

**Budapest XII. district Németvölgyi út**

3 500 € (~ 1 398 565 HUF) Price

DO YOU WANT A BRAND NEW AND IMPRESSIVE REPRESENTATIVE OFFICE!

In the vicinity of the Southern Railway Station, with excellent access, a 1100 m<sup>2</sup> ancient chestnut tree garden is for rent in a fully renovated, modernized exclusive listed villa building.

Rental fee: 17.5 EUR / m<sup>2</sup> / month

Operating fee: 3.5 EUR / m<sup>2</sup> / month

Parking: 105-125 EUR / parking space / month

Outdoor parking in the garden or covered parking in the adjacent underground garage can be rented.

The villa building was originally built in 1906, and its full renovation was completed in 2019 based on archival plans. The offices are typically southwest-facing and overlook the garden and the slope; under the shade of a shady ancient chestnut tree. The building has modern mechanical engineering (heating, cooling) and an IT network.

For further information, I look forward to your application, call me, I'll show you!

GDN ID: 377496

|                      |                               |
|----------------------|-------------------------------|
| ID number            | 377496                        |
| Type                 | For rent - Office             |
| Space                | 204 m <sup>2</sup>            |
| Balcony/terrace      | 34 m <sup>2</sup>             |
| Rooms                | 5 Rooms                       |
| Building lot         | 1100 m <sup>2</sup>           |
| View                 | Street                        |
| Condition            | Novel                         |
| Structure            | Brick                         |
| Heating              | Gas (circulating)             |
| Parking              | Garage/parking space for rent |
| American kitchen     | No                            |
| Access to the garden | No                            |
| Top floor            | No                            |
| Year of construction | 2019                          |
| Orientation          | Southwest                     |
| Inner height         | 3.5 m                         |
| Common cost          | 270000 HUF                    |



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FOR RENT

