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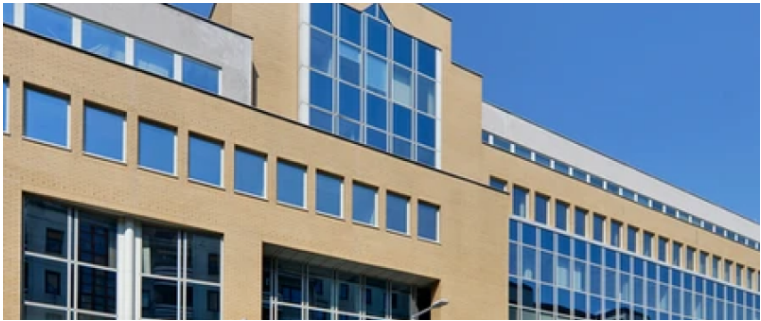
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# Buda Square

## 1036 Budapest, Lajos utca 48-66.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/162-buda-square>

Buda Square is located in the heart of Óbuda, nearby the city center. The building has great visibility and can be accessed easily both by car and public transportation. Buda Square went go through a full refurbishment in the course of 2018 which among others includes fresh-designed lobby areas with refurbished elevators, refurbished heating and cooling mechanical system and underground garage areas. The building offers nearly 17,000 sqm leasable office space on 6 levels with excellent natural lighting and flexible partitioning that ensures continuous and coherent accommodation among the floors. The office areas are bright and flexible for individual fitout needs. The two-level underground garage and surface parking lots ensure comfortable parking, security service is available 24-hours.



Data			
Location	North Buda	Status	Existing building
Completion year	1992 / Q2	Refurbishment year	2018
Category	A	Number of floors	6
Rental fees/prices			
Office	12.9 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	Storage	6 €/m <sup>2</sup> /mo - 6 €/m <sup>2</sup> /mo
Office Service Charge	4.9 €/m <sup>2</sup> /mo	Parking rent	90 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo

Areas			
Available GLA	1173 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	17000.00 m <sup>2</sup>	Common Area Share (CAR)	8.9
Office	275 m <sup>2</sup> - 1140 m <sup>2</sup>	Storage	33 m <sup>2</sup> - 33 m <sup>2</sup>
Details of the property			
Access	Bus lines: 9, 29, 65, 109, 111, 165 Tram: 17, 19, 41 Suburban train: Szentendre direction (H5)		
Green certificate			

Technical specification	Amenities
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4-pipe fan-coil system, Elevators, Openable windows, Own water block, Suspended Ceiling, Underground garage,

Card-entry system, In-house property management, 24/7 security service, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, Kitchenette, ATM, Car Wash, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	275 m²	15.5 €/m²/mo - 15.5 €/m²/mo	
Unit 2	To let	Office	Floor 3	865 m²	12.9 €/m²/mo - 12.9 €/m²/mo	
Unit 3	To let	Storage		33 m²	6 €/m²/mo - 6 €/m²/mo	

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Prices do not include VAT.



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