Budaörs

COMMERCIAL PREMISES AND DEVELOPMENT LAND IN THE HEART OF BUDAÖRS -EXCEPTIONAL INVESTMENT OPPORTUNITY ON THE MAIN ROAD

Property ID: HU25439623



PURCHASE PRICE: 598.000 EUR

Property ID: HU25439623 - 2040 Budaörs

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- Contact partner

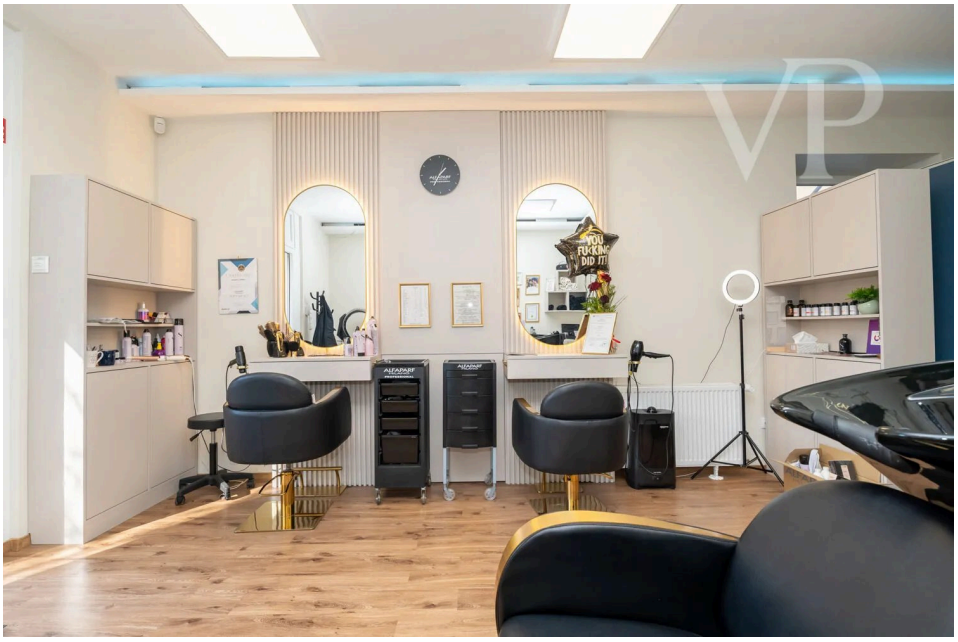
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At a glance

Property ID	HU25439623	Purchase Price	598.000 EUR
		Retail space	Sales area
		Total Space	ca. 172 m²

