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# Graphisoft Park Startup

## 1031 Budapest, Záhony utca 7.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/350-graphisoft-park-startup>

The Startup house is located at the intersection of 3 urban axes (Záhony street - Danube shore axis; Gázgyár street). Due to its special position (the visual reference point of the area), it was given a symbolic role: its position required it to be a signature building, to become the gateway to the park.

In the architectural formulation of the building, we sought a balance between INSIDE and OUTSIDE. The internal structural system is also projected onto the adjacent garden, the pavilions in the garden are the external units of the building. Our goal was to blend boundaries, an innovative harmony of technology and nature, which is one of the main messages of Graphisoft Park.

The construction of the building follows the principles of Corbusier (pillar frame, free - flexible - floor plan, strip window - here full glazing -, roof terrace closing level). The facades of the building act as primary communication surfaces. In front of the floor-to-ceiling fully glazed exterior surfaces, another glass lamella façade system mounted on a steel frame runs along the elements parallel with and at an angle to the façade. The outer glass surfaces have been specially treated; the pattern of the screened ornamentation appearing on the lamellas is related to the IT work going on in the Park. On the two-layer glass shell, the lights are constantly changing due to transparency and reflection: the façade looks different at different times of the day, yet, due to the strict construction and cohesive structure, it shows a unified and characteristic overall picture. This constant change also directly reflects the natural environment (trees, wind) and also reflects the proximity of the river.

Data			
Location	North Buda	Status	Existing building
Completion year	2018 /	Refurbishment year	
Category	A	Number of floors	3

Areas			
Available GLA	2552 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	2552.00 m <sup>2</sup>	Common Area Share (CAR)	
Office	2407 m <sup>2</sup> - 2407 m <sup>2</sup>	Retail	145 m <sup>2</sup> - 145 m <sup>2</sup>

Rental fees/prices				Details of the property	
<b>Office</b>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	<b>Retail</b>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	<b>Access</b>	Bus: 34, 106, 134 Suburban train: H5 Shuttle bus service
<b>Parking rent</b>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo			<b>Green certificate</b>	

Technical specification	Amenities
4-pipe fan-coil system, Air conditioning, Bicycle racks, Fire alarm system, Underground garage,	Card-entry system, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, In-house restaurant, Surface parking, In-house café, Conference room for rent, Car Wash, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office		2407 m <sup>2</sup>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	
Unit 2	To let	Retail		145 m <sup>2</sup>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	

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