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N97

1124 Budapest, Németvölgyi út 97.

Datasheet of the property: <https://www.robertson.hu/en/property/107-n97>

The N97 Office Building is located in an easily accessible pleasant green environment. The office space can be divided flexibly, allowing N97 to accommodate a wide range of tenant needs. A special feature of N97 Office Building is a large roof terrace with exceptional city views, ideal for daytime recreation or company events.

The building, located on Németvölgyi út, is only a few minutes away from two of Buda's most important shopping centres (Hegyvidék Center and MOM Park), where practically all services and shops can be found. N97 Office Building is easily accessible by car and public transport.



Data			
Location	North Buda	Status	Existing building
Completion year	1997 / Q1	Refurbishment year	2004
Category	B	Number of floors	

Rental fees/prices			
Office	12.5 €/m ² /mo - 14 €/m ² /mo	Office Service Charge	5 €/m ² /mo
Parking rent	75 €/m ² /mo - 100 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Diesel generator, Fresh air supply, Openable windows, Radiators, Raised floor, Suspended Ceiling, Underground garage, External shading, Air conditioning, Elevators,

Areas			
Available GLA	1165.32 m ²	Number of parking lots	120
Gross Leasable Are (GLA)	1080.00 m ²	Common Area Share (CAR)	8
Office	208.44 m ² - 1165.32 m ²		

Details of the property	
Access	Tram: 59 Bus: 8, 102, 112
Green certificate	

Amenities

Card-entry system, 24/7 security service, CCTV camera system, Reception service, Surface parking, Terrace, Display of company logo, Complete Property Management, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
A building - Unit 1	To let	Office	Floor 0	208.44 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	
A building - Unit 2	To let	Office	Floor 0	239.76 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	
A building - Unit 3	To let	Office	Floor 2	293.76 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	
A building - Unit 4	To let	Office	Floor 3	423.36 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	

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Prices do not include VAT.

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