

**Budapest**

# **XI. kerületi újszer? irodaház eladó a Budapest One mellett**

**Property ID: HU25439646**



**PURCHASE PRICE: 5.900.000 EUR**

**Property ID: HU25439646 - 1112 Budapest**

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## At a glance

Property ID	<b>HU25439646</b>	Purchase Price	<b>5.900.000 EUR</b>
Year of construction	<b>2020</b>	Office/Professional practice	<b>Office centre</b>
		Total Space	<b>ca. 900 m<sup>2</sup></b>
		Condition of property	<b>Like new</b>
		Construction method	<b>Solid</b>
		Office space	<b>ca. 1995 m<sup>2</sup></b>
		Equipment	<b>Terrace</b>

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## Energy Data

Energy Source	Gas	Energy efficiency class	A
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property



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## The property



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## **A first impression**

**For sale is a new office building in the 11th district on Péterhegyi út, close to Budapest One.**

**The office is located on 3 floors in the underground garage. The useful area is 1995 m<sup>2</sup>.  
The large street front glass area provides a bright, visible space with parking spaces in front.  
The interior layout is fully adaptable to the needs of the future owner and is ideal for a shop or showroom.**

**The second and third floors are offices, the fourth floor is residential.**

**Underground garage: 481 m<sup>2</sup>**

**Ground floor: 397,5 m<sup>2</sup>**

**1st floor: 375 m<sup>2</sup> + 25 m<sup>2</sup> terrace**

**2nd floor: 371 m<sup>2</sup>+ 13 m<sup>2</sup> terrace**

**3rd floor: 204,32 m<sup>2</sup>+ 95m<sup>2</sup> terrace**

**The rooms are flexible so can be easily personalised regardless of function. The garden can be used further extending the parking space as well as being larger for a truck to drive in.**

**It offers a desirable opportunity due to the location and the property's endowment. Mouse Road , M1 and M7 motorway access only minutes away.**

**Can also be rented by level.**

**View.**

**Look at the unlimited possibilities.**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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

**Tel.: +36 70 9532513**

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

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