

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

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



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

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 |
|-------------------------|-----------|
|-------------------------|-----------|

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 | |

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