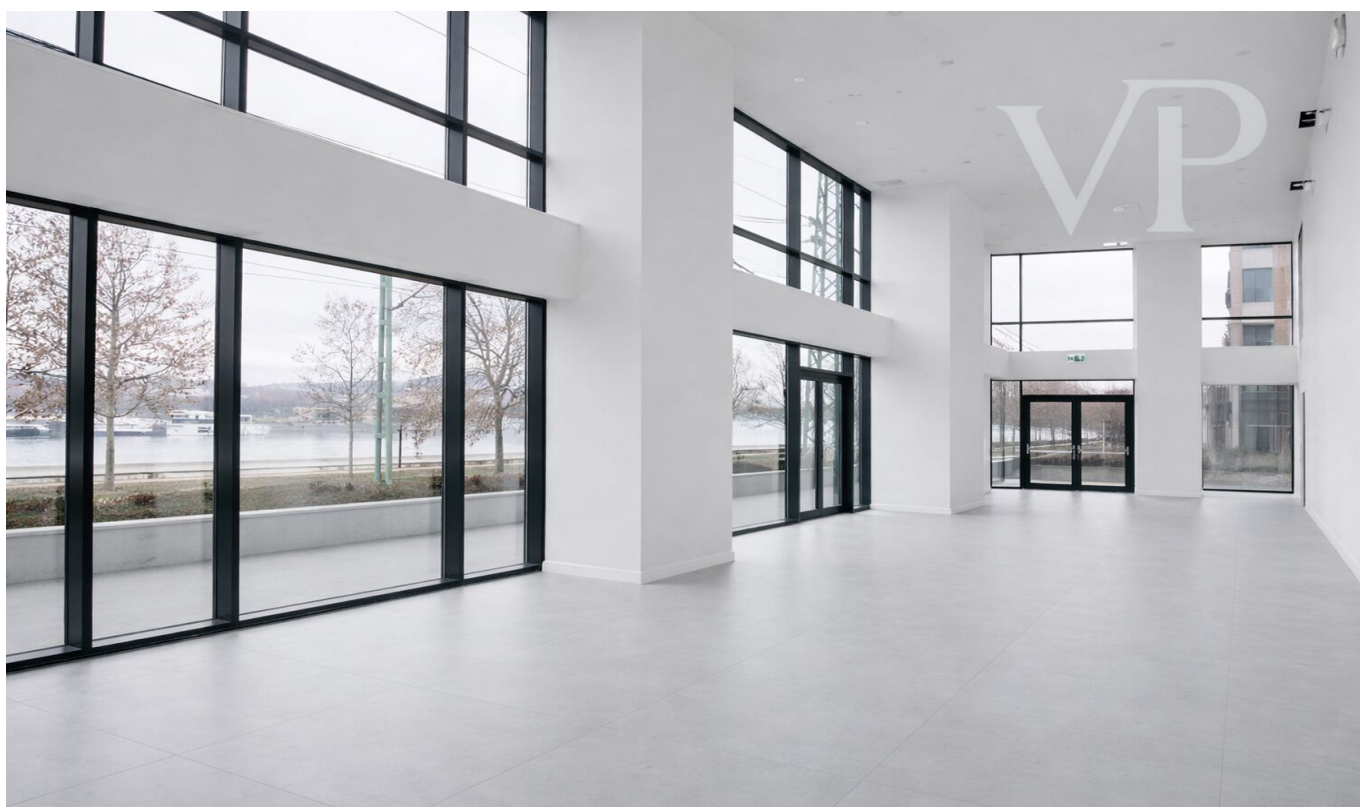


Budapest

MODERN BUSINESS PREMISES FOR RENT WITH PANORAMIC VIEW OF THE DANUBE

Property ID: HU26439738



RENT PRICE: 3.350 EUR

Property ID: HU26439738 - 1095 Budapest

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

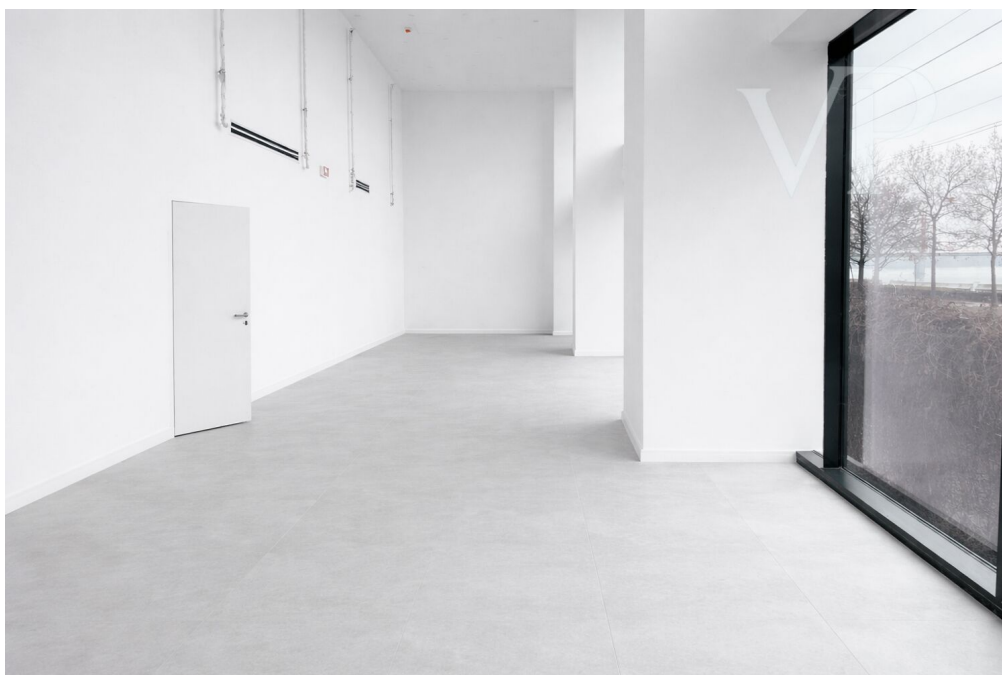
Property ID: HU26439738 - 1095 Budapest

At a glance

| | | | |
|----------------------|------------|-----------------------|------------------------|
| Property ID | HU26439738 | Rent price | 3.350 EUR |
| Year of construction | 2025 | Total Space | ca. 349 m ² |
| | | Condition of property | First occupancy |

