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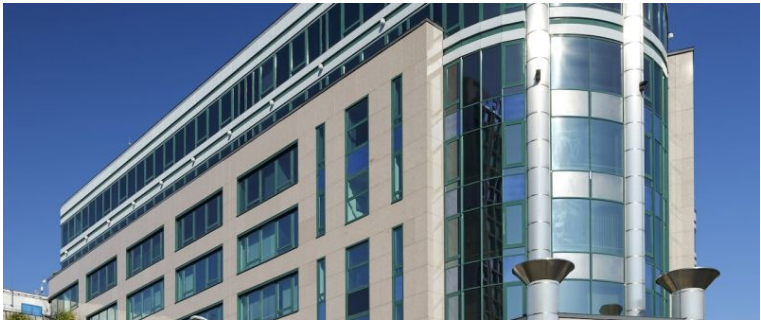


# Krisztina Plaza

## 1013 Budapest, Krisztina krt. 39/b.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/237-krisztina-plaza>

The postmodern block of Krisztina Plaza is a defining building in the vicinity of Déli pályaudvar. Its advantageous location, spacious interior spaces and the breathtaking panorama of the Buda Castle make the building unique. Irodaház offers category "A" offices for rent in the 1st district, Bel-Buda, next to the Southern Railway Station. The office building, which includes 16,528 m2 of office space and a two-story garage, was completed in 2001. The office spaces are efficient, modern in design and abundant in natural light, with panoramic office areas. In the office building, it is also possible to create larger office units, and it has flexible floor plans. After almost twenty years of operation in the office building, it became necessary to adapt the common areas to the changed trends - thanks to this process, the reception area of the B reception entered a new era in 2022.



Data			
Location	Central Buda	Status	Existing building
Completion year	2001 / Q3	Refurbishment year	
Category	A	Number of floors	7
Rental fees/prices			
Office	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	Retail	15 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo
Office Service Charge	1450 Ft/m <sup>2</sup> /mo	Parking rent	100 €/m <sup>2</sup> /mo - 100 €/m <sup>2</sup> /mo

Areas			
Available GLA	10707 m <sup>2</sup>	Number of parking lots	376
Gross Leasable Are (GLA)	16700.00 m <sup>2</sup>	Common Area Share (CAR)	2.25
Office	917 m <sup>2</sup> - 9894 m <sup>2</sup>	Retail	813 m <sup>2</sup> - 813 m <sup>2</sup>
Details of the property			
Access	Metro: M2 Tram: 18, 59, 61 Bus: 21, 39, 90		
Green certificate	BREEAM-in-Use-Very Good		

## Technical specification

4-pipe fan-coil system, Fresh air supply, Openable windows, Suspended Ceiling, Air conditioning, Elevators, Sprinkler system, Telefon Center,

## Amenities

Card-entry system, 24/7 security service, Reception service, In-house restaurant, In-house café, Display of company logo, Complete Property Management,

## Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Building A - Unit 1	To let	Retail	Floor 0	813 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	
Building A - Unit 2	To let	Office	Floor 1	917 m <sup>2</sup>	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	
Building A - Unit 3	To let	Office	Floor 2	1717 m <sup>2</sup>	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	
Building A - Unit 4	To let	Office	Floor 3	1397 m <sup>2</sup>	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	
Building A - Unit 5	To let	Office	Floor 4	1556 m <sup>2</sup>	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	
Building A - Unit 6	To let	Office	Floor 5	1556 m <sup>2</sup>	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	
Building A - Unit 7	To let	Office	Floor 6	1561 m <sup>2</sup>	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	
Building A - Unit 8	To let	Office	Floor 7	1190 m <sup>2</sup>	13.75 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	

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