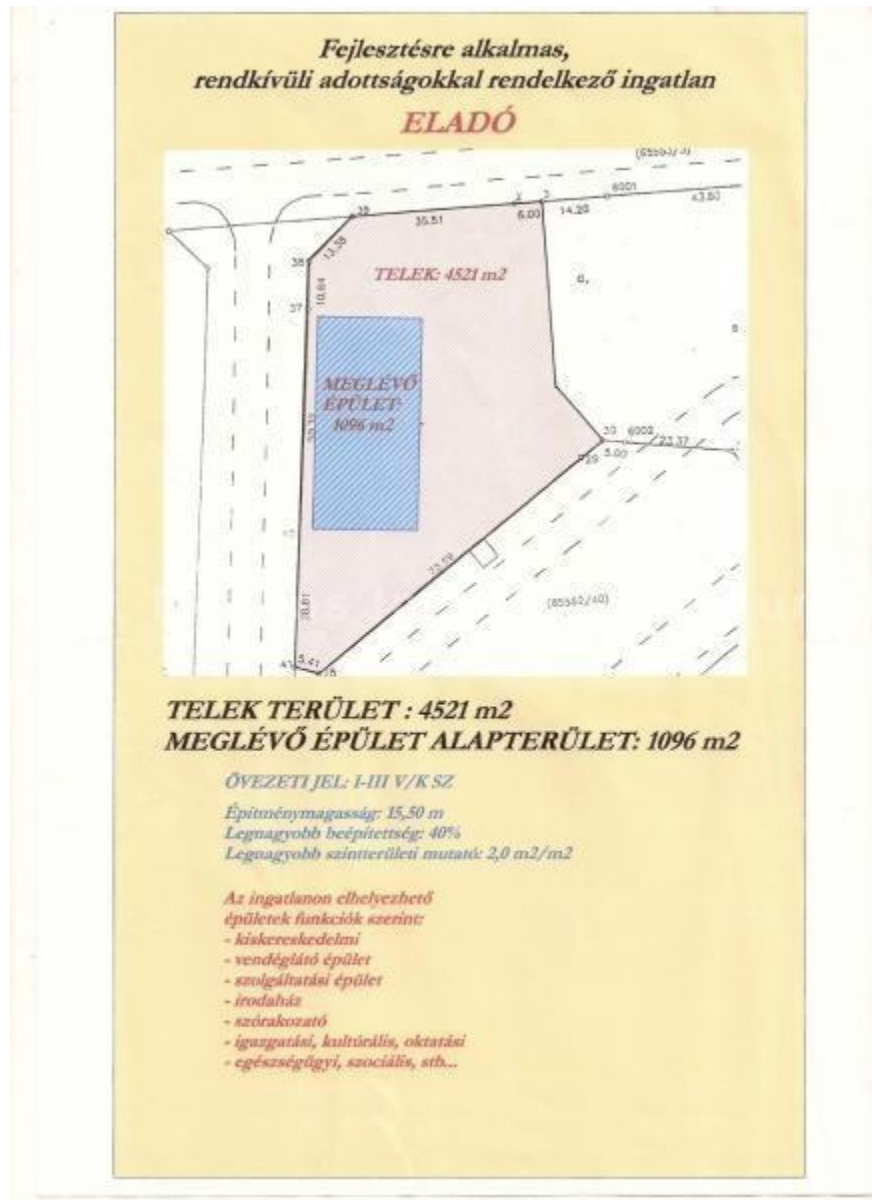


Industrial Development Area



The area of 4521 sqm can be found in the 3rd district of **Budapest** between the River Danube, the road N. 11, il motorway M0 and one of the largest residential zones

called Békásmegyer. The area is owned by a Hungarian Ltd and is for sale with or without the firm.

The classification is "**Institutional classification**" on the bases of which, among others, the following can be built:

- commercial facilities,
- catering facilities,
- service facilities,
- office blocks,
- entertainment facilities,
- administrative facilities,
- cultural and educational institutions
- health and social facilities/institutions etc.

Construction features:

Zone marking: I-III V/KSZ

Maximum height of buildings: 15.5 m

Max. built-up : 40 %

Level indicator: 2.0 sqm/sqm

In 2018 the classification of the area will be extended into "classification mixed", so it will offer more opportunities for the builder. **In addition to the mentioned above, 5-level buildings** can be built with shops on the ground floor and apartments above them. Depending on the size 30-40 apartments can be built. The projects have already been submitted to the Council. The decision is expected in 2018. Level indicator of "classification mixed" will be 1.0 sqm/sqm.

At present there is a building of 1096 sqm on the plot , which functions as a sports center. This building can be used as the ground floor of the new 5-level buildings or can be demolished.











