



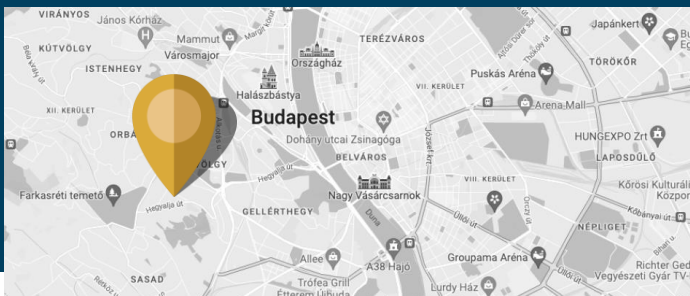
1016 Budapest,
Hegyalja út 7-13.

ABOUT THE BUILDING

Buda Center stands on Hegyalja út, the main axis connecting the Erzsébet Bridge and the M1-M7 motorways right below the Citadella on Gellért Hill, with hotels, restaurants, and sports facilities located nearby. MOM Shopping Center is within walking distance, offering a wide range of shops and services. You can reach Buda Center by several bus lines, and the Centre itself is eye-catching with its modern design.

PUBLIC TRANSPORT

Tram: 61 | Bus: 8, 27, 40, 110, 112,
139, 140, 178, 212, 239



GENERAL LEASING TERMS

Rental fee	13,5-14 EUR/m ² /month
Service charge	3 000 HUF/m ² /month
Parking	120 EUR/parking place/month
Common area ratio	1.37 % + floor add-on

PROPERTY DESCRIPTION

Services

- 24-hour security service
- On-site facility management
- Storage units and parking places are available on two underground levels
- Bright and efficient office spaces
- Excellent visibility
- Open space office or cellular workstations can be provided
- Openable windows
- Water block within the leased area
- 200 m² roof top terrace with panoramic view
- Disabled/step-free access
- Sport facilities nearby

Technical features

- 2-pipe parapet fan-coil A/C system
- Internal, external sun shading
- Fire detectors
- Suspended ceiling
- New parapet cabling
- Flexible partitioning

CONTACT

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