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Csalogány 43

1027 Budapest, Csalogány utca 43.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/101-csalogany-43>

The multifunctional building is located in the immediate vicinity of Széll Kálmán tér. The mix-used development project provides commercial areas, office areas and residential areas within one complex. On the ground floor of the building there will be a large LIDL store. Offices will be on the first floor and on part of the second floor, which will be completely independent of the apartments that will be on the further floors (3rd floor-6th floor - 99 apartments). The building is going to be handed over in the last quarter of 2019.



Data			
Location	Central Buda	Status	Existing building
Completion year	2020 / Q4	Refurbishment year	
Category	A	Number of floors	2

Rental fees/prices			
Office	15 €/m²/mo - 17 €/m²/mo	Office Service Charge	3200 Ft/m²/mo
Parking rent	120 €/m²/mo - 120 €/m²/mo		

Technical specification

Air conditioning, Fire alarm system, Own water block, Underground garage,

Areas			
Available GLA	3176.28 m²	Number of parking lots	50
Gross Leasable Are (GLA)	2941.00 m²	Common Area Share (CAR)	8
Office	752.76 m² - 3176.28 m²		

Details of the property	
Access	metro: M2 tram: 4, 6, 17, 19, 41, 56, 59, 61 bus: 11, 39, 111
Green certificate	


Amenities

Card-entry system, In-house property management, 24/7 security service, Reception service, In-house restaurant, In-house café, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	2423.52 m ²	15 €/m ² /mo - 17 €/m ² /mo	
Unit 2	To let	Office	Floor 2	752.76 m ²	15 €/m ² /mo - 17 €/m ² /mo	

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