

**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.

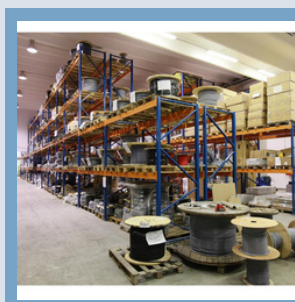
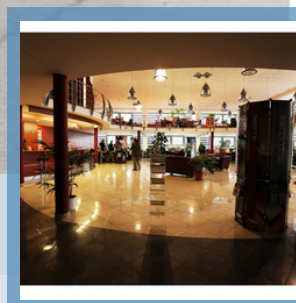
Expiry of the tenancy: 31 March 2024

Sales price of the property: EUR 3,990,000.00 (+VAT)

Total area of the plot: 12,451 m² registered under 2 topographical lot numbers:

topographical lot number 40988/48: 9,251 m² withdrawn plant (on the property, there is a 3,820 m², partially multi-storey plant, with a 5,879 m² free area belonging to it.)

topographical lot number 40988/37: 3,200 m² unbuilt area



Area of the superstructure:
Offices and their service rooms: 1,274 m²
Industrial hall and warehouses: 2,546 m²
Free outer areas: 8,989 m²

Total: 12,809 m²

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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 m² 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 m³/h
- **Water utility service:** 7.7 m³/day
- **Wastewater quantity:** 3.3 m³/day

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

- The **sale price** is 3,990,000 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.