

**Budapest XII. district Németvölgyi út**

1 402 485 HUF

DO YOU WANT A BRAND NEW AND IMPRESSIVE REPRESENTATIVE 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 renovated, modernized exclusive listed villa building.

Rental fee: 17.5 EUR / m2 / month

Operating fee: 3.5 EUR / m2 / month

Parking: 105-125 EUR / parking space / month

Outdoor parking in the garden or covered parking in the adjacent underground garage can be rented.

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.

For further information, I look forward to your application, call me, I'll show you!

GDN ID: 377496



**Bognár Katalin**  
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ID number	377496
Type	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

FOR RENT

