



BK
30

A luxury, residential
real estate

Budapest, Hungary

INTRODUCTION

Welcome to our investment presentation for the BK30 prestigious property in Budapest's exclusive 12th district. This luxurious property boasts an unbeatable location in the most sought-after neighbourhoods of the city.

The presentation will take you through a journey of the 12th district and all that it has to offer - stunning views and exclusive amenities in this property. Explore the floor plans and discover the extraordinary opportunities this property has to offer.

We will also highlight the many benefits of living in the 12th district, from the excellent schools and parks to the high-end shopping and dining options. Join us as we take you on a tour of this extraordinary property and the vibrant neighbourhood that surrounds it.

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CONTACT

the property

Address: Béla Király road 30/C
City, Country: 12th District, Budapest, Hungary
Postal code: 1125

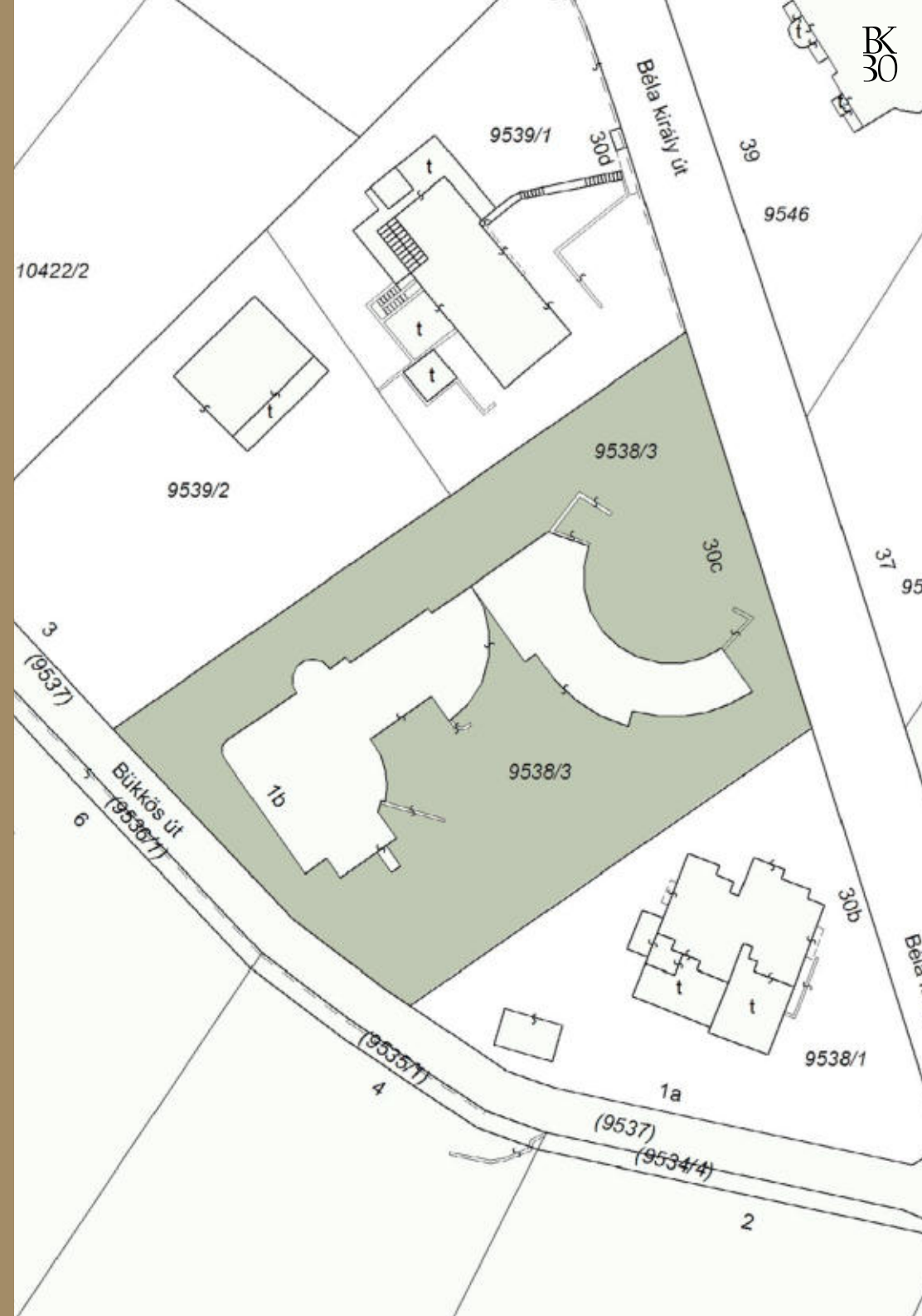
Plot Number: 9538/3
Plot Size: 3742 sqm
Classification: Residential Area

Building Permit Valid till: 2025
Building Permit Definition: Reconstruction and extension of the existing office-residential building, in order to develop a 4 unit residential complex.

New Construction Permits

Total useful floor area: 1300 sqm
Green area: 2760 sqm
Parking area: 550 sqm
Parking spaces: 11+5

Developer: Villa BK LTD.
Architect: Etna Trade LTD.



current state

The current estate is surrounded by a beautiful and abundant garden, meanwhile the building spreads across 6 levels. On the lower level there are the garage and building utility system operation areas, followed by two levels of offices, one level for fitness, and on the top a duplex penthouse.

The lower 3 levels of the building are embedded in a stepped terrain below ground level with a green roof. The levels of the building are connected by a curved staircase.

The goal of the renovation is to reconstruct the building's appearance, open up and expand the existing number of residences by three and create an elevated, sleek, modern, state of the art luxury complex.



12th district

Our amazing ancient-wooded property is located in 12th District of Budapest, which is known also as the most beautiful part of the Buda hills. This high-end residential and diplomatic district lays between the Kútvölgyi Road and the Zugligeti Road and it also has the most excellent panoramic views looking over the city center, and the surrounding valleys- including Hűvösvölgy and Dobogókő.

This untouched, natural scene of the nearby Normafa, with its vast parkland and hiking trails will immediately take your breath away.

On the right:

Magyar Mannheimer Gusztáv: Normafa, Oil, 1895



relax.
enjoy.
repeat.

Sports enthusiasts can also enjoy relaxation on crystal-clear air with state-of-the-art runways and elegant walking paths, while family entertainment is provided by brand new and innovative playgrounds, animal petting and scenic restaurants.

