

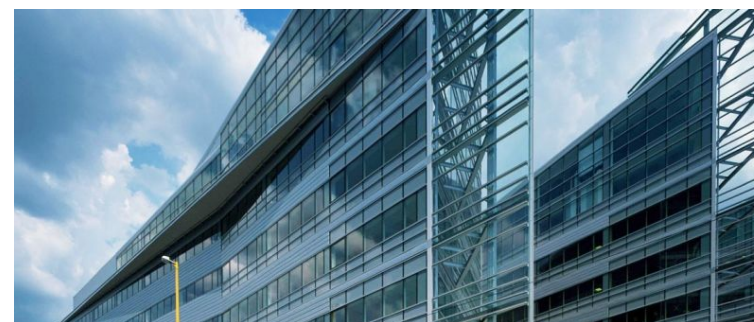
<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szőke Viktória</b> Phone: +36 30 330 0733 Email: <a href="mailto:viktoria.szoke@robertson.hu">viktoria.szoke@robertson.hu</a>
<b>Herédi Gábor</b> Phone: +36 30 377 4914 Email: <a href="mailto:gabor.heredi@robertson.hu">gabor.heredi@robertson.hu</a>	<b>Nagy Patricia</b> Phone: +36 20 314 5821 Email: <a href="mailto:patricia.nagy@robertson.hu">patricia.nagy@robertson.hu</a>

# Alkotás Point

## 1123 Budapest, Alkotás út 48-50.

Datasheet of the property: <https://www.robertson.hu/en/property/182-alkotas-point>

Alkotás Point is located in Central Buda, in the 12th district of Budapest at the junction of Alkotás utca, Győrfi út and Csörsz utca. Situated between Déli pályaudvar and Hotel Novotel, the building can be easily reached from Pest side through Erzsébet Bridge-Hegyalja street, Margaret Bridge-Margit boulevard as well as Budaörs and Vienna through motorway M1/ M7. The 12th district is well serviced with shopping malls, fitness clubs, restaurants and hotels that can support the in-house services.



Data			
<b>Location</b>	Central Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2003 / Q1	<b>Refurbishment year</b>	2012
<b>Category</b>	A	<b>Number of floors</b>	

Rental fees/prices			
<b>Office</b>	17 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	2990 Ft/m <sup>2</sup> /mo
<b>Parking rent</b>	130 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo	<b>Min. term of lease</b>	5

Technical specification
-------------------------

4-pipe fan-coil system, Bicycle racks, Fresh air supply, Raised floor, Shower room, Suspended Ceiling,

Areas			
<b>Available GLA</b>	2940 m <sup>2</sup>	<b>Number of parking lots</b>	395
<b>Gross Leasable Are (GLA)</b>	25000.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	3.18
<b>Office</b>	255 m <sup>2</sup> - 2940 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Metro: M2 Tram: 61, 18, 59, 59A, 17 Bus: 8, 105, 112, 40, 212, 39, 90, 102
<b>Green certificate</b>	BREEAM Very Good BREEAM-in-Use-Very Good

Amenities
-----------

In-house property management, 24/7 security service, Reception service, In-house restaurant, In-house café, Car Wash,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 4	1200 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 5	400 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 5	315 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 5	255 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	from Q3 2024
Unit 5	To let	Office	Floor 6-7	770 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	From Q3 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