



**Szapáry Zsolt**  
Phone: +36 30 377 4913  
Email: [zsolt.szapary@robertson.hu](mailto:zsolt.szapary@robertson.hu)

**Szöke Viktória**  
Phone: +36 30 330 0733  
Email: [viktoria.szoke@robertson.hu](mailto:viktoria.szoke@robertson.hu)



**Herédi Gábor**  
Phone: +36 30 377 4914  
Email: [gabor.heredi@robertson.hu](mailto:gabor.heredi@robertson.hu)

# Advance Tower II.

## 1134 Budapest, Váci út 43.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/181-advance-tower-ii>

Advance Tower Office Building is one of the most recent projects of Futureal developing group. The 1st phase of the project was completed in 2018 Q3, the 2nd phase is going to be completed in Q3 2019. The location of the building is at the Váci út corridor and its public transport connections are excellently accessible. The technical functionality of the property meets high standards with the likes of automatic external shading, 4-pipe fan coil air conditioning, in - building management system and a green roof park with intelligent watering system.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2019 / Q3	Refurbishment year	
Category	A	Number of floors	7

Rental fees/prices			
Retail	17.5 €/m <sup>2</sup> /mo - 17.5 €/m <sup>2</sup> /mo	Office Service Charge	5.05 €/m <sup>2</sup> /mo
Parking rent	100 €/m <sup>2</sup> /mo - 100 €/m <sup>2</sup> /mo		

Areas			
Available GLA	440 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	7808.00 m <sup>2</sup>	Common Area Share (CAR)	7.82
Retail	130 m <sup>2</sup> - 440 m <sup>2</sup>		

Details of the property	
Access	Bus: 15, 115, 950, 950A Metro: M3 Tram: 1, 14 Trolley: 75, 76, 79
Green certificate	WELL Platinum BREEAM Very Good

Technical specification	Amenities
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4-pipe fan-coil system, Air conditioning, Bicycle racks, Changing Rooms, Diesel generator, Double electric feed, Elevators, External shading, HVAC with heat pump, Raised floor, Shower room, Suspended Ceiling,

Card-entry system, In-house property management, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Fitness/gym, In-house café, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	130 m²	17.5 €/m²/mo - 17.5 €/m²/mo	
Unit 2	To let	Retail	Floor 0	310 m²	17.5 €/m²/mo - 17.5 €/m²/mo	

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Robertson Hungary Kft.

Telephone: +36 (1) 327-2050

H - 1138 Budapest, Váci út 117-119. A/1