Those who, in addition to this, are eager for the downtown's sparkling atmosphere, have fast routes and excellent transport.



exceptional living

The exclusive area of the 12th district is also well known for:

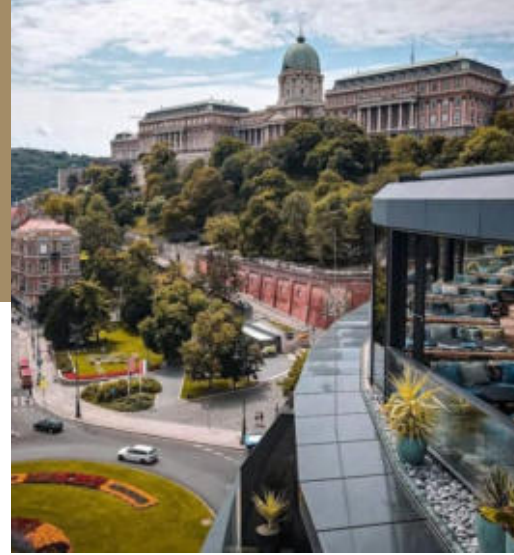
High-end shopping and dining options, with numerous luxury boutiques, restaurants, and cafes.

Popular choice for expats and diplomats, with many embassies and diplomatic residences located within the district.

The most expensive residential area in the entire country. High-quality real estate market, with many luxury properties, including historic villas and modern apartments, commanding premium prices and offering premium investment opportunities.

The 12th district is considered to be one of the safest and most secure areas, with low crime rates and a strong police presence.

1. *Leo Hotel & Rooftop Bar*
2. *Félix Restaurant*
3. *Zugliget Chairlift*
4. *Continental Citygolf Club*



THE LOCATION



home is where the living is easy

The 12th district is home to many of the best public and private schools in Budapest, making it an attractive area for families.

Excellent healthcare facilities, with several top-rated private hospitals and medical clinics.

A wholesome living: world famous gastronomy, Michelin-star restaurants, exclusive wellness and sport facilities - everything in close vicinity.

Live in the heart of the Buda-Hills, which is a Natura 2000 protected area.

Just a few kilometers downtown lays one of the most unique city centers in the world, which is a UNESCO World Heritage site.

Living at this precious location means straight and fast access to all major european capitals whether it is for frequent business travel or a weekend trip.

Budapest Ferihegy International Airport (BUD):	40min drive
Budaörs Private Airport and Helipad (LHBS):	20min drive
Debrecen International Airport (DEB):	2h 40min dive
Győr-Pér International and Private Airport (QGY):	1h 20min drive
Hévíz-Balaton International and Private Airport (SOB):	2h drive

Vienna by car:	2h 30min drive
Bratislava by car:	1h 50min drive
Zagreb by car:	3h 30min drive

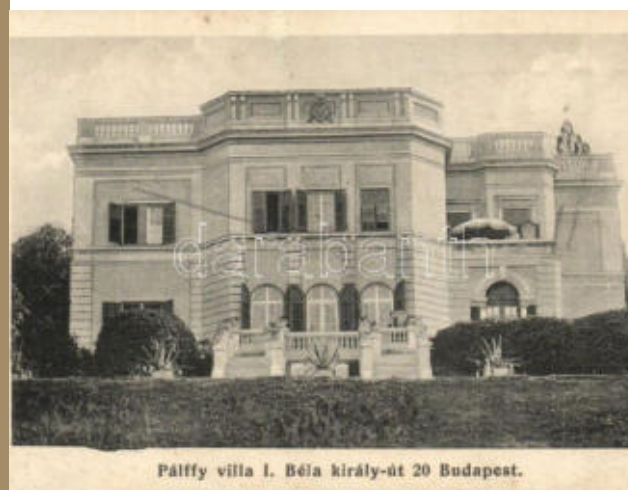
- PRIVATE EDUCATION FACILITIES
- PRIVATE HEALTHCARE FACILITIES
- NATURA 2000 PROTECTED AREAS
- UNESCO WORLD HERITAGE AREAS

meet your neighbours

The property located at Bela Kiraly road 30/C lays in the heart of a unique blend of classical and modern architecture, creating a vibrant and exclusive residential area.

The elegant, historical villas of the past and the sleek, newly built residences of the present exist side-by-side, making this neighbourhood truly desirable - you can also find the residence and magnificent park of the hungarian Minister just at the end of the road.

1. & 4. Modern residential villas, located in the neighbourhood
2. Reconstruction of the Villa Horthy (operating as a public school)
3. Historic Villa Pálffy, located at Béla Király road 20.
5. Park and Villa complex of the hungarian Minister, located at Béla Király road 28.
6. Villa Devecseri



contemporary architecture co-existing with nature.





PARKING LEVEL - ACCESS TO THE BUILDING

From the moment you enter the property, you can absorb the atmosphere of exclusivity. Easy, direct access to all residences through the main elevator and staircases - directly from the parking.



SCENIC PANORAMA

Each of the residences have a north-west or south facing private terrace with exceptional panoramic view on the city and the surrounding valleys.



THE LUXURY OF NATURE AT YOUR DOORSTEP

Each residence has a direct access to the gardens, which spreads across the different levels of the property's natural terrain.



