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Alphagon

1117 Budapest, Dombóvári út 9.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/10-alphagon>

The Alphagon Office Building is located in the XI district, close to the city centre, on the corner of Dombóvári and Náporliget streets. The building is a brand new construction, designed with sustainability in mind and is easily accessible by car and public transport. The building is located in the dynamically developing IT centre of Budapest, close to Infopark and the Technical University of Budapest. The area is well served by a number of restaurants, cafés, sports centres and the Allee shopping centre. The Alphagon Office Building, with 4,600 sqm of quality 'Grade A' office space on 5 floors, is naturally lit from all sides and offers both split and single-space office layouts to ensure the most efficient use of office space.



Data			
Location	South Buda	Status	Existing building
Completion year	2020 / Q3	Refurbishment year	
Category	A	Number of floors	5

Rental fees/prices			
Office	14 €/m²/mo - 15.5 €/m²/mo	Office Service Charge	3.95 €/m²/mo
Parking rent	90 €/m²/mo - 90 €/m²/mo		

Areas			
Available GLA	2660 m²	Number of parking lots	67
Gross Leasable Are (GLA)	3548.04 m²	Common Area Share (CAR)	7.22
Office	216 m² - 2660 m²		

Details of the property	
Access	Bus: 33, 133E, 154 Metro: M4 Tram: 1, 17, 19, 41, 47, 48, 56
Green certificate	DGNB/ÖGNI

Technical specification	Amenities
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4-pipe fan-coil system, Air conditioning, Alternative energy utilization, Bicycle racks, Elevators, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Underground garage,

Card-entry system, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	349 m ²	14 €/m ² /mo - 15.5 €/m ² /mo	
Unit 2	To let	Office	Floor 1	859 m ²	14 €/m ² /mo - 15.5 €/m ² /mo	
Unit 3	To let	Office	Floor 2	876 m ²	14 €/m ² /mo - 15.5 €/m ² /mo	
Unit 4	To let	Office	Floor 3	360 m ²	14 €/m ² /mo - 15.5 €/m ² /mo	
Unit 5	To let	Office	Floor 4	216 m ²	14 €/m ² /mo - 15.5 €/m ² /mo	

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 Prices do not include VAT.



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