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The property

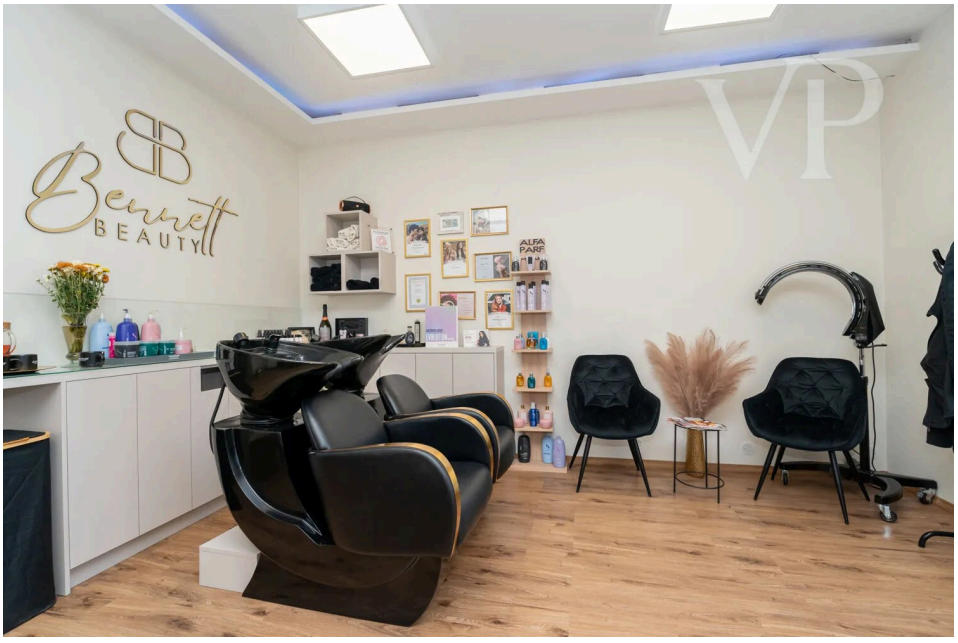




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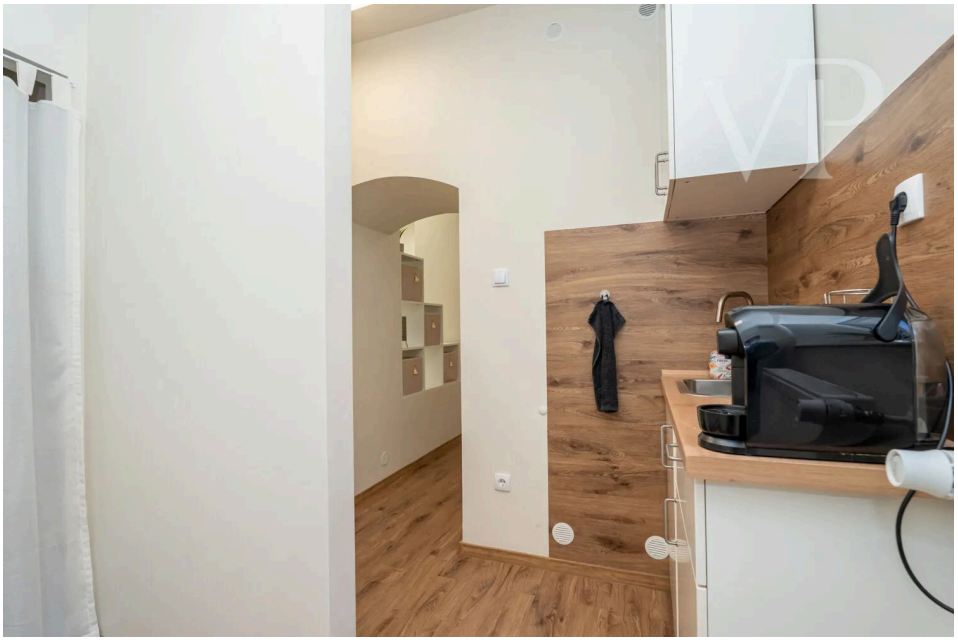
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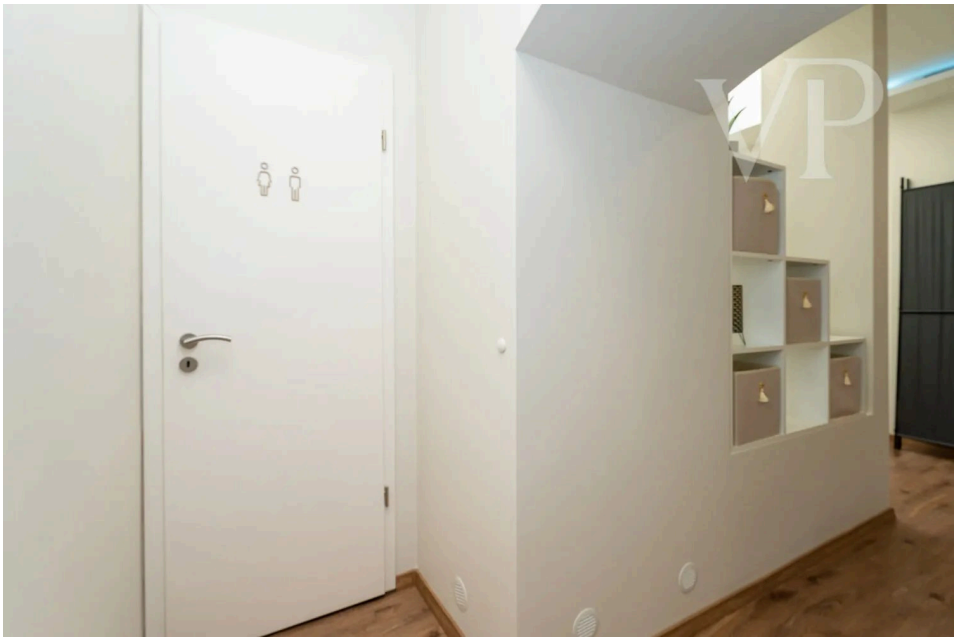