Property ID: HU26439738 - 1095 Budapest

The property



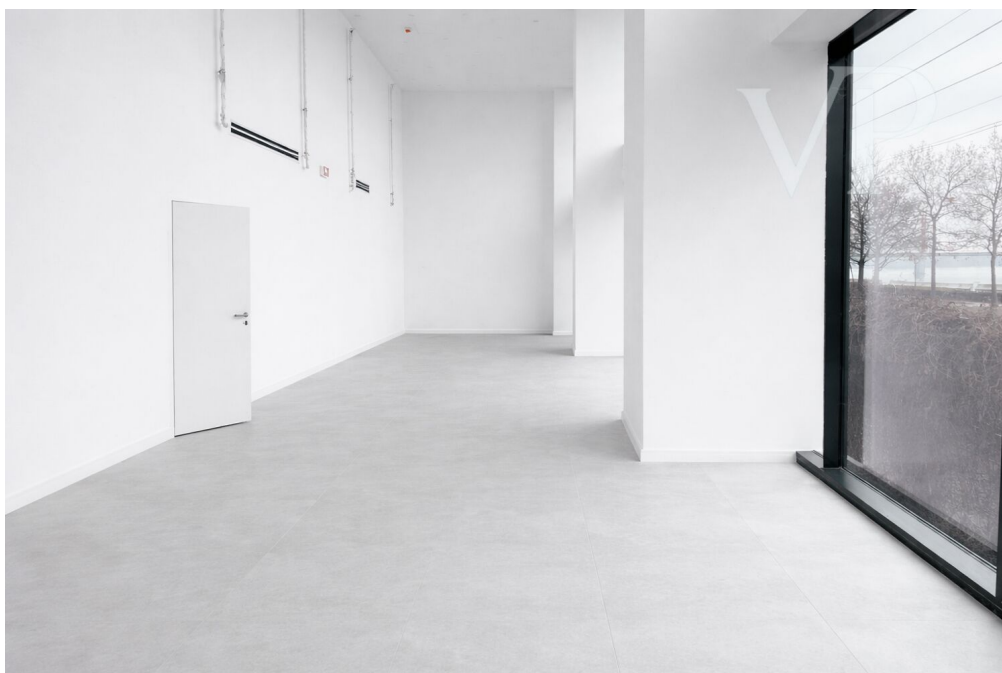
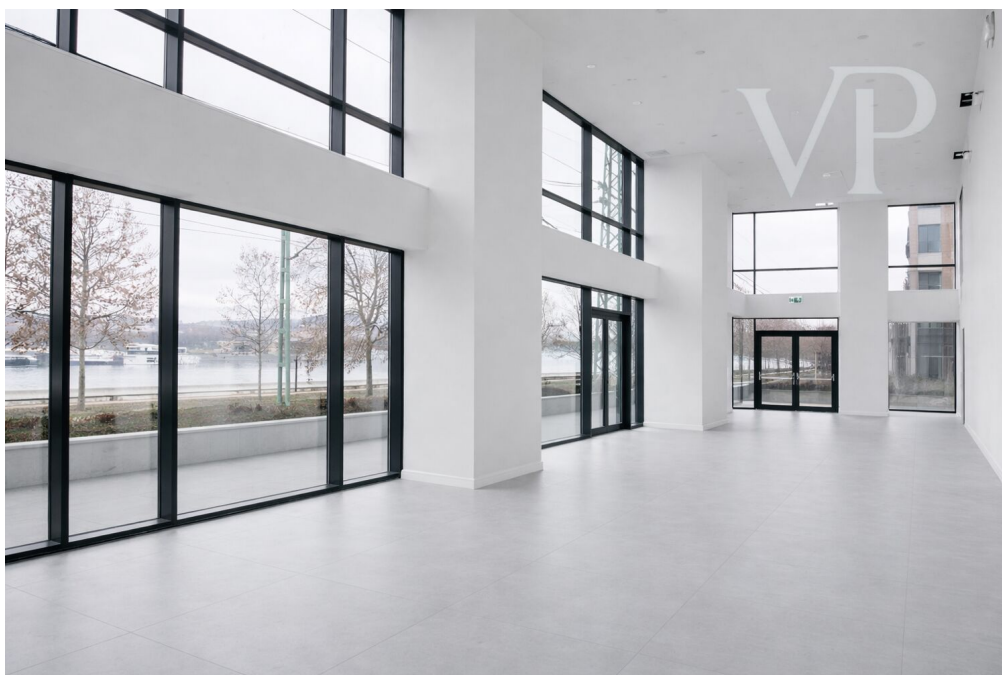
Property ID: HU26439738 - 1095 Budapest

The property



Property ID: HU26439738 - 1095 Budapest

The property



Property ID: HU26439738 - 1095 Budapest

The property



Property ID: HU26439738 - 1095 Budapest

The property



Property ID: HU26439738 - 1095 Budapest

A first impression

Premium retail space for rent in the heart of the IX. district - on the Danube side of Lechner Ödön fasor, with panoramic view of the Danube!

In one of the most dynamically developing districts of Budapest, directly near the Danube bank, we offer for rent a 239 m², newly built, modern designed retail space. The property has excellent visibility and lively pedestrian traffic, while being easily accessible by car and public transport.

The premises is currently in shell condition, allowing full design freedom for a timeless interior design reflecting brand identity and lifestyle philosophy. The space is enhanced by the large glass surfaces, which provide ample natural light and give the property an elegant, prestigious appearance. The final design is to the specifications of the prospective tenant and will be carried out by the owner on a commission basis. The final rent will be determined according to the technical and aesthetic design required. The bathrooms have already been completed and will be at no cost to the prospective tenant.

The space is ideal for those looking for a modern, waterfront location in one of the best parts of Budapest's IX district. The property is particularly suitable for a catering unit, as there are many office buildings in the area, while there are few catering outlets. The property is also ideal for a showroom, a service centre or a premium retail unit, as well as an office.

It is part of the Millennium City Center, one of the most modern and dynamic business and residential districts of Budapest. The area includes office towers, cultural institutions, healthcare facilities and residential developments, supported by continuous urban investment and infrastructure renewal. Nearby are the

Millennium Towers and Millennium Gardens office complexes, home to more than 20 international companies including Wizz Air, Lufthansa, Morgan Stanley, Vodafone, Henkel, ARM, Provident, MSD Pharma and Fresnapf.

Floor area: 239 m²

Large partly covered terrace (within the boundary): 110 m²

In the event that the tenant wishes to carry out commercial activities on the 110 m² terrace attached to the premises, the rent for the terrace will be subject to a separate agreement.

Rent: EUR 3350/month + running costs

Property ID: HU26439738 - 1095 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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com