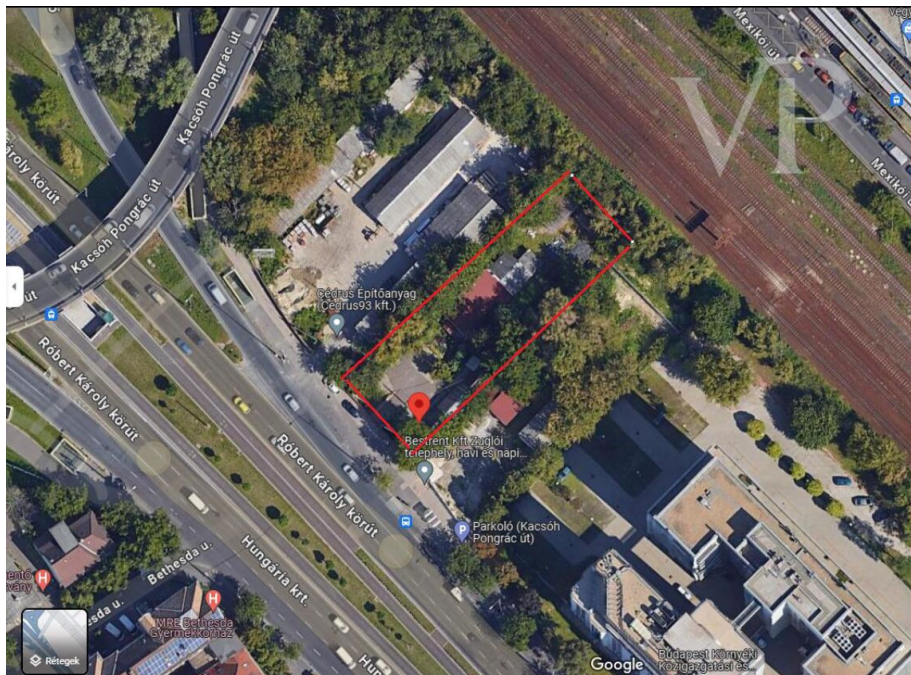
Property ID: HU25439585 - 1143 Budapest

## The property



Property ID: HU25439585 - 1143 Budapest

## The property



Property ID: HU25439585 - 1143 Budapest

## The property



Property ID: HU25439585 - 1143 Budapest

## The property



Property ID: HU25439585 - 1143 Budapest

## The property



**Property ID: HU25439585 - 1143 Budapest**

## **A first impression**

**Development land for sale**

**1146 Budapest, Hungária körút, centrally located development land for sale.**

**Located in the central part of Budapest, in a prime location on the border of districts XIII and XIV.**

**From the busy road section, you can reach Városliget, Váci út, Róbert Károly körút and the exit of the M3 motorway in a few minutes.**

**The main parameters of the offered property are:**

**Size: 1504 m<sup>2</sup>**

**150504.000 m<sup>2</sup>, zoning: Vi 2/5, Freestanding building capacity**

**Commercial, economic and industrial property available for development**

**Maximum currently permitted built-up area: 40%.**

**Maximum permitted built-up area below ground level: 50%.**

**Minimum green area ratio: 35%**

**Maximum building height currently permitted: 10,5 m**

**Electricity capacity: 3x40A, plus double metering point installed in case of H tariff request**

**Sewerage: The property is the only one of its kind in the area to have a sewerage system capable of draining waste water and rainwater.**

**Concept plans:**

**I. Business centre/office function: The visual plans are accurate to scale and have been designed to take maximum advantage of the existing building parameters.**

**II. Self-service car wash and car wash: The drawings show the possible location of the car wash bays, access roads and office space.**

**For further information, please contact me by phone or message.**

**Property ID: HU25439585 - 1143 Budapest**

## Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Budapest**

---

**Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest**

**Tel.: +36 70 9532513**

**E-Mail: [hungary@von-poll.com](mailto:hungary@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**