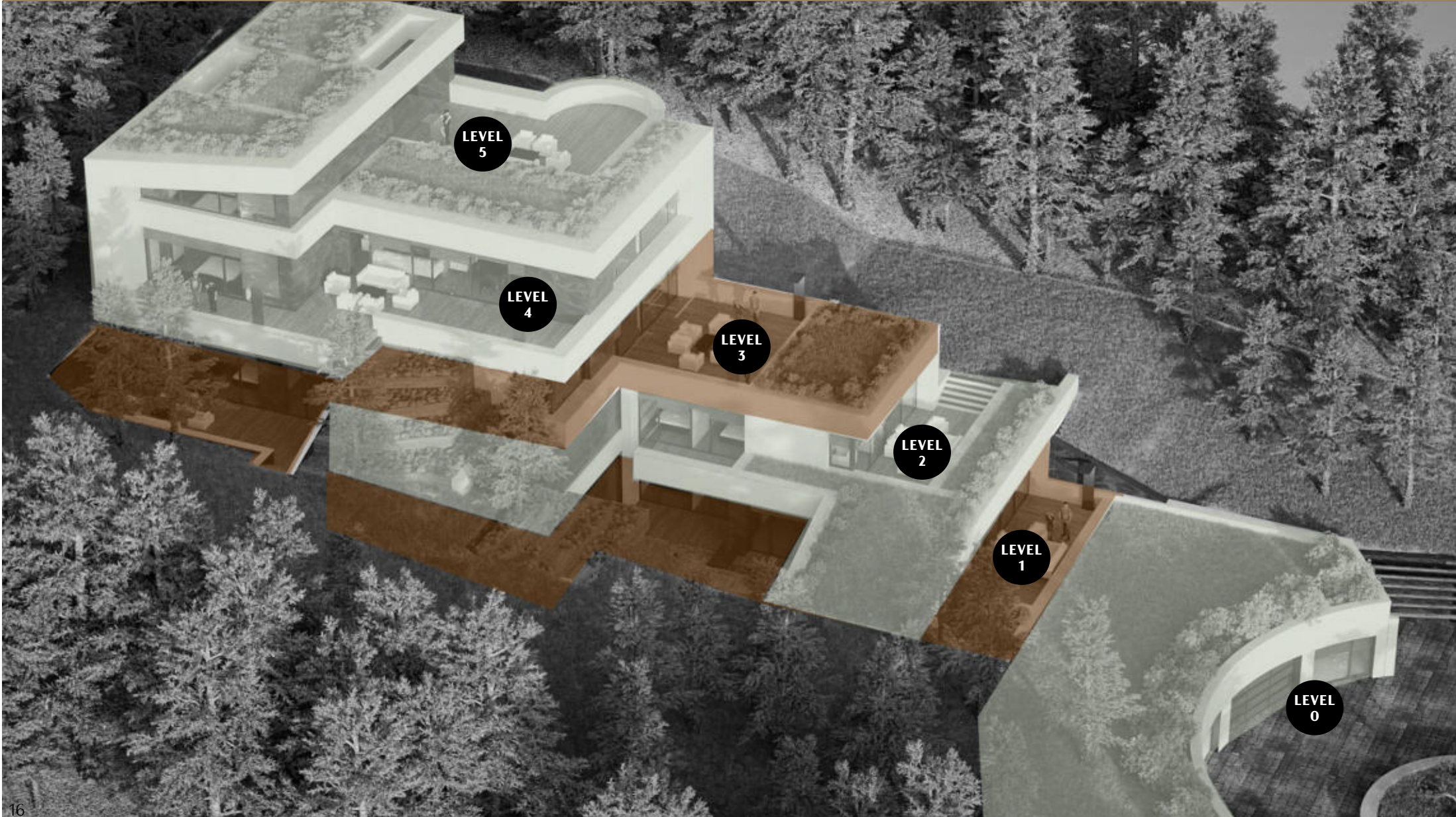
PRIVACY

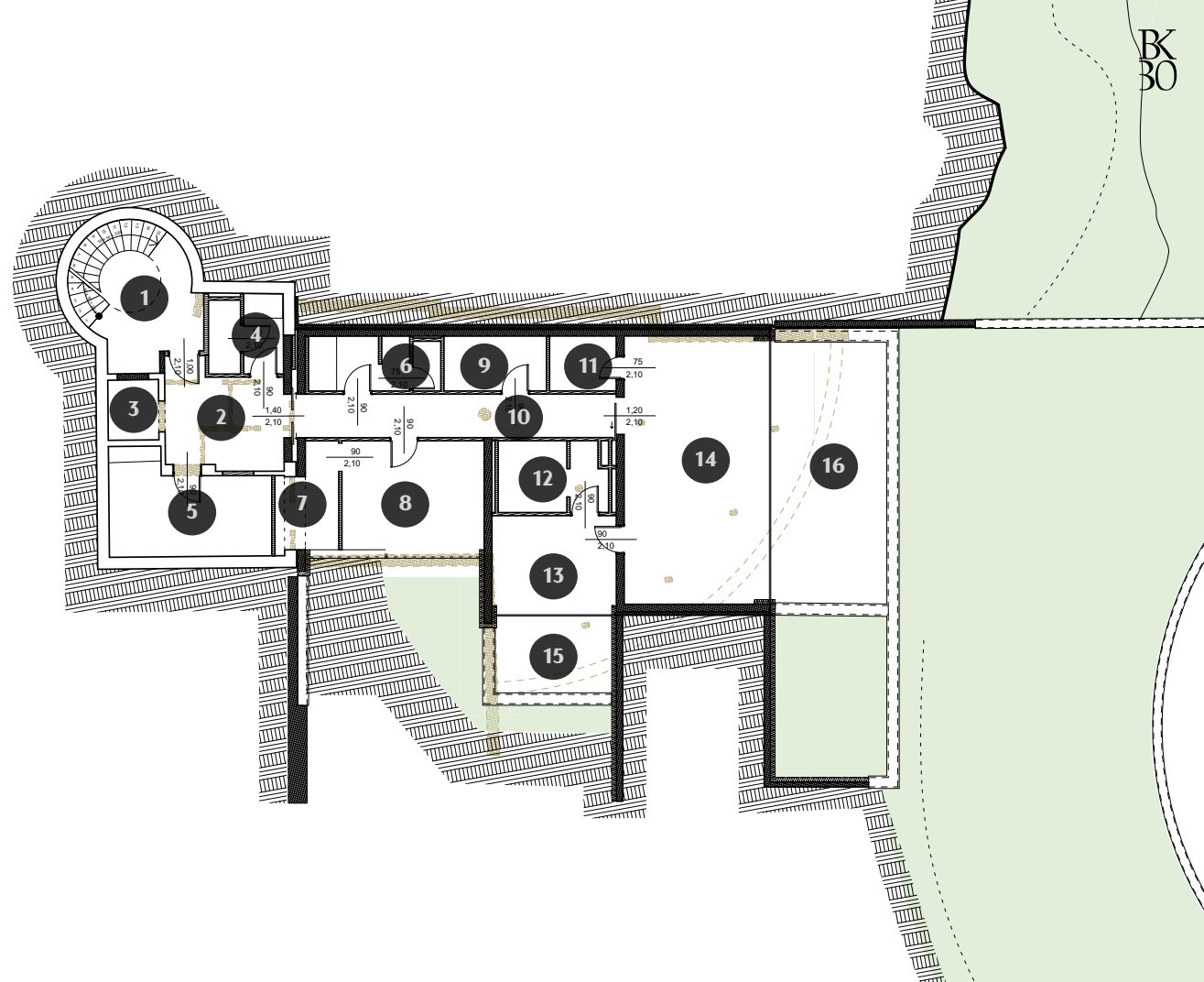
The building and the residences are located at the center of the plot, therefore making it a private sanctuary, hidden from outsiders.



levels

Level 0.	Garage and Machinery	550 sqm
Level 1.	Residence No1.	158 sqm
Level 2.	Residence No2.	117 sqm
Level 3.	Residence No3.	257 sqm
Level 4-5.	Residence No4.	250 sqm



