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ÚBUDA IRODA BARÁZDA CENTER

**Barázda Street 42.
11th District, Budapest, Hungary**

Topographical Lot Number: 3990/2



Ownership

Topographical Lot Number:	3990/2
Ownership Share:	1/1
Address:	Barázda Street 42, Budapest, H-1116, Hungary
Owner:	Royal – Capital Property Investment Zrt. Barazda Street 42, Budapest, H-1116, Hungary
Plot Size:	6,155 m ²
Size of the Superstructure:	Gross 6328 m ² net 5601 m ²

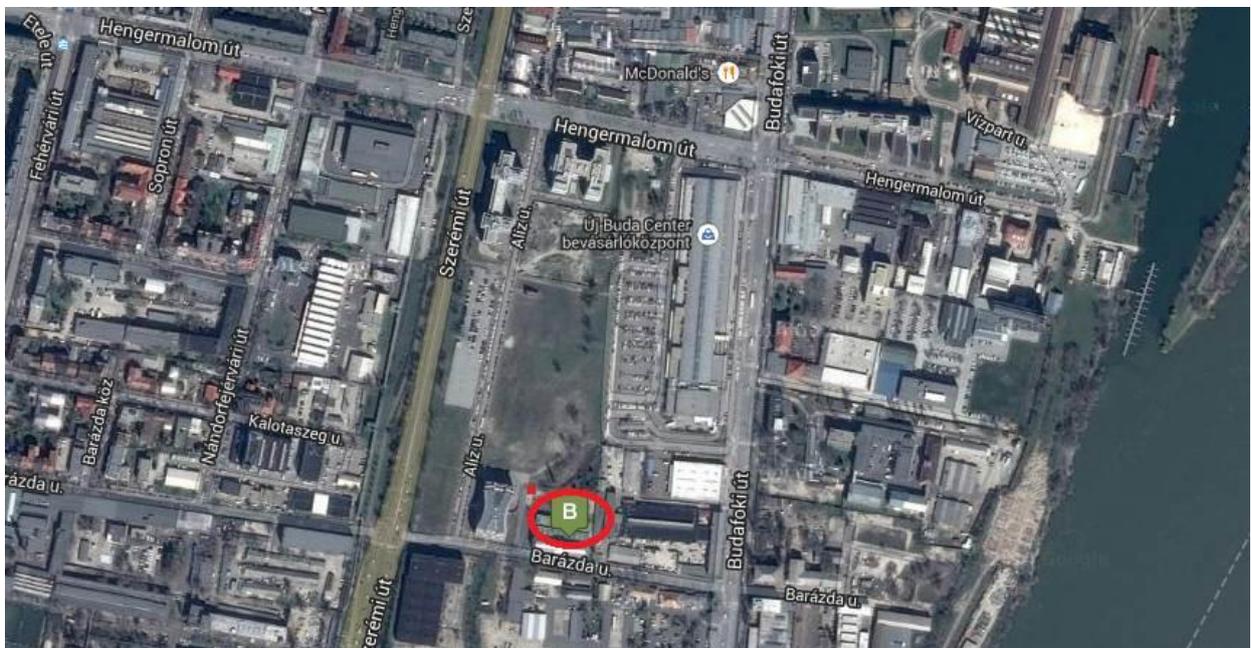
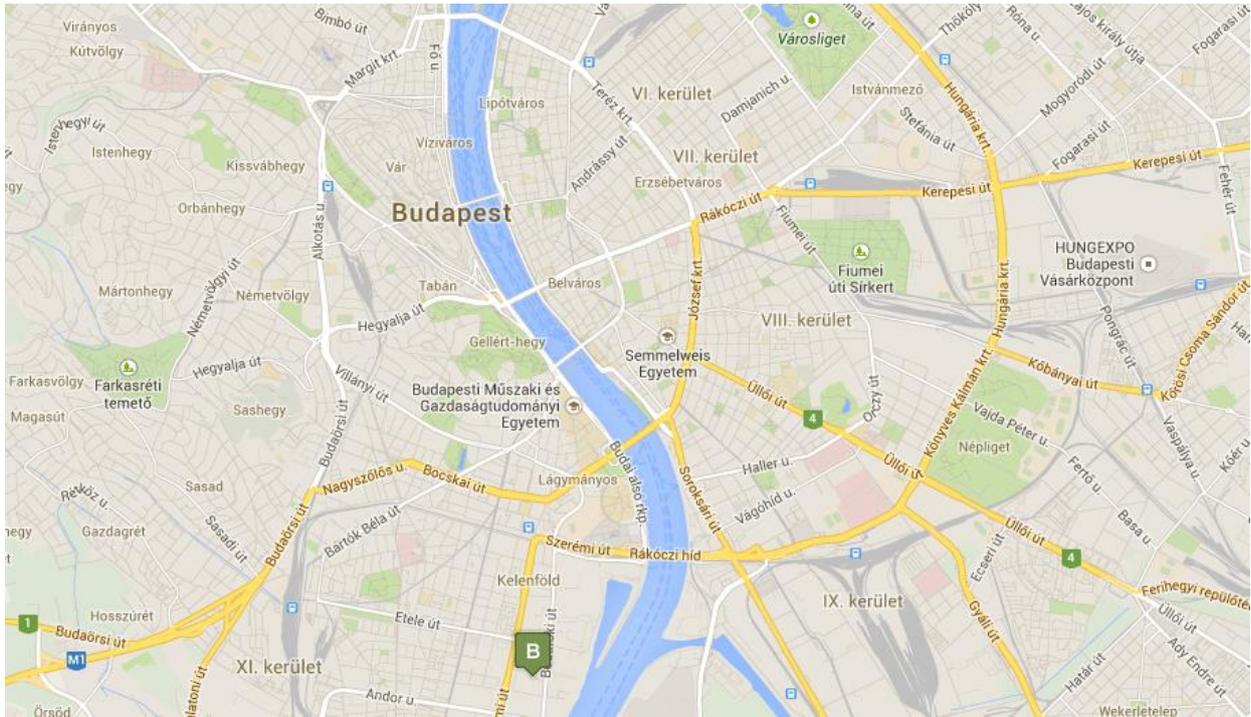
Property Location