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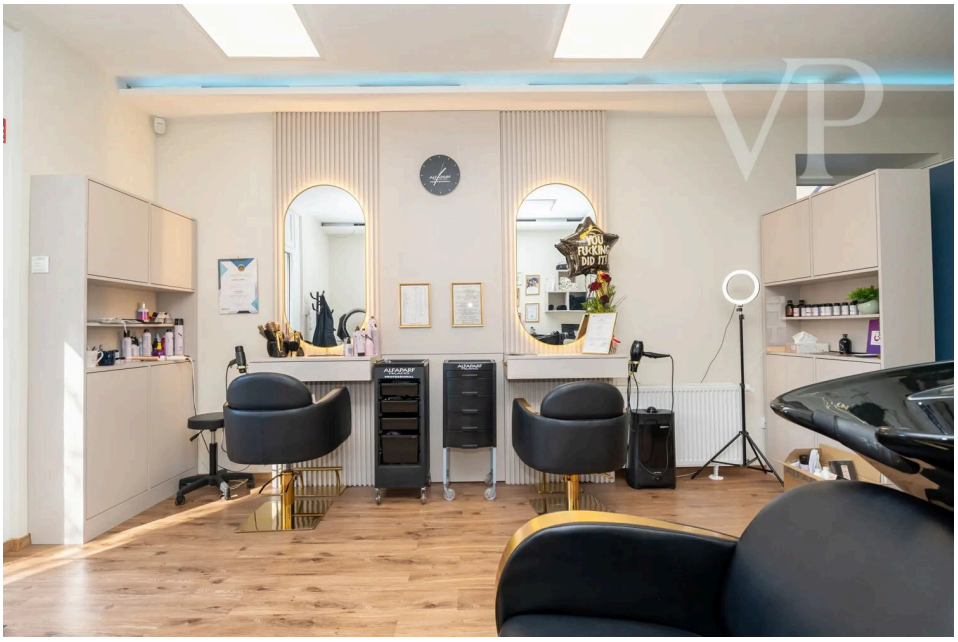
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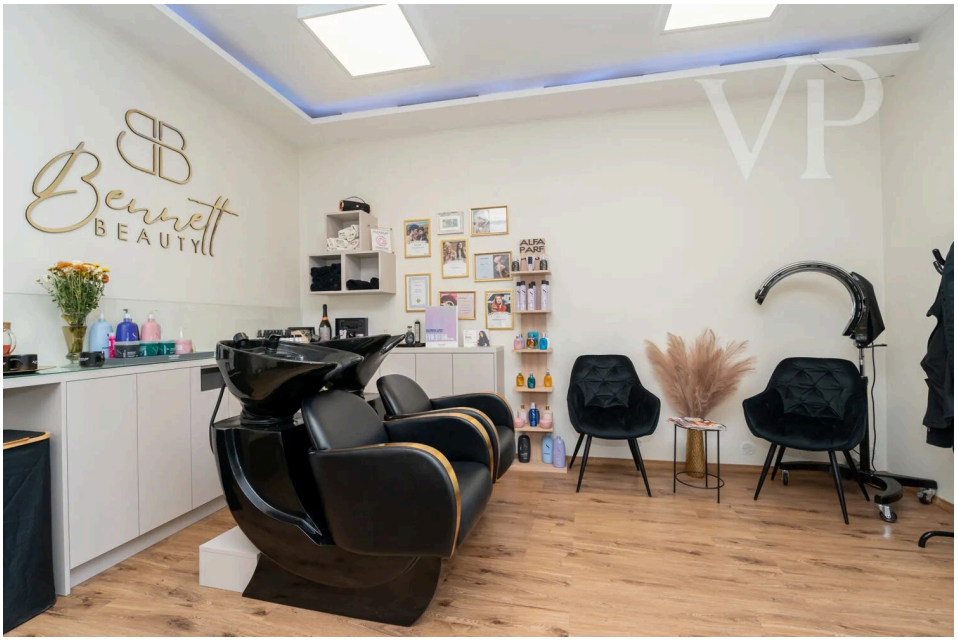