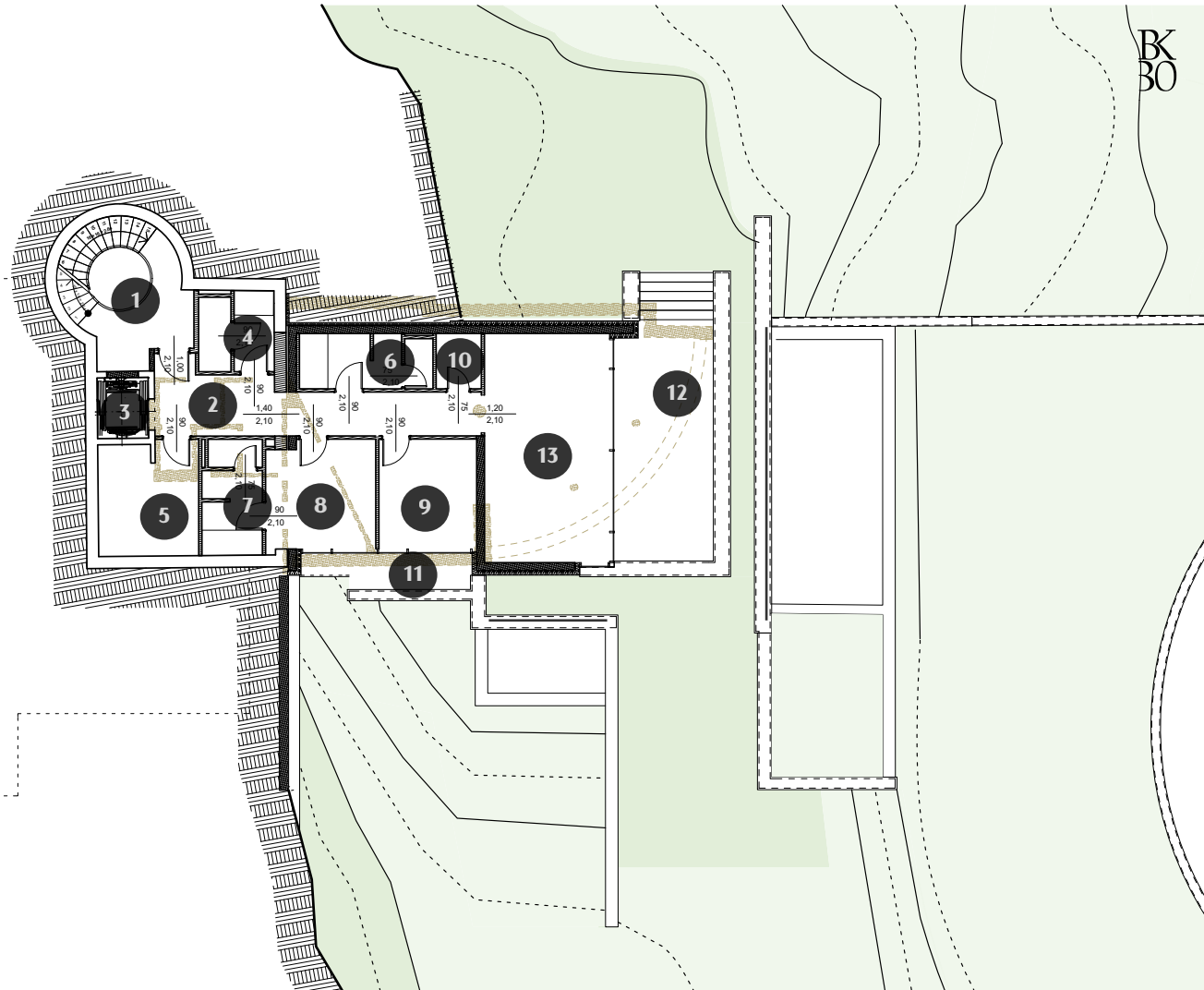


residence No.1

Size: 158 sqm
 Orientation: North - West
 Bedrooms: 2
 Bathrooms - toilets: 3
 Parking spots: 2

Layout

1. Hallway-Staircase	12,27	sqm	9. Storage 2	5,93	sqm
2. Lobby	12,31	sqm	10. Hall	14,35	sqm
3. Elevator			11. Pantry	3,86	sqm
4. Toilet	5,75	sqm	12. Bathroom 2	8,01	sqm
5. Storage 1	15,57	sqm	13. Bedroom 2	12,12	sqm
6. Bathroom 1	7,02	sqm	14. Livingroom / Diningroom/ Kitchen	36,20	sqm
7. Walk-in wardrobe	6,45	sqm	15. Terrace 1		
8. Bedroom 1	16,00	sqm	16. Terrace 2		



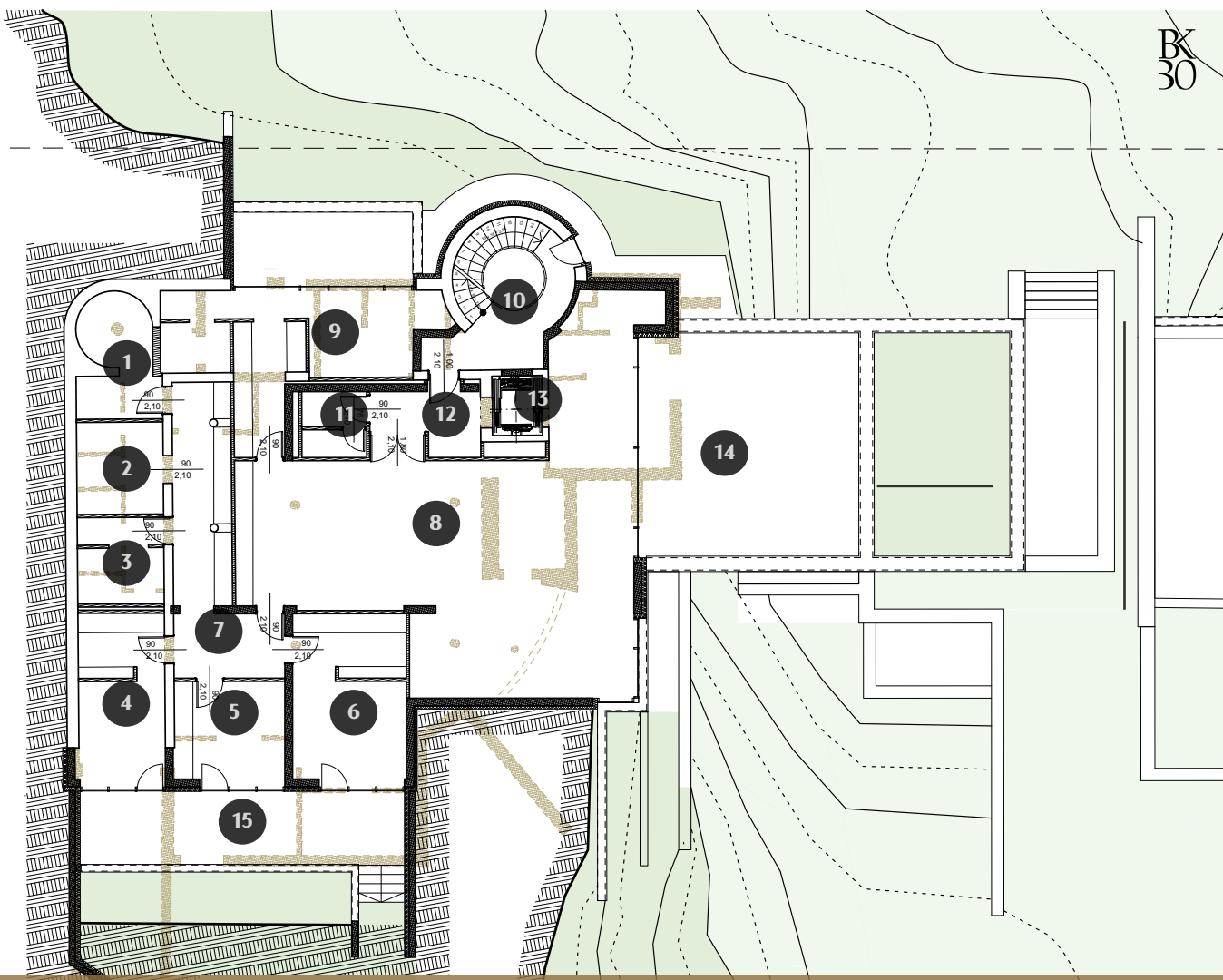
residence No.2

Size: 117 sqm
 Orientation: North - West
 Bedrooms: 2
 Bathrooms - toilets: 3
 Parking spots: 2

