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Graphisoft Park SAP building

1031 Budapest, Záhony utca 7.

Datasheet of the property: <https://www.robertson.hu/en/property/353-graphisoft-park-sap-building>

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			
Location	North Buda	Status	Existing building
Completion year	2006 /	Refurbishment year	2018
Category	A	Number of floors	

Rental fees/prices			
Office	€/m ² /mo - €/m ² /mo	Parking rent	€/m ² /mo - €/m ² /mo

Areas		
Available GLA	5594 m ²	Number of parking lots
Gross Leasable Are (GLA)	5594.00 m ²	Common Area Share (CAR)
Office	5594 m ² - 5594 m ²	

Details of the property	
Access	Bus: 34, 106, 134 Suburban train: H5 Shuttle bus service
Green certificate	

Technical specification	Amenities
4-pipe fan-coil system, Bicycle racks, Fire alarm system, Underground garage,	Card-entry system, 24/7 security service, Post office close to the building, CCTV camera system, In-house restaurant, In-house café, Terrace, Car Wash, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1 - Bldg. N	To let	Office		5594 m²	€/m²/mo - €/m²/mo	

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Prices do not include VAT.

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