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Belle Office

1012 Budapest, Márvány u. 18.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/327-belle-office>

Modern, well equipped, exclusive A category office building, with international standards and a unique building of its kind. The architect created a classical design with a previous century atmosphere to it, keeping in mind practical and functional requirements. Entering the building, the guests are met by a huge lobby, close to 100 sq m. The inside of the building is decorated by XVII and XVIII century antiquities. The common areas are decorated by marble and forged steel railing for the stairs, along with XVII and XVIII century paintings at the turning of the stairs, along with contemporary art exhibitions.



Data			
Location	Central Buda	Status	Existing building
Completion year	2004 / Q1	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	13.5 €/m ² /mo - 16 €/m ² /mo	Office Service Charge	6 €/m ² /mo
Parking rent	110 €/m ² /mo - 110 €/m ² /mo	Min. term of lease	1

Areas		
Available GLA	76 m ²	Number of parking lots
Gross Leasable Are (GLA)	1134.00 m ²	Common Area Share (CAR) 10
Office	76 m ² - 76 m ²	

Details of the property	
Access	The office building is located in the heart of Budapest's first district, in Márvány street. Accessibility is easy both by community transport and car also. Metro M2, train station and trams are 5 minutes walking distance from the building, and bus number 105 stops right in front of it. Further community transport possibilities can be found at the M2 stop. Motorway M1 - M0 and M7 and Erzsébet Bridge and Chain Bridge are within 3 minutes driving time. Parking space in the area is in abundance, along with parking possibilities within the buildings court.
Green certificate	

Technical specification	Amenities
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Inner garden, 24/7 security service, Reception service, Visitor parking, ATM,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 6	76 m ²	13.5 €/m ² /mo - 16 €/m ² /mo	

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Prices do not include VAT.

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