Layout

1. Hallway-Staircase	12,27	sqm	9. Bedroom 2	10,40	sqm
2. Lobby	9,12	sqm	10. Pantry	2,45	sqm
3. Elevator			11. Terrace 1		
4. Toilet	5,75	sqm	12. Terrace 2		
5. Storage 1	11,41	sqm	13. Livingroom /	29,89	sqm
6. Bathroom 1	7,29	sqm	Diningroom/ Kitchen		
7. Bathroom 2	6,75	sqm			
8. Bedroom 1	12,21	sqm			

residence No.3

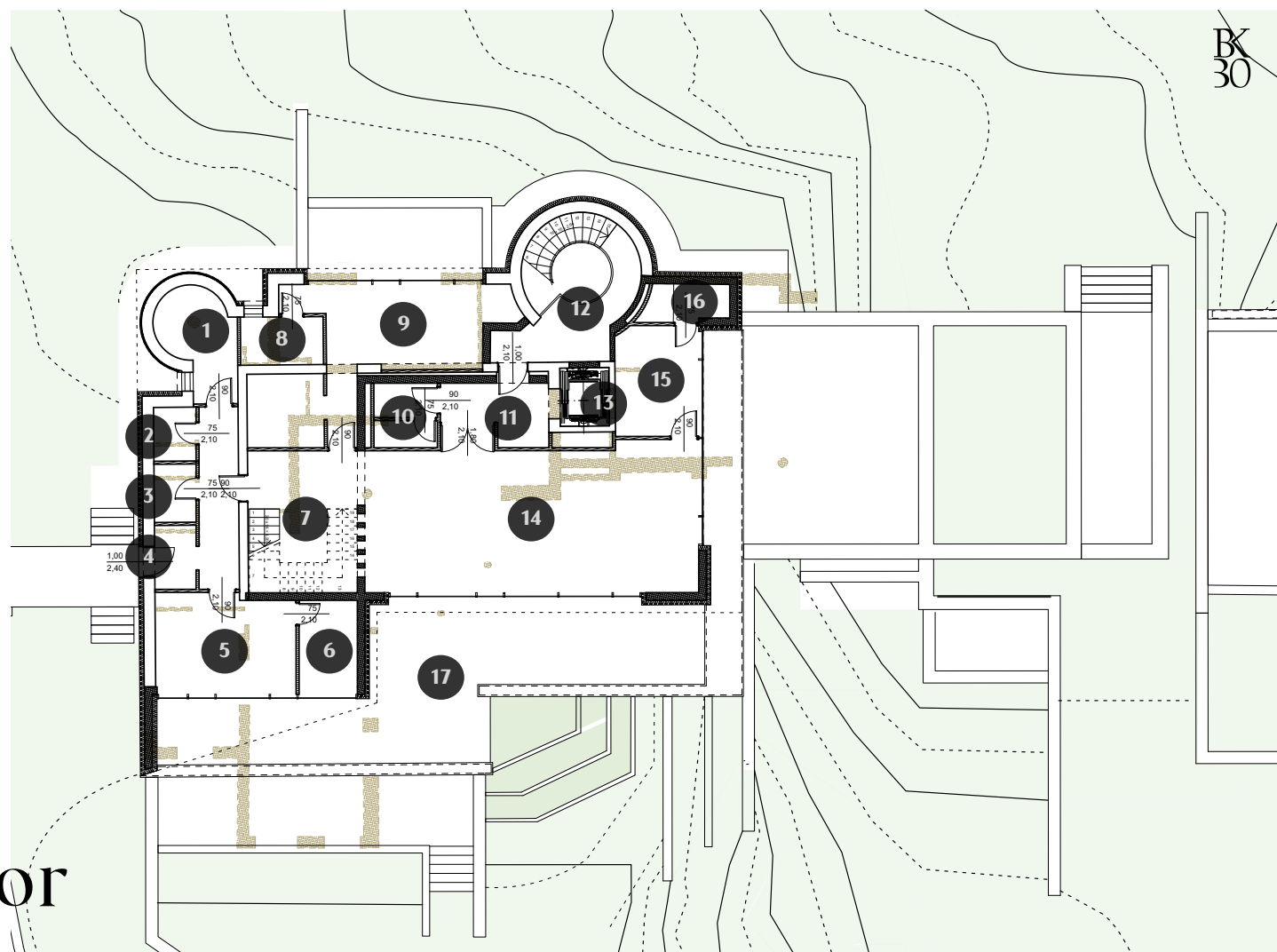


Size: 257 sqm
 Orientation: North-West
 Bedrooms: 4
 Bathrooms - toilets: 3
 Parking spots: 3

Layout

1. Storage	9,69	sqm	9. Bedroom 4 with walk-in Bathroom 2	31,27	sqm
2. Sauna	8,81	sqm	10. Staircase	13,84	sqm
3. Bathroom 1	7,71	sqm	11. Toilet	4,37	sqm
4. Bedroom 1	15,62	sqm	12. Hallway	6,30	sqm
5. Bedroom 2	12,15	sqm	13. Elevator		
6. Bedroom 3	20,18	sqm	14. Terrace 1		
7. Hallway	21,59	sqm	15. Terrace 2		
8. Livingroom / Diningroom/ Kitchen	105,52	sqm			

