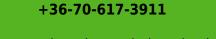
## vegso.gdn-ingatlan.hu

## Budapest XII. district Németvölgyi út

	1 426 775 HUF	ID nun
	DO YOU WANT A BRAND NEW AND IMPRESSIVE REPRESENTATIVE	Туре
	OFFICE! In the vicinity of the Southern Railway Station, with excellent access, a 1100 m2 ancient chestnut tree garden is for rent in a fully	Space
		Balcor
I	renovated, modernized exclusive listed villa building.	
I	Rental fee: 17.5 EUR / m2 / month Operating fee: 3.5 EUR / m2 / month Parking: 105-125 EUR / parking space / month	Buildir
		View
l		Condit
	Outdoor parking in the garden or covered parking in the adjacent underground garage can be rented.	Struct
I		Heatin
	The villa building was originally built in 1906, and its full renovation was completed in 2019 based on archival plans. The offices are typically southwest-facing and overlook the garden and the slope; under the shade of a shady ancient chestnut tree. The building has modern mechanical engineering (heating, cooling) and an IT network.	Parkin
		Amerio
		Access
I		Top flo
	For further information, I look forward to your application, call me, I'll show you!	Year o
		Orient
(	GDN ID: 377496	Inner l
		Comm
	≚ Koterlán Ádám	



a.koterlan@gdn-ingatlan.hu

FOR RENT



ID number	377496
Туре	For rent - Office
Space	204 m <sup>2</sup>
Balcony/terrace	34 m <sup>2</sup>
Rooms	5 Rooms
Building lot	1100 m <sup>2</sup>
View	Street
Condition	Novel
Structure	Brick
Heating	Gas (circulating)
Parking	Garage/parking space for rent
American kitchen	No
Access to the garden	No
Top floor	No
Year of construction	2019
Orientation	Southwest
Inner height	3.5 m
Common cost	270000 HUF

