

## CONTACT

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## BASIC DATA

object number: **3056/1373**  
 object type: **Plot**  
 state: **Közép-Magyarország**  
 address: **2377 Örkény**  
 price: **€ 11,964,548.-**  
 Plot area **approx. 200,000.00 - 480,000.00 m²**

## DESCRIPTION

### LARGE COMMERCIAL PLOTS WITH POTENTIAL FOR SALE IN CENTRAL HUNGARY

The plots for sale are:

#### 1st property!

- In the inner part of the area of 2377 Örkény designated excluded construction area, total area: 196,684 m<sup>2</sup> (approx. 20 ha), land approx. 200 m wide and 1000 m long.
- The property is located approx. 500 m from the Örkény city limits, not far from the M5 motorway and approx. 30 km from the Budapest city limits and the M0 motorway.

#### Ownership!

-It is in unencumbered private ownership and is completely flat. According to the title deed, the property is not under nature-, monument- or other protection regulations.

This private property is registered on the property sheet with building site registration. It is suitable for the realization of industrial, commercial and logistics systems as well as for use in the construction of solar systems / power plants.

A transformer station is located near the property.

Building-related availability/development type: free-standing, maximum laying option: 50%, maximum building height: 30 m, minimum proportion of green space: 25%, smallest possible property size: 4,000 m<sup>2</sup>. The approximately 20-hectare area has a topographical number (an hrsz/ ground book no. entry).

#### 2nd property!

Also, in the interior of the area of 2377 Örkény designated excluded building area, total area: 485,189 m<sup>2</sup> (approx. 48 ha).

This commercial property is located just off the M5 motorway, at the Örkény exit, 3 km from the city centre. The area is bounded by Örkény-Pusztavacsi út from the NW side and Örkény-Táborfalva út from the SW side / both roads are paved. There are no restrictions on freight traffic on the access routes. The distance to the train station is about 1 km.

#### A notice!

-The M5 motorway is the country's most important transit line and, thanks to the M1-M5 connection, ensures motorway-quality traffic from the Hungarian border at Hegyeshalom to the border of Serbia and Romania.

The route of the M0 ring road connecting the West-South motorways (M1, M7, M6 and M5) leading to the capital with the M3 motorway has been completed. As a result, the country's most important airport (Liszt Ferenc) can be reached within 20 minutes only via the motorways.

-The Mercedes plant was built near the 85-hectare industrial area next to the M5 motorway on the border with Kecskemét.

#### Ownership!

-The plot is in unencumbered private ownership and is completely flat. According to the title deed, the property is not under nature-, monument- or other protection regulations. This property was removed from management and redesignated as a commercial property.

This private property is also entered on the property sheet with building site registration. This commercial property with approx. 48ha is also suitable for the realization of industrial, commercial and logistics systems as well as for the construction of solar systems / power plants with an entrance to the commercial area.

A high-voltage power line runs directly on the commercial area, which offers a relatively simple power supply option.

Public utilities such as water, gas, sewage, telephone, 20kV and 120kV transmission lines are available within the property boundaries. Sound and odor restrictions are not separately defined. There are no disturbing noises or smells. There is no risk of flooding in the area.

price: € 11,964,548.-

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

Plot area approx. 200,000.00 - 480,000.00 m²

noise: average – middle noise

**Location:** Outskirts, Green location, sunny location









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