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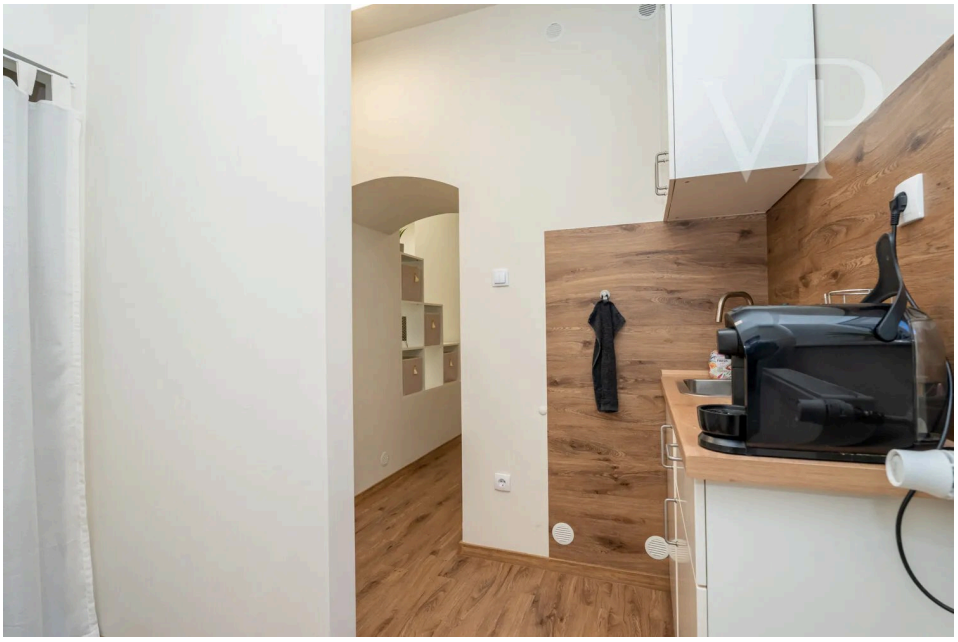
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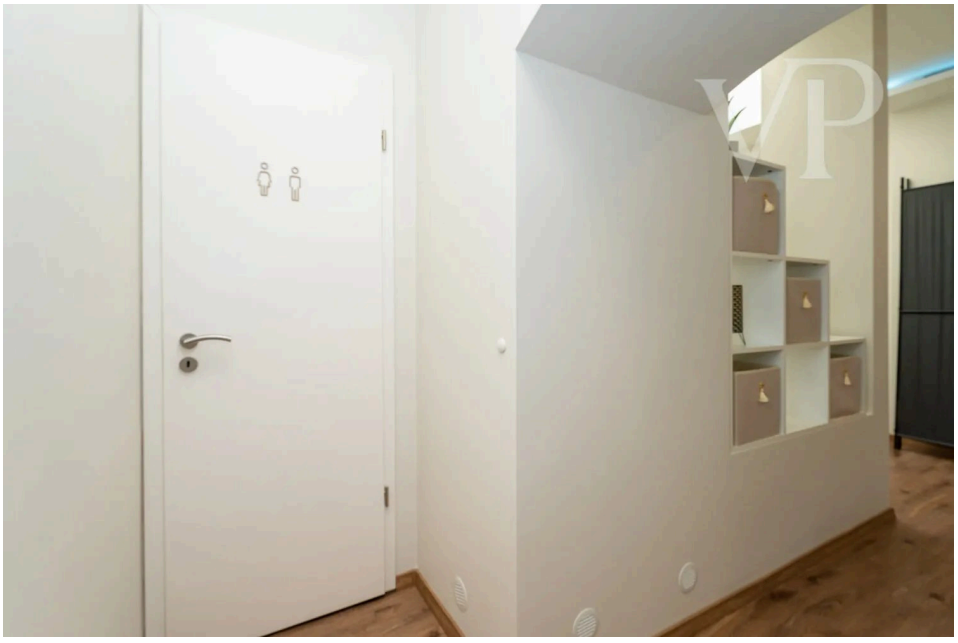




