



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



Informazioni sull'Agente

| | |
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| Nome: | Peter Bori |
| E-mail: | peter.bori@gmail.com |
| Nome della ditta: | Terrazenit Kft. |
| Nazione: | Hungary |
| Telefono: | +36 (30) 773-9043 |
| Languages: | English, Hungarian |
| Sito web: | |

Dettagli dell'inserzione

| | |
|----------------|-------------|
| Proprietà per: | Saldi |
| Prezzo: | EUR 630,000 |

Posizione

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|--------------|---------------------|
| Nazione: | Hungary |
| Indirizzo: | Vörösmarty utca 15. |
| Pubblicato: | 09/05/2024 |
| Descrizione: | |

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.

We 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.

There is only a few cm difference in level between the ground level and the yard, so goods can be easily moved on a low ramp. The upper level has a panoramic view towards three directions.



During the renovation the raw brick wall, the main supporting beams of the roof structure and the slabs remained, the latter were also reinforced with iron beams. New tiling, excellent roof and outside insulation, new, efficient machinery. Doors, thermal windows, coverings and sanitary wares are with sophisticated materials, brushed steel railings on inside stairs. A solar panel can be installed on the roof.

The IT system and the premises can be used for a variety of business purposes. The property can even be used as

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|-------------|-----------|
| Nuovo: | No |
| Condizione: | Excellent |
| Costruito: | 1970 |
| Renovated: | 2022 |
| Tenanted: | No |

Comune

| | |
|---------------|---|
| Floor Number: | 3 |
|---------------|---|

Room details

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

Utility details

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|---------------|---------------|
| Heating: | Si |
| Heating Type: | Radiant |
| Heating Fuel: | Electric, Gas |

Building details

| | |
|---------------------|-------|
| Parking: | Si |
| Number of Carports: | 4 |
| Numero di piani: | 3 |
| Roof: | Metal |
| View: | City |

Rental details

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|------------|----|
| Furnished: | No |
|------------|----|

Lease terms

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|-----------------|--|
| Date Available: | |
|-----------------|--|

Contact information

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| Telefono: | +36 (30) 773-9043 |
| IMLIX ID: | IX5.545.145 |



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