

## CONTACT

### Robert Hauer

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

object number: 3056/1184  
 object type: Plot  
 state: Közép-Magyarország  
 address: 2134 Sződ  
 price: € 3,900,000.-  
 Plot area approx. 10,000.00 m²

## DESCRIPTION

### THREE LANDPLOTS IN SZÖD

Three plots of land on an industrial site in Sződ for sale

#### Description of the environment

The plots were built on a site for industrial logistics. The plots are located near the capital, in the interior of Sződ. It is about the settlement structure of the capital, on the border of two districts of industrial and residential areas, on a main road with significant traffic. This has a determining effect in relation to their basic function. In the immediate vicinity is the four-lane M2 motorway, from which the property can be reached (even with trucks of this size). The public transport connections are the railway connection Budapest-Vác, as well as coaches. The bus stops are far from the site, as are the local public institutions, business and service areas.

#### Direct environment

The plots are bounded by the M2 motorway, by the neighboring industrial zone, by a meadow on the fourth side. On the other side of the road leading out of the settlement begins a residential area, with newly built family houses, as well as many vacant lots. The superstructures are fenced.

#### Description of the plots

The plots are superstructure plots with an independent number of plots and with a usage permit that was created on the basis of a building permit. The fenced plots are shared by a road for private use. There are two large gated entrances and mostly paved roads.

On plot no. 1, next to the main entrance, there is a building for the gate, where, in addition to the classic functions (eating, bathing, relaxation), other offices were developed due to the tenant's constantly increasing need for space.

The building for the gate has a porch, ground floor + attic with a tiled roof, outside mortar from the manufacturer Weber Terranova. The opening closers are from the manufacturer Sofatherm, heating and hot water supply from its own condensing boiler. There are ceramic tiles, the social rooms are tiled, the walls are colored.

Have we aroused your interest?

Then feel free to contact us.

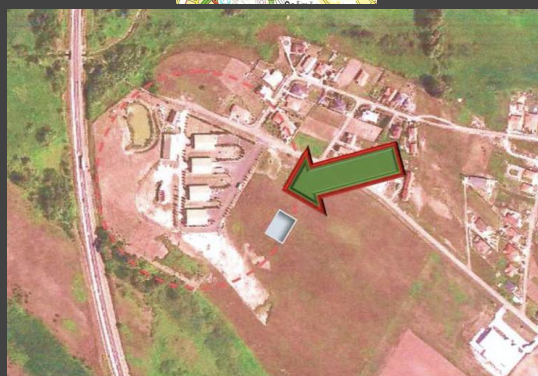
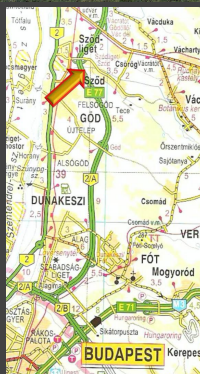
price: € 3,900,000.-

Buyer's comm.: 4% plus 27% VAT

Plot area  
built up area:

approx. 10,000.00 m<sup>2</sup>  
4,500.00 m<sup>2</sup>





**IMMOTRADING GMBH**  
 Kärntner Ring 5-7, 1010 Vienna, Austria  
 +43 664 350 4000  
[office@immotrading.at](mailto:office@immotrading.at)

CONTACT US:

Name \*

Street, House Nr.

ZIP, city

Phone \*

E-Mail \*