



Szapáry Zsolt Phone: +36 30 377 4913 Email: zsolt.szapary@robertson.hu	Szőke Viktória Phone: +36 30 330 0733 Email: viktoria.szoke@robertson.hu
Herédi Gábor Phone: +36 30 377 4914 Email: gabor.heredi@robertson.hu	Nagy Patricia Phone: +36 20 314 5821 Email: patricia.nagy@robertson.hu



Roseville

1034 Budapest, Bécsi út 68.-84.

Datasheet of the property: <https://www.robertson.hu/en/property/85-roseville>

RoseVille is an exclusive, green, premium A+ category office building with 15,000 sq m office area in Óbuda, next to Rózsadomb, the most prestigious area of Budapest. The office building with four floors, terraces, an underground garage was designed and will be developed in the highest technical quality. Behind this unique and premium category building an enormous inner garden will guarantee peaceful atmosphere and green scenery; the floorplates with large contiguous area and the floor-to-ceiling windows will provide enough space and a huge amount of natural light so employees will feel comfortable. In addition, the multiple services on the ground floor and in the walking-distance area will truly accommodate the requirements of a modern and environmentally conscious citizen. The location of the RoseVille office building is one of the jewels of the North Buda sub-market and one of the most beautiful parts of Bécsi Road, close to the heights of the Hármashatár Mountain and Kolosy Square. It is easily accessible by public transport. RoseVille is an ideal choice for those tenants who enjoy a luxurious, dynamic way of life and celebrate innovation but yet also desire a kind of minimalism and closeness to nature. The location grants a real Mediterranean small-town atmosphere, yet the city centre is within reach, thanks to its proximity to the Árpád and Margit bridges. The M0-M3 motorways can also be reached in a short time by car.



Data			
Location	North Buda	Status	Existing building
Completion year	2023 / Q1	Refurbishment year	
Category	A	Number of floors	3

Areas			
Available GLA	6932 m ²	Number of parking lots	
Gross Leasable Area (GLA)	14520.00 m ²	Common Area Share (CAR)	7
Office	197 m ² - 5558 m ²	Retail	1374 m ² - 1374 m ²

Rental fees/prices			
Office	19 €/m ² /mo - 21 €/m ² /mo	Retail	19 €/m ² /mo - 21 €/m ² /mo
Office Service Charge	1950 Ft/m ² /mo	Parking rent	140 €/m ² /mo - 150 €/m ² /mo
Min. term of lease	5		

Technical specification

Air conditioning, Chilled beam, Elevators, Fire alarm system, Fresh air supply, Openable windows, Own water block, Radiators, Raised floor, Suspended Ceiling, Underground garage,

Details of the property	
Access	Tram: 17, 19, 47 (stops in front of the building) Bus: 9, 29, 109, 111, 923 Suburban train: H5
Green certificate	BREEAM Excellent

Amenities

Inner garden, 24/7 security service, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	1374 m ²	19 €/m ² /mo - 21 €/m ² /mo	Partially under negotiation
Unit 2	To let	Office	Floor 1	2164 m ²	19 €/m ² /mo - 21 €/m ² /mo	
Unit 3	To let	Office	Floor 2	3197 m ²	19 €/m ² /mo - 21 €/m ² /mo	Partially under negotiation
Unit 4	To let	Office	Floor 3	197 m ²	19 €/m ² /mo - 21 €/m ² /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