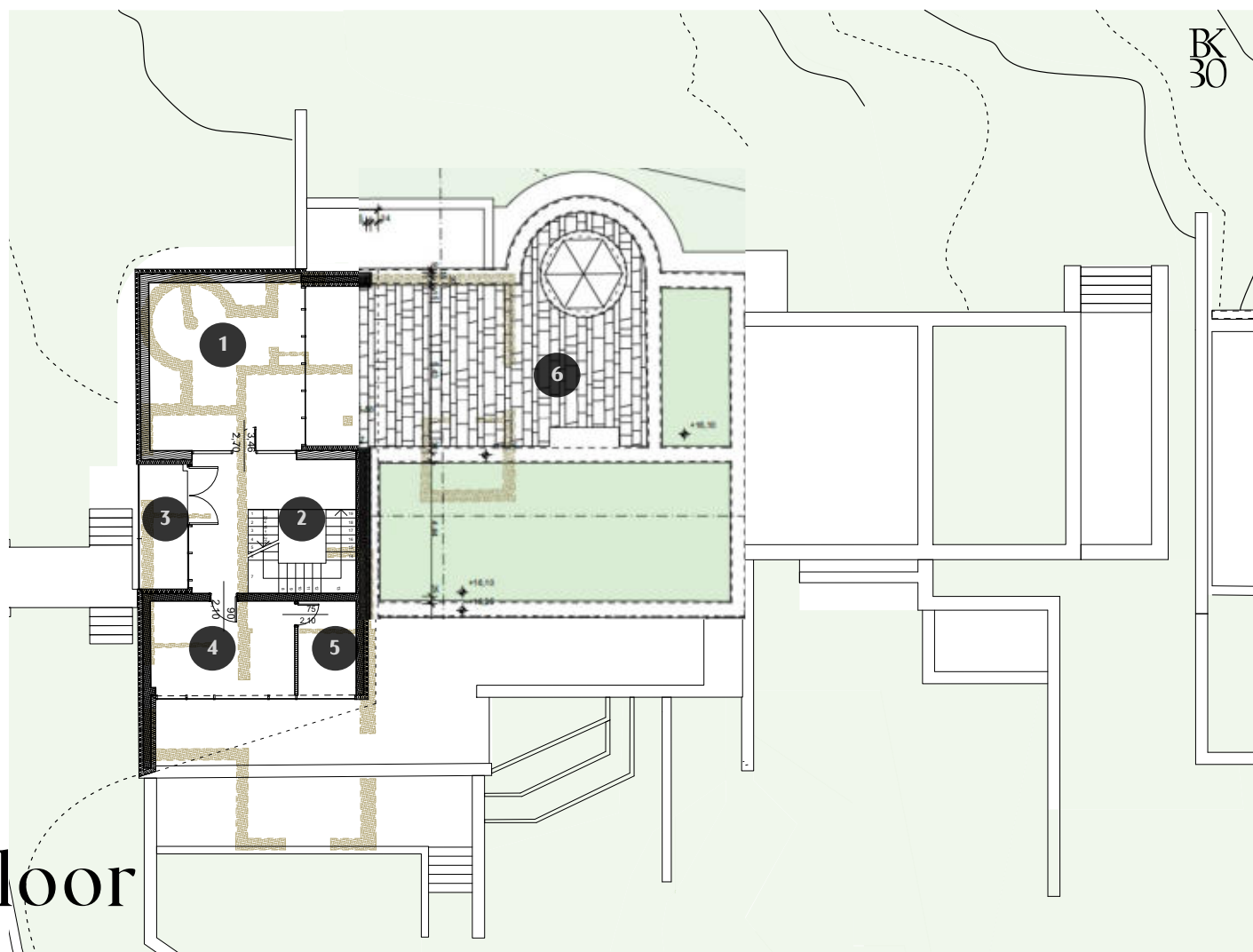
residence No.4 first floor



Size: 180 sqm
 Bedrooms: 3
 Bathrooms - toilets: 4
 Parking spots: 3

Layout

1. Wellness	7,33	sqm	9. Bedroom 2	26,51	sqm
2. Storage	2,72	sqm	10. Bathroom 3	4,37	sqm
3. Storage	2,68	sqm	11. Hallway	6,45	sqm
4. Entrance - Hallway	11,26	sqm	12. Staircase	9,32	sqm
5. Bedroom 1	15,29	sqm	13. Elevator		sqm
6. Bathroom 1	6,08	sqm	14. Livingroom / Diningroom/ Kitchen	57,90	sqm
7. Staircase	12,40	sqm	15. Bedroom 3	10,13	sqm
8. Bathroom 2	4,0	sqm	16. Toilet	3,42	sqm
			17. Terrace		



residence No. 4 second floor

Size: 70 sqm
 Orientation: North - West
 Bedrooms: 1
 Bathrooms - toilets: 1

Layout	
1. Fitness	28,13 sqm
2. Stairway	14,20 sqm
3. Terrace	6,00 sqm
4. Bedroom	15,56 sqm
5. Bathroom	6,06 sqm
6. Terrace	

luxury living

The uniqueness of BK30 property lies not only in its location and high standards, but also the exclusive interior design services our partners are providing for the new Owners, such as:

- Design,
- Bespoke production,
- Project management.



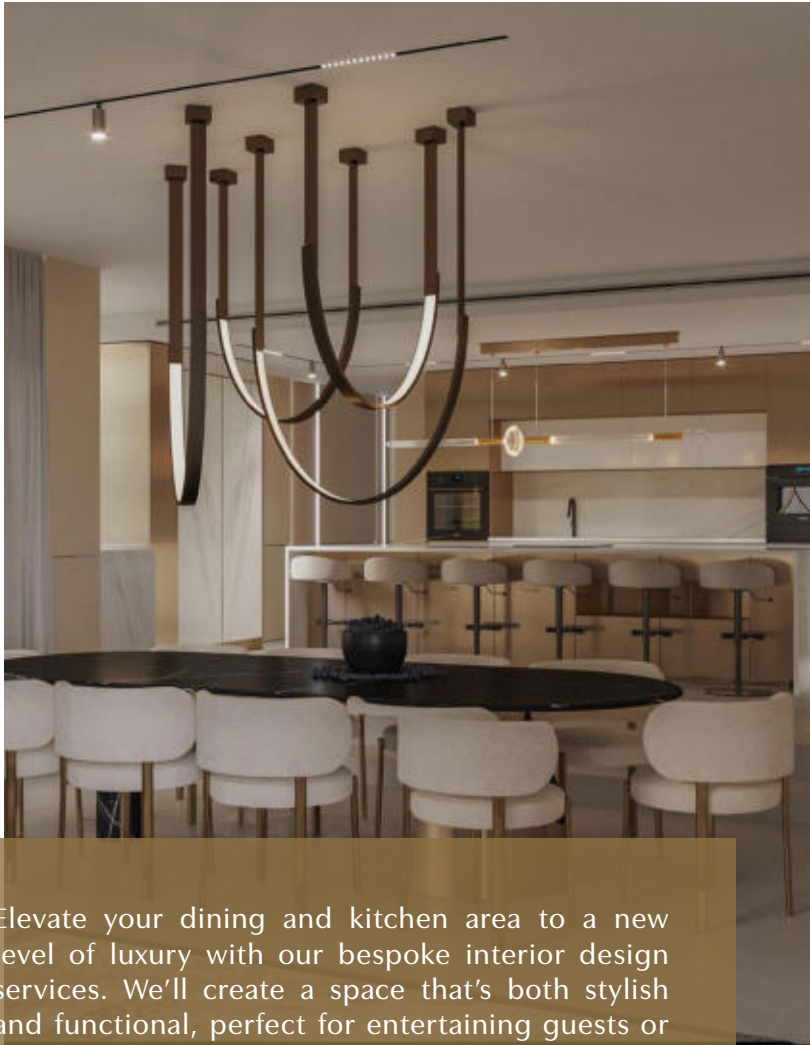
Together with TheShowroom and Kadeli Ateliers we offer unique, high quality and sophisticated luxury interior services, representing world-famous interior brands such as: Boca do Lobo, Visionnaire, Cattelan Italia or Moooi collections.

