



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szőke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu



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 €/m²/mo - 18 €/m²/mo | Office Service Charge | 5.5 €/m²/mo |
| Parking rent | 110 €/m²/mo - 110 €/m²/mo | Min. term of lease | 5 |

Technical specification

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

| Areas | | | |
|--------------------------|-------------------------|-------------------------|------|
| Available GLA | 19941.64 m² | Number of parking lots | 680 |
| Gross Leasable Are (GLA) | 19942.00 m² | Common Area Share (CAR) | 4.33 |
| Office | 365.16 m² - 19941.64 m² | | |

| 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 |

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1