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# Duna Tower - Sublease

## 1138 Budapest, Népfürdő utca 22



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/549-duna-tower-sublease>

The Duna Tower situated at a prominent and prime location at the bank of the Danube River. The junction of the Árpád Bridge and Népfürdő Street is one of the unbeatable locations in the new „office” district of Budapest. The 15-story Duna Tower consists of three towers and offers quality office space. The building can be easily accessed by car and public transport as well.

The Towers have panoramic view to the city, Margaret Island and Buda Castle. The view is unprecedented and also the building itself is easy to find due to it's height. The twin glass towers are well visible from far around. In front of the building there is a small park and a parking lot for guests.

Data			
Location	Váci Corridor	Status	Existing building
Completion year	2006 / Q2	Refurbishment year	2017
Category	A	Number of floors	16

Rental fees/prices			
Office	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	Office Service Charge	7.47 €/m <sup>2</sup> /mo
Parking rent	143.47 €/m <sup>2</sup> /mo - 143.47 €/m <sup>2</sup> /mo		

Areas			
Available GLA	803 m <sup>2</sup>	Number of parking lots	382
Gross Leasable Are (GLA)	31500.00 m <sup>2</sup>	Common Area Share (CAR)	8
Office	803 m <sup>2</sup> - 803 m <sup>2</sup>		

Details of the property	
Access	Metro: M3 Tram: 1, Bus: 15, 26, 34, 106, 115
Green certificate	BREEAM Very Good

Technical specification	Amenities
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4-pipe fan-coil system, Fresh air supply, Openable windows, Optical cabling, Own water block, Raised floor, Sprinkler system, Suspended Ceiling,

Card-entry system, In-house property management, 24/7 security service, CCTV camera system, Reception service, In-house restaurant, Panoramic view, In-house café, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	Sublease	Office	Floor 12	803 m²	€/m²/mo - €/m²/mo	Available: Until November 2026

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