SUCCESS STORY CONTINUES

VÁCIGREENS

3400

SUCCESS STORY CONTINUES
VÁCI GREENS
SUCCESS STORY CONTINUES
ATENOR is a real estate development company listed on Euronext Brussels. Its mission is to provide suitable answers to new challenges created by transformations in urban and professional life. Thanks to its capacity to capture the evolution of urban changes, ATENOR proposes residential, offices or large mix real estate projects which meet very strict criteria in terms of location, mixed-use, diversification, technical quality, economic efficiency, and sustainable development, while taking into account the specificities and major assets of each city where we are present.

Its portfolio is currently distributed between offices, residential and mixed-use projects, adding up to 790,000 m² in Belgium, Grand Duchy of Luxembourg, Romania, Hungary, France, Poland, integrating brilliant architecture designs into the urban environment.

Its goal goes beyond simply creating office space for rent. It is to enrich the urban landscape with world-class, sustainable buildings.

Váci Greens is ATENOR’s first Hungarian development, and one of the largest office developments in Hungary.

Please visit www.atenor.be for further information.
Váci Greens is a large scale campus style development with over 130,000 square meters of exclusive ‘A+’ class offices within an extensive green working environment. The scheme consists of six buildings, built in two Phases (Phase I – Buildings A, B & C and Phase II – Buildings D, E & F).

Located in the heart of one of Budapest’s most famous business districts, Váci Greens is definitely the office solution to local or international companies willing to minimize their costs while offering their employees a comfortable, sustainable and friendly working environment. Easily accessible by any kind of transportation, this office complex provides for its tenants with all the benefits that they would expect at work.

Váci Greens has been designed to combine the best architectural design with latest construction techniques and technological building systems. These results reduced operational costs. In addition to cost benefits these design considerations ultimately reduce the environmental impact of the project which is reflected by the BREEAM Excellent certification.

The Phase I of Váci Greens, which comprises four Grade “A+” office buildings and extends to nearly 80,000 sqm has been the success story of the Budapest office market over the last seven years. Using the most permanent technologies and designs, ATENOR has developed all buildings, complete with BREEAM Excellent sustainability ratings – the highest rating available. The first four buildings are 100% leased to international tenants.

Váci Greens success is down to the thoughtful design and superior technologies that were built into the scheme. Each occupier saw the huge benefits from being located in a campus style office location. The efficiencies of the buildings floor plates, the huge array of amenities on-site, as well as the long-term benefits from being located in a best in class and top rated sustainable building. In today’s competitive labor market, occupants recognize the need to retain and recruit staff, and Váci Greens is the perfect destination to respond to this critical challenge.

ATENOR has started the construction of the last two buildings E and F – which will provide Grade “A+” office spaces, and extend to a further circa 10,000 sq m. ATENOR continues to see the latest construction techniques and technological building systems which will result in reduced operational costs and a continued improvement on minimizing the environmental impact of the project.

The Phase II of Váci Greens will provide efficient floor plates with numerous opportunities for subdividing individual floors for multiple occupation. When compared to other locations, this will lead to reductions in the area required to accommodate tenants’ requirements as well as lower occupational costs.
Building A
Let and sold.
Built: in 2013
Sold: in 2016

Building B
Let and sold.
Built: in 2016
Sold: in 2017

Building C
Let and sold.
Built: in 2015
Sold: in 2016

Building D
Let and sold.
Built: in 2018
Sold: in 2017

Building E & F
50,000 m².
GREAT LOCATION, NUMEROUS SERVICES IN THE NEARBY

Shopping Center:
1. Duna Plaza
   - Alami Fitness Center
   - Alma Gyógyszertár
   - Exclusive Change
   - Niederrhein Utcai Insula
   - MIX Benélektár
   - Media Markt
   - Miss Élő
   - Mixon Automódó
   - Magyar Posta
   - Provialka
   - CBA
   - T-mobile
   - Telstar
   - Videolánc
   - UFM

Duna Plaza Food Court:
- A Tájépítő Magyar Nézművészek
- Delicatessen
- Burgert House
- Costa Café
- Daily Grill
- Bella Frozen Yogurt
- KFC
- Rosé Donalda
- Ráva Labgastro
- Rosko-Mondo Eterem as Kavékből
- Pizza Forte
- Pizza Hut
- Street Food Point Take Away
- Cake Box
- Azna Lábasz

