

CONTACT

Robert Hauer

Mobile : +43 680 440 1352
e-mail : robert.hauer@immotrading.at
company : ImmoTrading GmbH
address : 1010 Wien, Kärntner Ring 5-7
[More objects from this agent](#)



BASIC DATA

object number: **3056/1211**
object type: **House**
state: **Közép-Magyarország**
address: **1056 Budapest**
price: **€ 15,000,000.-**
Living area: **approx. 2,520.00 m²**

DESCRIPTION

ECLECTIC STYLE OFFICE BUILDING

This 6 storey (+ loft) office building for sale was built between 1909-1912 with a basement in eclectic style (heavily influenced by turn of the century architectural trends).

The residential and office building was renovated in the 1980s, with the attic being converted and the lift system being renewed. The converted attic fits well with the dimensions of the building.

- Plot size: 658 m²
- Total usable area: 4,080 m²
- Rental area: 2,520 m²
- Currently rented area: 1,466.05 m²
- Area still to be rented: 1,055 m²

In 2017, the renovation of the facades and the interior of the building with the ground floor, the 6 floors and the attic took place, including conversion and roof terrace design. This interesting office property is located in the heart of the historical city center of 1056 Budapest, on the Danube Promenade (Dunakorzó) on the Pest side of the Danube bank near the Elisabeth Bridge. The street-side premises of the corner building have a wide panoramic view from the first floor and upper floors of the Danube, Gellert Hill and Castle Hill, as well as the panorama of Buda. The building is located in a protected area. In addition, this area is also a protected archaeological site.

The property is located in the most luxurious part of the business district of downtown Pest in the 5th district of Budapest.

The prime location on the banks of the Danube makes the building a unique and coveted property on the real estate market. The property is a closed terraced house with an inner courtyard. The courtyard is covered with ceramic tiles and opens onto the small courtyard of the building at 2 Petőfi Square.

There is a building management (accounting and property management) for this property. The facades, which were renovated in 2017, have decorative elements placed both horizontally and vertically, which are designed in such a way that they create a uniform facade image. The stone border gives more emphasis to the arched gate of the entrance.

price: **€ 15,000,000.-**

Buyer's comm.: **4%**

Living area: **approx. 2,520.00 m²**

Plot area: **approx. 658.00 m²**

Effective area: **approx. 4,080.00 m²**

year of construction: **approx. 1909**

floor levels: **6**

Location: City centre, sunny location; **Features:** suitable for shared apartment, granny flat, rooms modifiable





IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

