

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

**Szőke 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)

# River Estates

## 1134 Budapest, Váci út 35.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/266-river-estates>

The River Estates office building is located in one of the most developing corridors of Budapest, Váci Corridor. The building can be easily reached by vehicular and pedestrian access, since main roads are connected and the location is a few meters away from Dózsa György metro station. The entire HVAC-system was renovated in 2013 further refurbishment works took place in 2015-2016. After the thoughtful renovation the office building offers modern technical standards and prestigious office location. Large continuous areas will be available from Q2 2019.



Data			
<b>Location</b>	Váci Corridor	<b>Status</b>	Existing building
<b>Completion year</b>	1998 / Q1	<b>Refurbishment year</b>	2015
<b>Category</b>	A	<b>Number of floors</b>	7

Rental fees/prices			
<b>Office</b>	14.5 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	<b>Retail</b>	11 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo
<b>Office Service Charge</b>	2700 Ft/m <sup>2</sup> /mo	<b>Parking rent</b>	110 €/m <sup>2</sup> /mo - 110 €/m <sup>2</sup> /mo

Areas			
<b>Available GLA</b>	8426 m <sup>2</sup>	<b>Number of parking lots</b>	357
<b>Gross Leasable Are (GLA)</b>	20245.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	4.6
<b>Office</b>	220 m <sup>2</sup> - 6488 m <sup>2</sup>	<b>Retail</b>	819 m <sup>2</sup> - 1938 m <sup>2</sup>

Details of the property	
<b>Access</b>	Metro: M3 (Lehel tér stop) Bus: 15 Trolley bus: 75, 79
<b>Green certificate</b>	BREEAM-in-Use-Very Good

## Technical specification

4-pipe fan-coil system, Bicycle racks, Double electric feed, Elevators, External shading, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Shower room, Underground garage,

## Amenities

Card-entry system, In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Selective waste collection, In-house café, Kitchenette,

## Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	1119 m <sup>2</sup>	11 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	
Unit 2	To let	Retail	Floor 0	819 m <sup>2</sup>	11 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	Available from November 2023
Unit 3	To let	Office	Floor 1	688 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 1	401 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	Available from November 2023
Unit 5	To let	Office	Floor 2	294 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 3	1408 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	Available from January 2024
Unit 7	To let	Office	Floor 5	1313 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	Available from November 2023
Unit 8	To let	Office	Floor 5	720 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 9	To let	Office	Floor 6	220 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 10	To let	Office	Floor 8	901 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	Available from November 2023
Unit 11	To let	Office	Floor 8	543 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	Available from November 2023

### 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.



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