


Industrial Development Area

*Fejlesztésre alkalmas,
rendkívüli adottságokkal rendelkező ingatlan*

ELADÓ



TELEK TERÜLET : 4521 m²
MEGLÉVŐ ÉPÜLET ALAPTERÜLET: 1096 m²

ÖVEZETI JEL: I-III V/KSZ

Építménymagasság: 15,50 m
Legnagyobb beépítettség: 40%
Legnagyobb szintterületi mutató: 2,0 m²/m²

*Az ingatlanon elhelyezhető
épületek funkciók szerint:*

- kiskereskedelmi
- vendéglátó épület
- szolgáltatói épület
- irodaház
- szórakoztató
- igazgatási, kulturális, oktatási
- egészségügyi, szociális, stb...

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.

Information:

+36 70 314 03 29

Agnes **Légrádi**

Email: legradiagnes@ingatlandoktor.com

Dr. Makkos Ingtalan Centrum