Gastro:
1. Center Gastron Restaurant
2. Marina Café
3. Melia Boat Harbour and Restaurant
4. Gastron Center
5. Babbellev Restaurant
6. Babbellev Restaurant
7. Mammor Café
8. McC Donald
9. Temp & Pul Espresso Bar
10. Corner Restaurant
11. Renis Grill Restaurant
12. Marina Trattoria
13. Forét

Sport:
15. Marina Gold Fitness & Gym
16. Hope Wellness
17. Daply Fundi
18. Potehun
19. Oxygen Wellness
20. Gym City
21. Gym City Office
22. Forét
23. Angyalos Sport Centre
24. Center Fitness
25. Danubius Hotel Helia Budapest ****
26. Fortunabad és Freischnitt****
27. Park Inn By Radisson Budapest ****
28. All Budapest Villas****
29. Danubius Health Spa Resort
30. Danubius Health Spa Resort
31. Danubius Health Spa Resort
32. Danubius Health Spa Resort
33. Danubius Health Spa Resort
34. Danubius Health Spa Resort
35. Danubius Health Spa Resort
36. Danubius Health Spa Resort
37. Danubius Health Spa Resort
38. Danubius Health Spa Resort
39. Danubius Health Spa Resort
40. Danubius Health Spa Resort

Hotels:
31. Danubius Health Spa Resort
32. Danubius Health Spa Resort
33. Danubius Health Spa Resort
34. Danubius Health Spa Resort
35. Danubius Health Spa Resort
36. Danubius Health Spa Resort
37. Danubius Health Spa Resort
38. Danubius Health Spa Resort
39. Danubius Health Spa Resort
40. Danubius Health Spa Resort

Other:
30. Mix
31. Mix
32. Mix
33. Mix
34. Mix
35. Mix
36. Mix
37. Mix
38. Mix
39. Mix
40. Mix

Nurseries:
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert

Schools:
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert

Kindergartens:
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert

Hospitals:
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert

Theatre:
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert
- XIV. Kertészeti Kiskert

Váci Greens in-house Services:
- Restaurants in each of the buildings
- A. Gastron, R. & G. Cs. Kantemins, D. Budapest Original, Salát Box, Italian, Future-Cantemins in F & F
- Caffé, B. G. Café, C. Fre Café, D. Costa Coffee, future café in F & F
- Budapest Bank
- Internal pizzás among the buildings
- Non-inclusively used terminals on office floors
- 24-hour reception service
- Bicycle stands, and shown changing room facility (in each of the buildings)
- Liable parking lots in the underground garages
- Liable storage in the underground garages
- Beauty Salon
- Medical Center
- Yalla Bedding
- Tiramisu
The development of Váci Greens aims to attain a highly environmentally aware construction and operational certification. All buildings in Váci Greens have BREEAM "Excellent" environmental certification. BREEAM is the world’s leading environmental assessment method and rating system for buildings, with 205,000 buildings with certified BREEAM assessment ratings and over a million registered for assessment since it was first launched in 1990.

Efficient and sustainable features included in the buildings:
- High quality thermal and acoustic insulation
- District heating (no local pollution)
- Use of ground source heat pumps
- Low water consumption sanitary units
- Heat recovery system
- Optimized, intelligent building management system
- Architecturally optimized use of natural light
- Low energy lighting system
- Spare capacity within the cooling and ventilation systems
- Collecting, storing and using rainwater
-ergy for irrigation
- Selective waste collection and disposal
- Bicycle storages and shower-changing room facilities in each building underground garage
- Intelligent BMS for outstanding cost efficiency
- Operable windows controlled by the BMS system
- Suspended ceiling
- Full access raised floor, 12 cm
- Chilled beam cooling system controlled by the BMS
- Liquid chiller
- District heating (no local pollution), heat pump, heat recovery system
- 50 m³/person cleaned fresh air supply
- High quality thermal and acoustic insulation
- BMS controlled dimmable office lighting
- Geothermal energy use
- Double connection network
- Diesel/Generator for tenants
- Lighting controlled by presence sensor

Excellent Quality of Technical Specification

Ideal Green Offices

Guarantee for Low Service Costs

Excellent Price-to-Value Ratio
VÁCIGREENS
WWW.VACIGREENS.HU
Váci út 117-133.
Budapest
H - 1138