



FEATURES & SERVICES

PRICE: **€800,000**

REF NO.: 972807

□□TYPE: NEW BUILT

□□LOCATION: DISTRICT 2,

□□LAJOS UTCA

□□BEDROOMS: 4

□□SIZE: 219 SQM

□□FLOOR: GROUND

VIEW: STREET

FURNISHED: YES

AIR CONDITIONED: YES

INVESTORS ATTENTION!!!!Unique opportunity to become the owner of an exclusive, free-use commercial space in a prestigious district of Budapest. For years u.those tenants and those who would stay longer.Huge glass portals (4 m high) overlooking the street for the entire length (almost 30 m), parking in front of the property, a few steps from the Danube.The property is located on the ground floor of a premium office building. In the neighbourhood there are offices, restaurants, banks, shopping centre.Excellent public transport, busy street.Regularly maintained, renovated a year ago with professional assistance, quality and exclusive materials. Central cooling / heating completely renovated a year ago. Utilities, cooling/heating, hot water, sewerage, garbage disposal... 60-70 thousand per month.Currently the premises are divided into two parts: part A: 60 sqm area with 4.5 m ceiling height, part B: 99 sqm area and 60 sqm gallery with tenants.As it has 5 entrance doors, it can be divided in several ways.Remains of Roman buildings were discovered during construction, so there are remains of Roman building walls outside and in part of the room! Guide price: 800000 euros + VAT

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