



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

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

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



Alfa Budaörs Center

2040 Budaörs, Építők útja 2

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/310-alfa-budaors-center>

Korzó Budaörs Shopping Centre combines business and shopping in one location consisting of GLA 15 000 sqm retail and 2200 sqm office area which includes a mixture of international occupiers and local businesses.

The property is located in Budaörs in the western agglomeration area of Budapest immediately next to the busy M1/M7 highway in a commercial area of the town the close proximity of Auchan.

The location with a 400 000 inhabitants catchment area is easily accessible offering sufficient parking facilities, Korzó Budaörs is the alternative to crowded shopping centres within Budapest.

The store mix of Korzó Budaörs offers a unique selection of shops and showrooms where customers may find home design goods, baby furniture store, health and beauty, fishing and DIY stores as well as leisure possibilities at Fitness Five &Gym and indoor children entertainment at GyerekCenter.


Korzó offers stores of 200-1500 sqm area with more choice, sizes and stock than elsewhere and easy logistic possibilities.

The office areas on different sizes of 100-700 sqm with 24 h reception and security service are tailor made according to clients demands. A free, safe, open space parking for 350 cars is ensuring guest parking 24 h.



Data			
Location	Periphery	Status	Existing building
Completion year	2009 /	Refurbishment year	
Category	B	Number of floors	

Areas			
Available GLA	109.26 m ²	Number of parking lots	356
Gross Leasable Are (GLA)	2200.00 m ²	Common Area Share (CAR)	
Office	52.62 m ² - 109.26 m ²		

Rental fees/prices				Details of the property		
Office	8.5 €/m²/mo - 8.5 €/m²/mo	Parking rent	€/m²/mo - €/m²/mo	Access	The Alfa Budaörs korzo is located in Budaörs at the entrance and exit section of the M1-M7 Budapest, in the immediate vicinity of the highway. BAUMAX, AUCHAN, IKEA, DECHATLON are located in the neighborhood within a 1 kilometer radius. Bus : 40, 272 Budaörs local bus: 288, 289	
				Green certificate		
Technical specification				Amenities		
Air conditioning, Elevators, Openable windows,				Free parking area, 24/7 security service, Visitor parking, Fitness/gym, In-house restaurant,		
Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 4	56.64 m²	8.5 €/m²/mo - 8.5 €/m²/mo	Fixed rental period
Unit 2	To let	Office	Floor 4	52.62 m²	8.5 €/m²/mo - 8.5 €/m²/mo	With fixed rental period
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		