**A XXII. Magyar Ingatlanfejlesztési nívódíj pályázat - English**

**Project brief**

**With the BudaPart project, a new neighborhood is created, unique by international standards, in its complexity and scale, on about 54 hectares. The BudaPart project by Property Market, launched in June 2017, is unique in both its location and the high proportion of green area and water surface. Of the total development area (23 hectares), 17 hectares is a buildable land, so together with the future public parks, almost half of BudaPart, 26 hectares will remain to be a green space, including the Kopaszi-Dam, and the project area implies the water area of 11 hectares. During the investment period of about 10 years, rolled out in 6 phases, a total of 15 residential and 13 office buildings, as well as a hotel will be delivered, so it is expected that nearly 3,000 apartments, 250,000 square meters of office space and around 15,000 square meters of commercial space will be created, providing residence and employment for about 25-30,000 city dwellers in the near future. BudaPart will also serve to host the headquarters of one of the largest companies in Central and Eastern Europe: the MOL Campus, designed by the world-famous Foster + Partners, will be an 83,000-square-meter, 120-meter-high, 28-storey high-rise building.**

**Masterplanning**

The developer dreamed the construction concept and the design of the urban structure together with the Danish architectural firm ADEPT, which resulted in a concept of streets and squares of various heights, producing, based on preliminary studies, a more pleasant airspace ratio than that of the city center. At BudaPart, we strive to create a diverse architectural profile: individual buildings are designed by different architectural firms, which are brought together by a unified landscape architecture. The developer dreamed up the construction concept of BudaPart and the design of the urban structure together with the Danish architectural firm ADEPT. The goal is to create a neighbourhood where innovative urban infrastructure meets a wealth of recreational opportunities. BudaPart is located right next to the Danube, on the banks of Lágymányosi Bay, so the tranquility of the waterfront and nature creates an outstanding living and working environment for residents, employees and visitors.

The community and the individual are of central importance to the neighbourhood, thus it’s an essential part of BudaPart’s mission to create a new approach and lifestyle reflected by the built environment and the quality of services: the concept serves to entice residents, employees and visitors to form a living community. BudaPart focuses on modern communities that, in addition to the hustle and bustle of the city center, also want to indulge in the harmony of nature, within easy reach of their home or workplace.

We are developing an exciting network of streets and squares: BudaPart has no surface parking, the designed structure supports moderate car traffic, office buildings located along the edging roads will enclose future residential buildings, thus ensuring tranquility in the living quarters. In addition, ahead of the construction of street-level apartments and of the multiple underground garage levels, residential and office buildings will rest on an elevated ground-floor foundation, hosting lobbies, parking and commercial functions.

On top of the residential and office functions, nearly fifteen thousand square meters of commercial space will be created, including a shopping street reserved for pedestrians. A shopping street will be built as part of the development project, with a number of services. Many are currently available in the area of the Kopaszi Dam, to be complemented by future units on the ground floor of the buildings: among others kindergarten, pharmacy, supermarket, catering shops, banking service and fitness room will await visitors, so the neighbourhood will display all the services needed for a modern lifestyle. BudaPart already offers a wealth of recreational opportunities: a rubber running track, kayaking and canoeing, sailing association, bicycle path, to be further enriched with new parked grounds, sports fields and dog parks. Another significant advantage of the neighbourhood is that if employees choose to reside at BudaPart, they can also save time on the daily commute, which time, instead, can be spent with friends and family or pursuing their hobbies.

**The first phase**

Following the design stage, the construction of the first phase commenced in 2017, and today 5 of the 28 houses have been completed. In 2019, the ‘A’ and ‘C’ residential houses of BudaPart Homes were handed over, followed by BudaPart GATE and the ‘B’ and ’D’ buildings of BudaPart Homes in July 2020. The first phase saw the completion of a total of 635 flats and 20,000 square meters of office space. A 182-apartment residential building and a 7-storey office building are currently under construction and further office and residential projects, as well as a hotel are under preparation.

Each project is funded by the largest commercial banks, and the success of the development is well illustrated by the fact that more than 700 apartments have been sold thus far, leaving less than 5% of the homes available for purchase in the delivered residential buildings. The office buildings are also performing great: BudaPart GATE is almost fully rented out, while in regard to BudaPart CITY, currently under construction, a lease agreement for a full floor has recently been signed.

**Architecture and design at BudaPart**

During the development, special attention has been paid to integrating environmentally conscious solutions and a fresh, innovative technical approach. In the case of office buildings, the guiding principle, right from the design stage, has been the criteria of the LEED GOLD certification, which the delivered BudaPart GATE was awarded during the course of this year. Green aspects continue to emerge in offices, including but not limited to energy-efficient mechanical solutions, energy-efficient luminaires, water-saving irrigation and equipment, electric car chargers, well as the high proportion of built-in materials with significant recycled content, all of which contribute to eco-consciousness of the buildings. In residential buildings, smart solutions, a built-in smart home system, ceiling heating and cooling, smart sockets and remotely controllable thermostats reflect a sustainable approach. In addition, it is important that highest possible number of apartments have a panoramic view of the waterfront, and that sunshine exposure and view are ideally guaranteed through utilizing different elevation levels and framed installations.

In addition to the various architectural solutions, particular attention has been paid to the use of integrated image elements and design aspects. All this is reflected in the signalization of residential and office office buildings, on the facades of commercial units and in the use of patterns, as well as in the lobbies of buildings and in landscape architecture.

In the case of residential buildings, the use of color in the facade as if turns into the front zone of the foyer, but the wave-like decorative floor covering also appears in the interiors. In BudaPart GATE, the pattern of the unique BudaPart paving stone appears on the floor surface of the office building, and the rhythm and proportions of the colored wall covering evoke the facade of the building.