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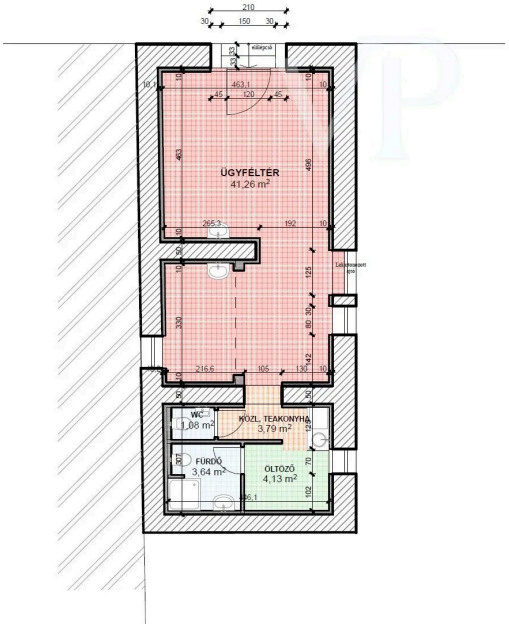




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The property





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A first impression

BUSINESS PREMISES AND DEVELOPMENT LAND IN THE HEART OF BUDAÖRS -- EXCEPTIONAL INVESTMENT OPPORTUNITY ON THE MAIN ROAD FOR 239 000 000 FORINTS.

In the absolute city centre of Budaörs, along a prominent main road, a spectacularly located 325 m² property with two separate entrances, for sale for HUF 239 million. The plot currently has two independently operating, tenanted shops, which provide a stable yield with a lease valid until mid 2027.
Based on the location, parameters and zoning classification of the property, a condominium, office, surgery or commercial centre could be built on top of the property, making it an ideal choice for investors, developers and entrepreneurs alike.

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Main details of the property
-Area: 325 m²
-Zoning: Vt-Bv/1 - Intensive, closed, town centre
-Construction: max 40% (≈130 m²)
-Gross floor area ratio: 1,6 m²/m² (≈520 m²)
-Green area: minimum 30% (≈97,5 m²)
-Area height: 7.5 m (ground floor + 1 floor + attic)
-Concave development towards both streets
-Basement, ground floor, first floor and attic possible

The plot is flat, favourably oriented, with parking space in the courtyard and covered parking.

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Current buildings and leases

The two premises with separate entrances are completely separate units connected by a common courtyard.
-Smaller premises: 54 m², with a street-front portal, fully renovated, bright and sophisticated interior. Consists of three rooms and a washroom, equipped with heating, cooling and air conditioning. It has an 18 m² dry cool cellar and a separate entrance.
-Larger commercial premises: 100 m², spacious space with high ceilings, in a multi-room layout. The courtyard (150 m²) can be used directly for services or catering activities.
Both tenants are long-established, stable businesses, rents are coming in steadily, and the tenants would like to stay for the long term.

It is a profitable, low maintenance investment in its current condition, but has

outstanding development potential as the zoning allows for condominiums, offices, medical clinics or other service centers.

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Budaörs - at the gateway to the capital, in an outstanding economic environment

Budaörs is one of the most dynamically developing cities in the agglomeration, on the immediate border of Budapest, with excellent transport infrastructure (M1, M7 motorway, main road 1, bus lines).
The city is a major economic, commercial and service centre, home to a number of multinational companies, office buildings, logistics parks and commercial units.
The value of property in the city centre has been steadily increasing in recent years, and the stable demand and limited supply have made the inner parts of Budaörs one of the safest areas for real estate investment in the market today.
The area is within walking distance of schools, kindergartens, doctors' surgeries, restaurants, shops and a bus stop, making it perfect not only for business but also for residential development.

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Development opportunities

Based on the current zoning, the property can accommodate a new multi-storey building of up to 520 m² gross floor area with a 40% build-up ratio.
The street frontage and the closed development offer the potential for an elegant urban condominium, office building or medical centre.
The two street frontages of the site further increase the design and flexibility of use.

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Key investment arguments
-Stable, long-term rental income
-Accessible main road, absolutely central location
-Development zoning
-Good technical condition, independent utilities
-Covered parking spaces and basement
-Valuable plot even after demolition, secure saleability

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Legal background and financing

Full legal and project sales support is provided for the sale, with a lawyer's background to assist with the title, construction and development processes.
If required, bank-independent credit facilities, business loans and investment financing are also available through reliable financial partners.
We also have an experienced sales and planning background to assist with development projects.

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Contact partner

For further information, please contact your contact person:

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