Additional bespoke interior design elements and furniture can be designed and manufactured according to the needs of the Owners.

www.theshowroom.hu



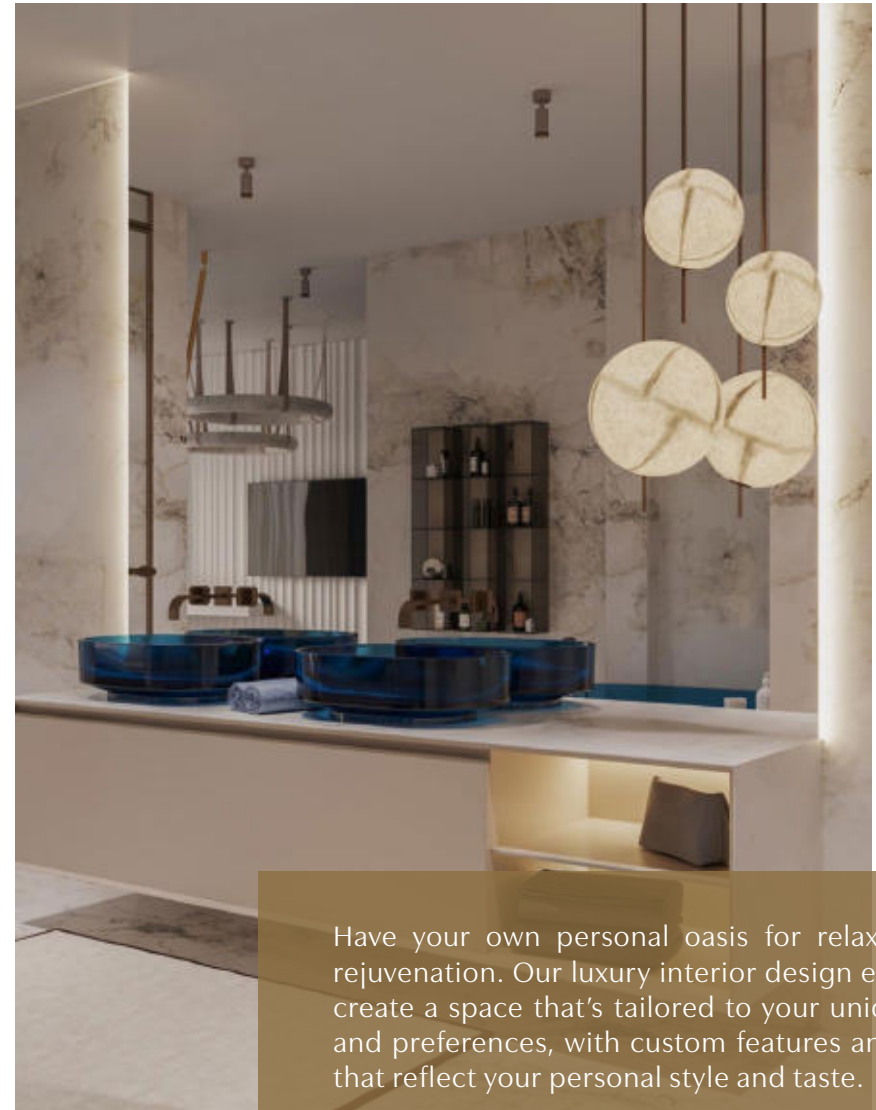
Surround yourself with nature in the comfort of your own living room. Our interior design services can help you create a space that's both elegant and inviting, with natural materials, textures, and colors that bring the beauty of the outdoors inside.



Elevate your dining and kitchen area to a new level of luxury with our bespoke interior design services. We'll create a space that's both stylish and functional, perfect for entertaining guests or enjoying a quiet meal with your loved ones.







Have your own personal oasis for relaxation and rejuvenation. Our luxury interior design experts will create a space that's tailored to your unique needs and preferences, with custom features and finishes that reflect your personal style and taste.

investment environment

HUNGARY & BUDAPEST

hungary

Hungary is one of the most attractive destinations in CEE and also has shown the most dynamic expansion over the past years according to Foreign Direct Investment (FDI) and CBRE.

The country's excellent achievements were recognized by top global stakeholders as well. Hungary came out first in the "Best to Invest Top Metros" category in Site Selection Magazine's "Global Best to Invest 2021" report. This means that currently the Budapest Metropolitan Area is the most attractive investment place to do business in the region.

Hungary was runner-up in the "Best to Invest per Capita" and the "Overall Best to Invest" categories, ahead of the Visegrád Four countries, which further validates Hungary's solid performance in the field of investment promotion.(HIPA)

Strengths of Hungary:

- Location in the heart of Europe,
- European Union, NATO and UNESCO membership,
- Safe and business-friendly environment,
- High standard and quality of life:
excellent food scenes and vivid cultural life,
- Prominent schools and universities.



Direct flight routes from Budapest-
Flight Time



budapest

Budapest has faced an enormous growth in multiple fields through recent years. It is listed amongst the 25 safest cities to live in the world by The Institute for Economic and Peace, 2016.

According to CBRE Hungary boasts one of the most alluring capitals in the world. Budapest was ranked the 10th most attractive European city for real estate investment. (CBRE, 2017)



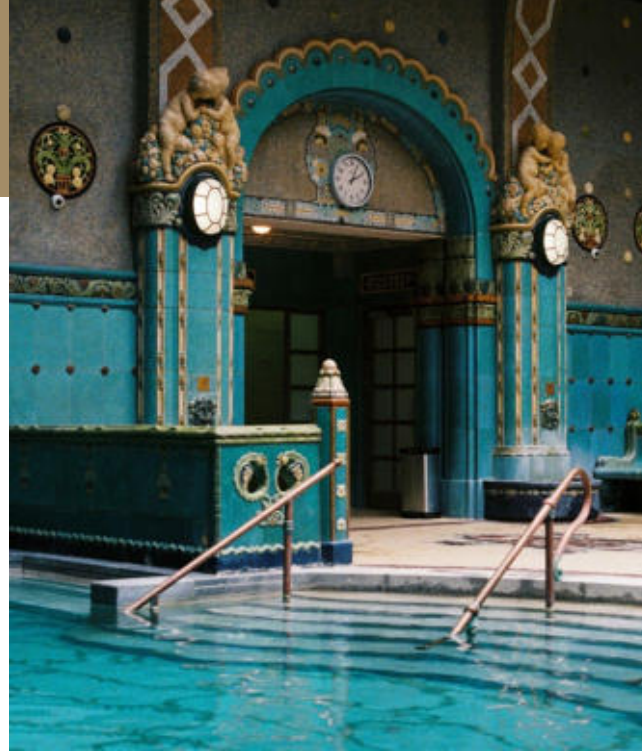
heritage

"The Paris of the East"

The wonderful Budapest offers it's residents and visitors:

- Central European location: easy access to european and overseas destinations,
- Historically european values and stunning architecture,
- Exciting attractions and unique baths, spa experience,
- Excellent restaurants and vibrant cultural life,
- The world's and Europe's most beautiful café, hotel and market hall,
- Innovative business environment, strong presence of multinational companies.

