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

Rental fees/prices			
Office	20 €/m ² /mo - 22 €/m ² /mo	Retail	20 €/m ² /mo - 22 €/m ² /mo
Office Service Charge	3650 Ft/m ² /mo	Parking rent	200 €/m ² /mo - 200 €/m ² /mo

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

Details of the property	
Access	Tram: 4, 6 Bus: 105 Metro: M1 Trolley: 70, 78
Green certificate	

Technical specification	Amenities
Air conditioning, Elevators, Fire alarm system, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, 4-pipe fan-coil system, Underground garage, LED lighting,	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 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 2	To let	Retail	Mezzanine	117 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 3	To let	Office	Floor 1	495 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 4	To let	Office	Floor 2	402 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 5	To let	Office	Floor 3	398 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 6	To let	Office	Floor 4	402 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 7	To let	Office	Floor 5	397 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 8	To let	Office	Floor 6	282 m²	20 €/m²/mo - 22 €/m²/mo	
Unit 9	To let	Office	Floor 7	161 m²	20 €/m²/mo - 22 €/m²/mo	

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