Each building is designed by a different architectural firm, however, lobbies are converged by a separate team, Pyxis Nautica, which is clearly visible in the buildings already completed: the lobbies of residential houses harmonize in design, through adapting special characteristics of those individual houses. The team of the S73 Landscape Architecture Studio and the landscape architecture concept they have crafted will be an overarching attribute throughout the entire development, creating a harmony of these buildings, as if almost connecting them with nature, the Danube and the city dwellers. In line with the developer's vision, large-scale greening will play a primary role, creating interior spaces with greenery, maximizing canopy cover, and the studio is also in charge to design the resulting indoor park surfaces and recreational developments. Furthermore, playful elements are smuggled into the built environment: the wave-like design of the green islands breaks straight lines, besides, unique BudaPart pavers have been designed, innovative fine concrete benches have been installed in the area, and the manhole covers have a unique pattern design too. In addition, landscape and open-air architecture contribute to the image and atmosphere of the neighbourhood, distinguishing it for outside observers, too. In the first phase already completed, a total of 30 waste collectors, two drinking wells, 50 rest benches have been established, approximately 1,000 square meters of shrubs have been planted, an area of more than 21,000 square meters has been lawned, and the tree count will be more than double of the original by the end of the development. As a result, the current park of the Kopaszi Dam will be expanded by 13 hectares with the area enclosed by Dombóvári and Budafoki Road, which will be further increased by another 6 hectares by the inner courtyards of the buildings. One of the most spectacular elements of the project’s landscape architecture will be the installation of the capital’s first cherry grove, which can provide a special and spectacular experience especially during the spring bloom of sakura, serving as a recreational area for the rest of the year.

**Infrastructure developments**

The complexity of the neighbourhood is shown by the fact that multiple infrastructural developments are being implemented in connection with the large-scale project. BudaPart is located 3.5 km from the city center of Budapest, which can be reached in 15 minutes by car, and which conveniently connects into the bloodstream of the city thanks to the adjacent section of the M1 / M7 and M6 motorways, the Rákóczi Bridge, the Könyves Kálmán and Hungária boulevards and the lower quays.

Related to the development project, the transport possibilities of the area were further expanded: in the summer of 2019, the capital’s government handed over the extended route of tram 1 from Etele Square to Kelenföld, which transports passengers with metro-like capacity, and from September last year bus 154 runs as a circular service connecting Infopark, BudaPart and the Kopaszi Dam area, thus ensuring the direct connection of the neighbourhood to the district center. As part of the development project, we have renovated several hundred meters of bicycle routes along Dombóvári Road, and in the summer a public bike sharing (MOL BUBI) station was established next to the BudaPart GATE office building, which provides an attractive and sustainable mode of transport for those who enjoy the urban, modern lifestyle.

The city government will accomplish significant developments in the coming years, which will optimize the accessibility of BudaPart, as well, and provide a great transport alternative to driving. In the near future, another bus service, the 107E bus will be launched, which will transport passengers between BudaPart and Bosnyák Square.The construction of the New Danube Bridge will significantly ease the traffic challenges of the district and will generate new public transport options. Phase II. of the development of the ‘Budai Fonódó’ (2nd interconnecting tram line) tram network will begin soon, thanks to this project, besides bus services, BudaPart will also be available on interconnected tram line directly from Szent Gellért square. Due to the expansion of the Southern Railway, the new generation city center will be given a new railway stop called Nádorkert, in the future.

**BudaPart - Contributors**

**BudaPart developer:** **Property Market Kft.,** Dr. Mihály Schrancz managing director

**Masterplan**: **ADEPT**; Anders Lonka

**BudaPart General Contractor Company:** **Market Építő Zrt.**, Scheer Sándor CEO

**BudaPart CITY** office building: **Fazakas Építésziroda**; György Fazakas, ifj. György Fazakas

**BudaPart GATE** office building: **Studio 100**; László Szász, János Dombóvári, Erzsébet Hajnády

**Elmű**: **GUBAHÁMORI**; Guba Sándor és Hámori Péter

**BudaPart Homes ’A’ and ’C’** residential buildings: **Vikár és Lukács Építészstúdió**; István Lukács, András Vikár, Árpád Gál

**BudaPart Homes ’D’** residential buildings: KÖZTI; Tima Zoltán

**BudaPart Homes ’B’** residential building: SPACEFOR; Finta Sándor és Vadász Orsolya – Paradigma Ariadné;

**BudaPart Homes ’E’** residential building: **FBIS architects**

**Regulation Plan**: **CDC;** György Kerekes, Tibor Verebély-Papp

**Landscape Architecture:** **S73**; Mohácsi Sándor

**Lobbies: Pyxis Nautica,** Dávid Tóth, László Monori

**Concept of property development**

**With the BudaPart project, we are creating a new completely neighbourhood in an area of about 54 hectares. The project started in 2017, undertaken by Property Market, is unique due to both its location and the high proportion of green and water surface. Of the total development area (23 hectares), 17 hectares is a buildable land, so together with the future public parks, almost half of BudaPart, 26 hectares will remain to be a green space, including the Kopaszi-Dam, and the project area implies the water area of 11 hectares. During the development of almost 10 years with a maximum of 6 phases, we plan to develop a total of 15 residential and 13 office buildings, as well as a hotel, thus it is expected that nearly 3,000 apartments, 250,000 m2 office space, 15,000 m2 commercial space will be created, providing housing and employment opportunities for about 25-30,000 citizens. The construction concept of the BudaPart has been developed by the Property Market in cooperation with the Danish ADEPT architectural firm.**