

<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szóke 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>

# Graphisoft Park H

## 1031 Budapest, Záhony utca 7.

Datasheet of the property: <https://www.robertson.hu/en/property/349-graphisoft-park-h>

Graphisoft Park is located directly on the Danube bank, surrounded by 18 hectares of greenery. The park's designers have paid special attention to nature and the preservation of green spaces. The buildings are surrounded by a spacious grove and the trees are taller than the houses. The underground multi-storey car parks were also built to ensure that the greenery, rather than the multitude of parked cars, dominates the surface view. The ambience is enhanced by the protected ancient park of the Hajógyári Island opposite, the lake in the middle of the park and, of course, the uniquely quiet promenade along the Danube.

The offices are designed to meet the needs of the tenants, while at the same time the new buildings seek to blend harmoniously with the existing office buildings and the former industrial buildings of the Gas Factory in the vicinity of the Park.

Tenants have been given the opportunity to choose technologies and materials and to install their own equipment at the construction stage. This allows the equipment to be fully operational from the day of handover.



Data			
<b>Location</b>	North Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2009 / Q3	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	4

Rental fees/prices			
<b>Office</b>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	<b>Parking rent</b>	60 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo

Areas			
<b>Available GLA</b>	12959 m <sup>2</sup>	<b>Number of parking lots</b>	426
<b>Gross Leasable Are (GLA)</b>	12959.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	12
<b>Office</b>	12959 m <sup>2</sup> - 12959 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Bus: 34, 106, 134 Suburban train: H5 Shuttle bus service

**Green certificate**

Technical specification	Amenities
4-pipe fan-coil system, Air conditioning, Bicycle racks, Elevators, Fire alarm system, Shower room, Underground garage,	Card-entry system, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, In-house restaurant, Surface parking, In-house café, Conference room for rent, Car Wash, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1 - Bldg. H	To let	Office		12959 m <sup>2</sup>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	

**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