



## Modern, loft-style, 300m2 office building for sale



### Information de l'agent

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Langues: English, Hungarian  
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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 568,765.43

#### Location

Pays: Hongrie  
Adresse: Vörösmarty utca 15.  
Soumis: 15/04/2025

#### Description:

A modern, loft-style office building/business headquarter is for sale. It is a three-storey, 298 m2 independent courtyard building. Fully renovated, modernized and rebuilt, panoramic property. Ideal for 10-20 people SME, start-up company headquarters, investors. The building is owned by my company and can be occupied immediately.

800 meters from the Danube, in a quiet, noise-free neighborhood, in a tree-lined street with little traffic, yet 200 meters from Váci út.

Everything can be found within a few hundred meters: small and large stores for shopping, kindergarten, schools, pharmacy, doctor, mayor's office, sports facilities, gas station, car service. Street parking is free, Újpest center and Újpest City Gate are easily accessible.

Our company bought the building as our own headquarters, but due to the growing need for space for our business activities, we outgrew it already during the renovation phase.

The building can be used for rental purposes in one or two parts. Middle level can be accessed via a decorative iron staircase outdoor or through internal staircase from the ground level. The top level can be reached from the middle level via the staircase. The property can be used separately: each level is accessible, lockable, and has separate meters.

The IT system and the premises can be used for a variety of business purposes. The property can even be used as apartments on each level: 2 kitchens, 2 showers, 3 toilets, 2 meeting rooms are also available.



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A 100 m2 square-paved courtyard for the exclusive use of 4-5 cars. Two parking spaces with IP-protected power plugs for charging electric cars.

With a power of 3x32A, the low- and high-current cables are designed in such a way that many workstations on all levels can be supplied with electricity and Internet, so there is no need for subsequent wiring, extensions, or cable ducts.

MultiAlarm security system with 0-24 hour patrol service.

#### Contact:

Peter Bori manager  
boribvk@gmail.com

Nouveau:	Non
Condition:	Excellent
Année:	1970
Renovated:	2022
Tenanted:	Non

#### Commun

Floor Number:	3
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#### Room details

Rooms:	Office
Appliances:	Dishwasher, Microwave, Refrigerator
Indoor Features:	Security system, Fitted kitchen
Floor Covering:	Laminate, Linoleum / Vinyl

#### Utility details

Heating:	Oui
Heating Type:	Radiant
Heating Fuel:	Electric, Gas

#### Building details

Parking:	Oui
Number of Carports:	4
Nombre de pieds carrés:	3
Roof:	Metal
View:	City, Mountain

#### Rental details

Furnished:	Non
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#### Lease terms

Date Available:	
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**Contact information**

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