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Liberty

1097 Budapest, Könyves Kálmán körút 34.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/565-liberty>

Liberty, the new project of WING, is located next to the Telekom headquarters. After the handover of the south wing in 2023, the handover of the north wing is planned for 2024. The office building will serve a total of 42,000 sq m office and retail spaces. According to the concept, there will be a 4800 sq m of office floor area in two wings. The BREEAM Very Good-rated building will satisfy all tenants needs with inner garden, terraces and with its skybar with panoramic view.

Data			
Location	Non Central Pest	Status	Under construction
Completion year	2024 /	Refurbishment year	
Category	A	Number of floors	8

Rental fees/prices			
Office	16 €/m ² /mo - 18 €/m ² /mo	Office Service Charge	5.5 €/m ² /mo
Parking rent	110 €/m ² /mo - 110 €/m ² /mo	Min. term of lease	5

Technical specification

Bicycle racks, Changing Rooms, Elevators, Shower room, Underground garage,

Areas			
Available GLA	19941.64 m ²	Number of parking lots	680
Gross Leasable Are (GLA)	19942.00 m ²	Common Area Share (CAR)	4.33
Office	365.16 m ² - 19941.64 m ²		

Details of the property	
Access	Metro: M3 Tram: 1 Bus: 84M, 94M, 281, 294M
Green certificate	BREEAM Very Good

Amenities

Card-entry system, Inner garden, BUBI/Lime station nearby, Reception service, In-house restaurant, Panoramic view, In-house café, Terrace, Conference room for rent, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	365.16 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 2	To let	Office	Floor 1	1772.57 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 2	To let	Office	Floor 2	2556.08 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 4	To let	Office	Floor 3	2545.65 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 5	To let	Office	Floor 4	2557.13 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 6	To let	Office	Floor 5	2546.7 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 7	To let	Office	Floor 6	2517.48 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 8	To let	Office	Floor 7	2544.61 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024
Unit 9	To let	Office	Floor 7	2536.26 m ²	16 €/m ² /mo - 18 €/m ² /mo	from 2024

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