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# BudaPart City - for sale

## 1117 Budapest, Dombóvári út 26.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/536-budapart-city-for-sale>

BudaPart is the largest real estate development project of the Capital - currently being constructed, located only a corner away from Rákóczi Bridge. It is located in the 11th district (South Buda submarket), in Lágymányosi-öböl, incorporating the well-known Kopaszi gát area, in a stunning location right on the banks of the Danube, bounded by Dombóvári and Budafoki út.

The concept altogether is contributing 150 000 sqm prime office areas, 3 000 residential flats + 5 000 sqm horeca facilities on 54 hectares - to the local real estate stock. This includes the brand new 80 000 sqm BTS office tower HQ of the Hungarian Oil Corporation (MOL).

More than a thousand flats & the first two phases of office components are already completed, while the 1st phase of the office park - BudaPart Gate - has already been sold.


The purpose of the project is for it to become the "downtown" of Buda Side, with such measures as the establishment of a new tram line connecting the area to metro line M4, then to North Buda via the tram network & to CBD on Pest side via metro line M3.

BudaPart City is the 2nd office phase of the project.

GLA: 19.800 sqm & 100 parking lots  
Occupancy: 97%  
Avg. rent: 17 €/sqm/month  
WAULT: 5+ years  
NOI: € 4.67 million

Data			
Location	South Buda	Status	Existing building
Completion year	2021 / Q2	Refurbishment year	
Category	A	Number of floors	6

Areas			
Available GLA	m <sup>2</sup>	Number of parking lots	100
Gross Leasable Are (GLA)	19755.00 m <sup>2</sup>	Common Area Share (CAR)	6

Rental fees/prices				Details of the property			
<b>Office Service Charge</b>	2500 Ft/m <sup>2</sup> /mo	<b>Storage Service Charge</b>	8 €/m <sup>2</sup> /mo	<b>Access</b>	Bus: 33, 133E, 153, 154 Tram: 1		
<b>Parking rent</b>	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo	<b>Min. term of lease</b>	5	<b>Green certificate</b>	LEED GOLD		
Technical specification				Amenities			
4-pipe fan-coil system, Double electric feed, Openable windows, Own water block, Raised floor, Suspended Ceiling, Telefon Center, UPS,				Card-entry system, 24/7 security service, Reception service, In-house restaurant, Kitchenette,			
Available units							
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability	
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