1. *Gellért Bath*
2. *Art nouveau hall of the Museum of Applied Arts*
3. *Széchenyi Bath*
4. *Newly renovated halls of the Parisi Udvar*
5. *Ceiling fresco at the St. Stephen's Basilica*
6. *Newly renovated and opened Hungarian State Opera*



INVESTMENT ENVIRONMENT - HUNGARY

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Hungary's government actively courts Foreign Direct Investments (FDI); net annual FDI in 2020 amounted to \$3.2 billion, and gross FDI totaled \$98.1 billion. EU countries account for approximately 89 percent of all FDI in Hungary in terms of direct investors and 62 percent in terms of ultimate controlling parent investor. In terms of ultimate investor – i.e., country of origin – the United States was the second largest investor after Germany in 2019. In terms of direct investor location, Germany was the largest investor, followed by the Netherlands, Austria, Luxembourg, and then the United States; approximately 450 U.S. companies maintain a presence in Hungary. Most investment falls within the automotive, software development, and life sciences sectors.

Total cumulative FDI from Asian sources has doubled since 2010, accounting for over five percent of total FDI stock in 2019. According to HIPA, South Korea, Japan, China, India, and other Asian countries accounted for about 40 percent of the value of new foreign investment projects in Hungary in 2020 and in 2021, with \$3.1 billion in investments creating 3,500 jobs.

The GOH has implemented tax changes to increase Hungary's regional competitiveness and attract investment; the government reduced the personal income tax rate to 15 percent in 2016, the corporate income tax rate to 9 percent in 2017, the employer-paid welfare contribution to 13 percent in 2021, and employers' payroll tax to 13 percent.

INTERNATIONAL REGULATORY CONSIDERATIONS

All EU regulations are directly applicable in Hungary, even without further domestic measures. If a Hungarian law is contrary to EU legislation, the EU rule takes precedence. As a whole, labor, environment, health, and safety laws are consistent with EU regulations. Hungary follows EU foreign trade and investment policy, and all trade regulations follow EU legislation. Hungary participates in the WTO as an EU Member State.

LEGAL SYSTEM AND JUDICIAL INDEPENDENCE

The Hungarian legal system is based on continental European (German-French and Roman law) traditions. Contracts are enforced by ordinary courts or – if stipulated by contract – arbitration centers. Investors in Hungary can agree with their partners to turn to Hungarian or foreign arbitration courts.

INVESTMENT INCENTIVES

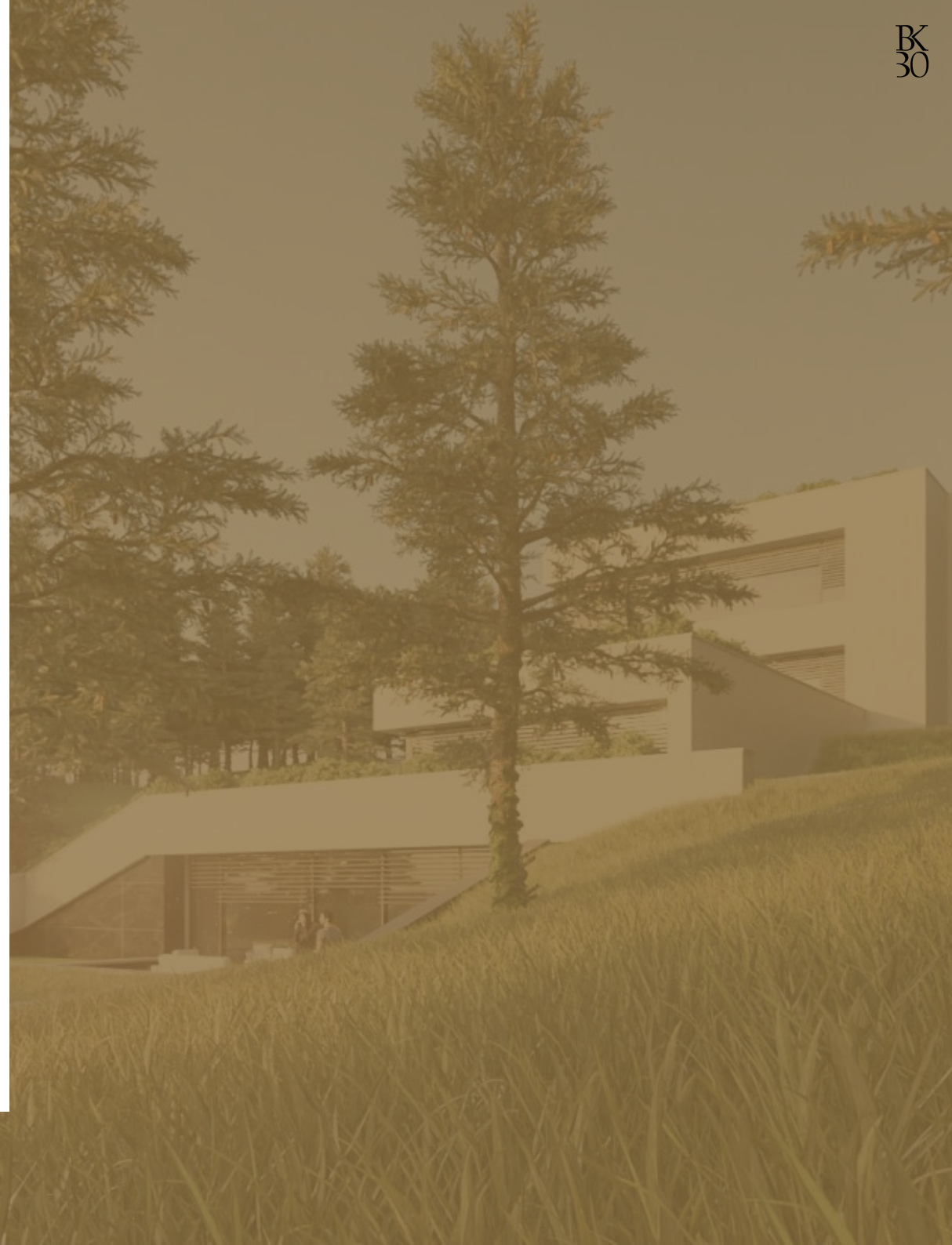
Hungary has a well-developed incentive system for investors, the cornerstone of which is a special incentive package for investments over a certain value (typically over EUR 10 million or \$11 million). The incentives are designed to benefit investors who establish manufacturing facilities, logistics facilities, regional service centers, R&D facilities, and bioenergy facilities, or those who make tourism industry investments. Incentive packages may consist of cash subsidies, development tax allowances, training subsidies, and job creation subsidies. The incentive system is compliant with EU regulations on competition and state aid.

contact

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BK
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A luxury, residential
real estate

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