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# Roseville

## 1034 Budapest, Bécsi út 68.-84.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/85-roseville>

RoseVille is an exclusive, green, premium A+ category office building with 15,000 sq m office area in Óbuda, next to Rózsadomb, the most prestigious area of Budapest. The office building with four floors, terraces, an underground garage was designed and will be developed in the highest technical quality. Behind this unique and premium category building an enormous inner garden will guarantee peaceful atmosphere and green scenery; the floorplates with large contiguous area and the floor-to-ceiling windows will provide enough space and a huge amount of natural light so employees will feel comfortable. In addition, the multiple services on the ground floor and in the walking-distance area will truly accommodate the requirements of a modern and environmentally conscious citizen. The location of the RoseVille office building is one of the jewels of the North Buda sub-market and one of the most beautiful parts of Bécsi Road, close to the heights of the Hármashatár Mountain and Kolosy Square. It is easily accessible by public transport. RoseVille is an ideal choice for those tenants who enjoy a luxurious, dynamic way of life and celebrate innovation but yet also desire a kind of minimalism and closeness to nature. The location grants a real Mediterranean small-town atmosphere, yet the city centre is within reach, thanks to its proximity to the Árpád and Margit bridges. The M0-M3 motorways can also be reached in a short time by car. The primary aspect of the RoseVille development is to create a people-oriented workplace that fits perfectly into the historical townscape and serves the needs of tenants as a modern jewellery box. The 15,000 sq m exclusive office building is developed with the most advanced technologies and designs, and aims to attain the BREEAM "Excellent" rating, a highly environmentally aware construction and operational certification. In addition to the green certificates, full compliance with all the requirements of Access4You has received attention, which is unique in the Hungarian market. ATERNOR is the first developer that designs its projects together with the rehabilitation engineers supported by Access4you so that the buildings and their surroundings will be free of obstacles in every aspect and will offer possibilities, solutions for access that make everyday life easier for people with special needs and help them to develop a complete lifestyle and a daily working routine.

Data			
Location	North Buda	Status	Existing building
Completion year	2023 / Q1	Refurbishment year	
Category	A	Number of floors	3

Rental fees/prices			
Office	19 €/m²/mo - 20 €/m²/mo	Office Service Charge	1800 Ft/m²/mo
Parking rent	140 €/m²/mo - 140 €/m²/mo	Min. term of lease	5

Technical specification			
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Air conditioning, Chilled beam, Elevators, Fire alarm system, Fresh air supply, Openable windows, Own water block, Radiators, Raised floor, Suspended Ceiling, Underground garage,

Areas			
Available GLA	7741 m²	Number of parking lots	
Gross Leasable Are (GLA)	14520.00 m²	Common Area Share (CAR)	7
Office	197 m² - 7741 m²		

Details of the property	
Access	Tram: 17, 19, 47 (stops in front of the building) Bus: 9, 29, 109, 111, 923 Suburban train: H5
Green certificate	BREEAM Excellent

Amenities	
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Inner garden, 24/7 security service, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	1374 m²	19 €/m²/mo - 20 €/m²/mo	
Unit 2	To let	Office	Floor 1	2973 m²	19 €/m²/mo - 20 €/m²/mo	
Unit 3	To let	Office	Floor 2	3197 m²	19 €/m²/mo - 20 €/m²/mo	
Unit 4	To let	Office	Floor 3	197 m²	19 €/m²/mo - 20 €/m²/mo	

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