



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szóke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu



Pauler Office Building

1013 Budapest, Pauler u. 11.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/216-pauler-office-building>

The property is located in the close vicinity of BudaCastle, in the 1st District of Budapest, under 11 Pauler Street. The close environs of the building consist of residential buildings and newly constructed condominiums. The plot size of this 7-story office building, built in the early nineties, is 875 m2. The building has a two-story basement garage for 51 vehicles, and an additional 5 above ground parking spaces. The building has been fully renovated in.



Data			
Location	Central Buda	Status	Existing building
Completion year	1992 /	Refurbishment year	2007
Category	B	Number of floors	7

Rental fees/prices			
Office	13.5 €/m²/mo - 14.5 €/m²/mo	Office Service Charge	6 €/m²/mo
Parking rent	100 €/m²/mo - 100 €/m²/mo		

Technical specification

2-pipe fan-coil system, Fire alarm system, Openable windows, Raised floor, Underground garage,

Areas			
Available GLA	540 m²	Number of parking lots	
Gross Leasable Are (GLA)	0.00 m²	Common Area Share (CAR)	9
Office	30 m² - 540 m²		

Details of the property	
Access	Metro: M2 Tram: 18 Bus: 5, 78, 105
Green certificate	

Amenities

24/7 security service, Reception service,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	30 m²	13.5 €/m²/mo - 14.5 €/m²/mo	
Unit 2	To let	Office	Floor 6	400 m²	13.5 €/m²/mo - 14.5 €/m²/mo	
Unit 3	To let	Office	Floor 7	110 m²	13.5 €/m²/mo - 14.5 €/m²/mo	

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1