



**Szapáry Zsolt**  
Phone: +36 30 377 4913  
Email: [zsolt.szapary@robertson.hu](mailto:zsolt.szapary@robertson.hu)

**Szőke Viktória**  
Phone: +36 30 330 0733  
Email: [viktoria.szoke@robertson.hu](mailto:viktoria.szoke@robertson.hu)



**Herédi Gábor**  
Phone: +36 30 377 4914  
Email: [gabor.heredi@robertson.hu](mailto:gabor.heredi@robertson.hu)

# Graphisoft Park South

## 1031 Budapest, Záhony utca 7.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/351-graphisoft-park-south>

The new buildings are lined up along a pedestrian walkway heading south in front of the Startup House and Building N. The four blocks are connected by wings, community functions (restaurant, receptions, foyers) open under the ground floor passages and arcades. The curved pair of the promenade was built in front of the former Gas Factory official's housings, from where the receptions of the office buildings and the restaurant are also accessible. The two promenades are connected by a system of passages and external spaces running through the center line of the complex. Pedestrian walkways dotted with lined courtyards, attractive paved surfaces and vegetation create an urban space system.



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

Rental fees/prices			
Office	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	Retail	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo
Parking rent	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo		


Areas			
Available GLA	13111 m <sup>2</sup>	Number of parking lots	564
Gross Leasable Are (GLA)	13111.00 m <sup>2</sup>	Common Area Share (CAR)	
Office	12800 m <sup>2</sup> - 12800 m <sup>2</sup>	Retail	311 m <sup>2</sup> - 311 m <sup>2</sup>

Details of the property	
Access	Bus: 34, 106, 134 Suburban train: H5 Shuttle bus service
Green certificate	

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, Terrace, 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 - Bldg. SP	To let	Office		12800 m²	€/m²/mo - €/m²/mo	
Unit 2 - Bldg. SP	To let	Retail		311 m²	€/m²/mo - €/m²/mo	

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**Robertson Hungary Kft.**  
 Telephone: +36 (1) 327-2050  
 H - 1138 Budapest, Váci út 117-119. A/1