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Víziváros Office Center

1027 Budapest, Kapás u. 6-12.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/286-vizivaros-office-center>

Víziváros Office Building was completed in 2005 May, it was built with the highest standards by this time. The high standard office building is able to meet the modern office requirements. Due to the flexible partitioning all types of office space can be arranged within the building. The office building offers air-conditioned office units, pretty much parking places and good access to the main Buda side public transport junctions. The Víziváros Office Building is situated in Inner Buda, in Kapás street, between Csalogány street and Margit avenue. The office building is surrounded with residential, providing excellent location and relaxed atmosphere.



Data

Location	Central Buda	Status	Existing building
Completion year	2005 / Q2	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices

Office	14.5 €/m ² /mo - 14.5 €/m ² /mo	Office Service Charge	1895 Ft/m ² /mo
Parking rent	120 €/m ² /mo - 120 €/m ² /mo		

Areas

Available GLA	1421 m ²	Number of parking lots	233
Gross Leasable Are (GLA)	13604.00 m ²	Common Area Share (CAR)	7
Office	36 m ² - 1421 m ²		

Details of the property

Access	Metro: M3 Tram: 4, 6, 19, 41 Bus: 11, 86, 111, 160, 260
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Green certificate

Technical specification

Openable windows, 4-pipe fan-coil system, Suspended Ceiling, Raised floor, Bicycle racks, BMS (Building Management System), Fresh air supply, Air conditioning, Elevators, Underground garage, Big ceiling height (3 m), Sprinkler system,

Amenities

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, In-house café, Conference room for rent, Display of company logo, Storage rental possibility,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	36 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
Unit 2	To let	Office	Floor 0	60 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
Unit 3	To let	Office	Floor 3	573 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	From November 2023
Unit 4	To let	Office	Floor 5	752 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	From Q3 2023

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