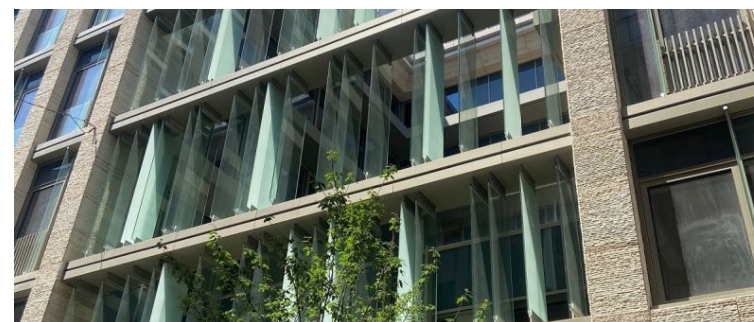


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# Paulay 52

## 1061 Budapest, Paulay Ede utca 52.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/38-paulay-52>

Paulay 52 office building located in the city centre close to Oktogon, in district VI. The developer aims to provide retail units, office areas and loft apartments with parking spaces on the basement level. The building is accessible from Hegedű utca by car and easily approachable by public transport as well. The building offers 2,000 sqm continuous office area, 440 sqm on each floor.

### Data

<b>Location</b>	CBD	<b>Status</b>	Existing building
<b>Completion year</b>	2022 / Q2	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	7

### Rental fees/prices

<b>Office</b>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	<b>Retail</b>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo
<b>Office Service Charge</b>	3650 Ft/m <sup>2</sup> /mo	<b>Parking rent</b>	200 €/m <sup>2</sup> /mo - 200 €/m <sup>2</sup> /mo

### Areas

<b>Available GLA</b>	2747 m <sup>2</sup>	<b>Number of parking lots</b>	
<b>Gross Leasable Are (GLA)</b>	3000.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	5
<b>Office</b>	161 m <sup>2</sup> - 2537 m <sup>2</sup>	<b>Retail</b>	93 m <sup>2</sup> - 210 m <sup>2</sup>

### Details of the property

**Access**

Tram: 4, 6  
 Bus: 105  
 Metro: M1  
 Trolley: 70, 78

**Green certificate**

## Technical specification

Air conditioning, Elevators, Fire alarm system, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, 4-pipe fan-coil system, Underground garage, LED lighting,

## Amenities

24/7 security service, Post office close to the building, BUBI/Lime station nearby, Reception service, Hotel(s) nearby, Kitchenette, Terrace, Display of company logo,

### Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	93 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 2	To let	Retail	Mezzanine	117 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 1	495 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 2	402 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 3	398 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 4	402 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 7	To let	Office	Floor 5	397 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 8	To let	Office	Floor 6	282 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 9	To let	Office	Floor 7	161 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	

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