



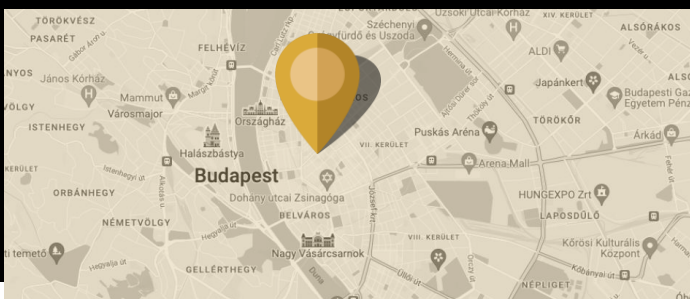
1061 Budapest,
Andrássy út 9. / Paulay u. 12.

ABOUT THE BUILDING

This exceptional building is located in the very heart of Budapest fronting the historic Andrassy Avenue, also known as the Champs Élysées of Budapest and an UNESCO World Heritage site. It is today considered the city's most famous promenade. Numerous shops, restaurants, cafes and bars as well as art and culture, all waiting to be discovered. The exclusive building comprises two high quality interconnected properties with separate entrances from Andrassy Avenue and Paulay Ede street.

PUBLIC TRANSPORT

Metro: | Bus: 9, 105
M1, M2, M3 from Deák Square | Trolleybus: 72, 73



<https://www.andrassypalota.hu/en/>



In-use
„Very good”

GENERAL LEASING TERMS

Rental fee	16 - 17,5 EUR/m ² /month
Service charge	7,63 EUR/m ² /month
Parking	110 EUR/parking place/month
Common area ratio	17 %

PROPERTY DESCRIPTION

Services

- Community events
- Bicycle storage with changing room and shower
- Free Wi-fi in common areas
- Available storage within the building
- Underground garage in immediate vicinity
- Restaurants, bar & cafés, pharmacy, groceries nearby
- Cultural and entertainment venues in the close vicinity

Technical features

- Grade „A” office building
- 4-pipe fan-coil air conditioning
- Mechanical air supply ventilation
- Raised floor & suspended ceiling
- Internal shading (roll up blinds)
- Openable windows
- Four high speed elevators
- On-site building management and maintenance
- 24-hour security and reception service
- CCTV, magnetic card entry system

CONTACT INFORMATION

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