

**BUDAPEST X. KER.  
 JÁSZBERÉNYI ÚT 82/A**



**THE PROPERTY IS READY TO BE  
 PURCHASED**

**!!! ALSO FOR RENT !!!**  
 (MINIMUM 10 YEARS)

The building was constructed in 2007. From 2007 to 2013 Daniella Kft. used it as its own unit. Its tenant has been Profirent Kft. since 2013.

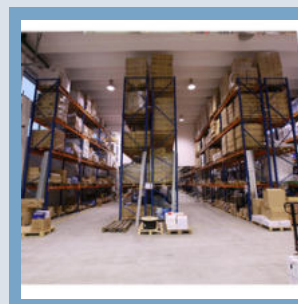
**Expiry of the tenancy:** 31 March 2024

**Sales price of the property:** EUR 4,990,000.00  
 (+VAT)

**Total area of the plot:** 12,451 m<sup>2</sup> registered under 2 topographical lot numbers:

**topographical lot number 40988/48:** 9,251 m<sup>2</sup> withdrawn plant (on the property, there is a 3,820 m<sup>2</sup>, partially multi-storey plant, with a 5,879 m<sup>2</sup> free area belonging to it.)

**topographical lot number 40988/37:** 3,200 m<sup>2</sup> unbuilt area



**Area of the superstructure:**

**Offices and their service rooms:** 1,274 m<sup>2</sup>

**Industrial hall and warehouses:** 2,546 m<sup>2</sup>

**Free outer areas:** 8,989 m<sup>2</sup>

**Total:** 12,809 m<sup>2</sup>

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1.- For both cadastral numbers:

- **The maximum permissible building coverage:** 45%
- **The minimum green area ratio:** 25%
- **The minimum building height:** 3 meters.
- **The maximum building height:** 12 meters.
- **The maximum underground construction:** 50%

All public utilities are fully available.

2. - On the area of 3,200 m<sup>2</sup> under cadastral number 40988/37, **a hall can be built** according to the criteria listed in point 1.

3. - The building belongs to the moderately fire hazardous **"D" fire classification.**

4. - Energy data:

- **Available electrical power:** 155 kW, 173 kVA
- **Gas capacity:** 40 m<sup>3</sup>/h
- **Water utility service:** 7.7 m<sup>3</sup>/day
- **Wastewater quantity:** 3.3 m<sup>3</sup>/day

5. -We advertise the property **for sale** and also **for renting** (minimum 5+5 years).

- The **sale price** is 4,990,000 EUR + VAT.
- In case of renting, the security deposit is 2 month' rent and operating costs.

#### The operating costs include:

- Taxes related to the building Insurance for the building (excluding property and goods inside the building)
- Complete maintenance of the building
- Necessary repairs of the building
- Maintenance of the park and parking areas
- Year-round cleanliness of internal roads

#### It does not include:

- Potential live security service
- Utility costs consumed by the tenant, paid directly to the service provider
- Repair costs for damages caused by the tenant or their clients.