The property is located in the 11th District in Budapest in Barázda Street, between Szerémi Road and Budafoki Road. The office building is located in one of the most dynamically developing areas of Budapest at the exit of the Lágymányosi Bridge on the Buda side, along the extension of the tracks of Tram No. 1.

The proximity of the University Quarter and the related Innovation and Research Center also contribute to the prestige of the location. In its direct vicinity mushrooms new improvements with a number of office buildings already built or being built. The New Buda Center provides its services as a direct next-door neighbor.

The property has direct road connections to the main Roads No. 6 and 7 and also to the M0, M1, M6 and M7 motorways. The airport is 30 minutes away by car, and it takes only 15 minutes to reach the city center too. The construction of Subway No. 4 further enhance the prestige of the area by improving its public transport facilities.

The panoramic windows of the office building provide view on the Buda Hill and to the Danube.



The Plot

The office building is located on a rectangular, planar plot. The property is fully surrounded by fencing, separated from the neighboring properties by a steel structure towards the street front and a wire-cloth fence on the other sides.

For the most part the plot has a solid paving configured for the parking of motor vehicles.

The unpaved part is grassy, hedged with several leafy trees.

Superstructure Details

The building, constructed in 1980, was fully renovated in 2004. Since its renovation the building has been continuously maintained and is therefore in excellent condition.

The office building with a ground floor, three floors and an attic meets contemporary requirements and is equipped with a structured information and communications technology (ICT) and air conditioning system.

The internal partition walls are made from bricks and plasterboard and allow tenants to freely configure their office blocks.

Building Structure:

Foundations:	Concrete Footing
Masonry:	Cast-In-Place Reinforced Concrete Columns and Bricks
Slab Structure:	Reinforced Concrete

Services:

- 14 hour security and reception service (H-P);
- Card operated access control system;
- Bicycle storage;
- Parking lot suitable for 120 motor vehicles;
- Restaurant;
- Tea kitchen on each floor;
- Storage facilities;
- Air conditioned offices;
- Structured network;
- Collapsible Termopan windows with an aluminum structure with a mechanical shading system;
- Security system for building supervision;
- Sound insulating suspended ceiling;
- Meeting rooms of various sizes;
- Rentable spaces have natural illumination.

Mechanical Equipment:

Elevator:	OTIS elevator for 12 people and a maximum load of 1000 kg.
Boiler:	BUDERUS GE 515 with a WESTHAUPT G3 350KW burner.
Air conditioning:	DAIKIN EUWAN 30 liquid cooler with 28 fain cool units. CLIVET WRAT 422 liquid cooler with 47 fain cool units.
Ventilation:	2 pieces HUNGAROPATROL air treating devices for the kitchen.

Area Details

	Ground Floor	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	Total
Office	500	808	686	648	582	3224
Meeting Room	133			38		171
Storage	675	574				1249
Kitchen	216					216
Common Areas	509	59	59	59	52	741
Total	2033	1441	745	745	637	5601







Possibilities for Improvement

The office building can be further improved by raising it to category "A" from its current category "B", or by taking advantage of local building regulations that enable the construction of an office building with up to 18,465 square meters.

Nature of Building Zone	Plot						Building	
	smallest		largest			lowest	lowest	highest
	allowed area	allowed width	allowed coverage	surface level indicator	coverage below ground level	percentage of green space	allowed height	
	in square meters		%	M ² /m ²	%	%	in meters	
I-XI-K	1,500	25	50	3	65	35	6	23

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