

An architectural rendering of a modern, multi-story office building with a glass and dark metal facade. The building features a complex, angular design with multiple levels and setbacks. The glass reflects the sky and surrounding environment. In the foreground, there is a landscaped area with green grass, shrubs, and several white cars parked along a road. The sky is blue with scattered white clouds. The text "ELEGANT | URBAN | GREEN" is overlaid in the center of the image.

ELEGANT | URBAN | GREEN

# ARE YOU READY FOR THE FUTURE?

HillSide Offices is a brand new office development in a vivid working and living area of Buda. We develop an inspiring venue that combines the pulsating city center, business world and the calm of the mountains green environment.

This vision inspired us to create a building that follows future-oriented energy concept and sustainable environmental approach. We offer a unique office building, which can be operated under reasonable maintenance cost.







# LOCATION

Unique green area in the city center

## PUBLIC TRANSPORTATION



### TRAM

Line 56 – 50 meters

Line 61 – 50 meters new tramcars  
2015 Q4 3-4 min. frequency

Line 59 – 500 meters



### BUS

Line 212 – 50 meters

Line 8/8A/112/908/960 – 200 meters

Line 139/140/140A, 212 – 100 meters

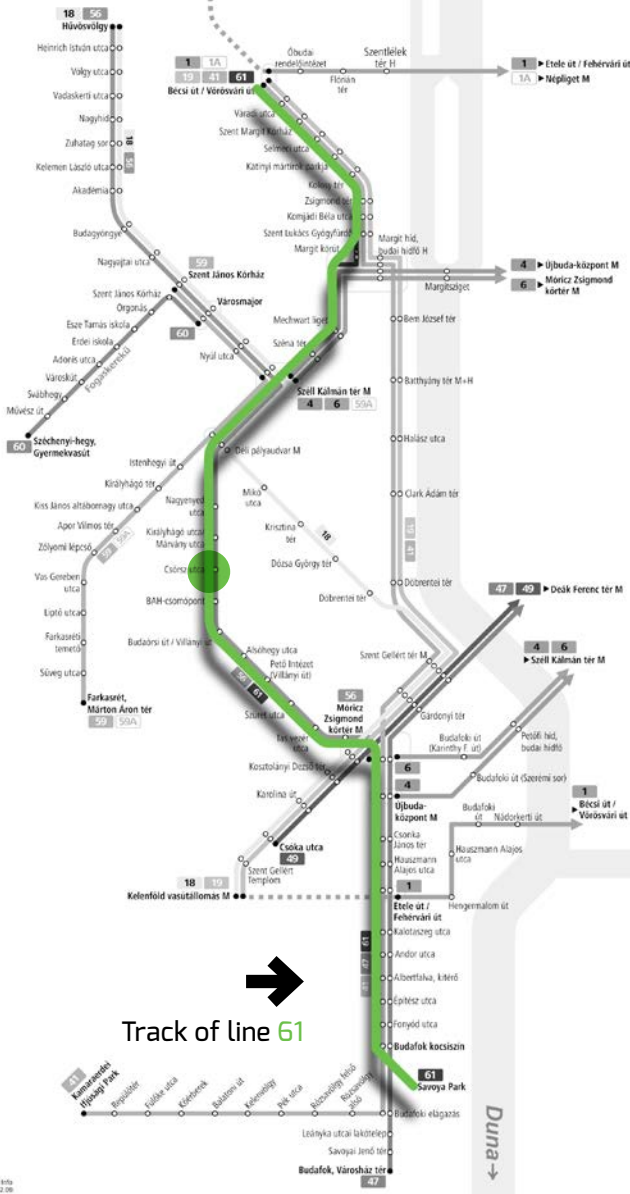
Line 105 – 500 meters



### SUBWAY

Line 2 – 1,0 km (3 Tram stops 7 min.)

Line 4 – 2,6 km (6 Tram stops 11 min.)



Gesztenyész kert

MOM Cultural Center



Shopping Center  
MOM Park

MOM Sport

HILLSIDE  
ELEGANT | URBAN | GREEN

Budapest Congress & WTC

Hotel Novotel \*\*\*\*

## Amenities

Post

Pharmacy

Flower shop

Drycleaner

Medical center

Shoe repair

Bank branch and ATM

Car wash service

Supermarket

Bakery

Cafe

Restaurants

Fitness

Sport facilities

Swimming pool

Conference facilities



# THE BUILDING

“It matters where I work”

Hill Side Offices fully expresses developer's dedication to high quality and lasting values as well as meeting the existing demand for office buildings of style, quality and efficiency. The designer's motivations was to establish an attractive and elegant environment by creating

Unique, future-oriented architectural design

Spacious, bright open spaces

Large glazed surfaces

Efficient and flexible lay-out 100% adjustable to specific tenant requirements

A stunning 500sqm lobby area to welcome visitors

4 panoramic elevators with a bird-eye view over the lobby

Attractive roof terraces





**Gross Leasable Area:** 22.000 sqm including 400sqm retail space

**Ground + 7 floors**

**Average floorplate size:** 3,000 sq m

**Common Area Ratio:** cca. 6.0%

**387 parking spaces** on 3 underground levels (1/57sqm)

**LEED Gold certificate**

**Projected completion:** Summer of 2018

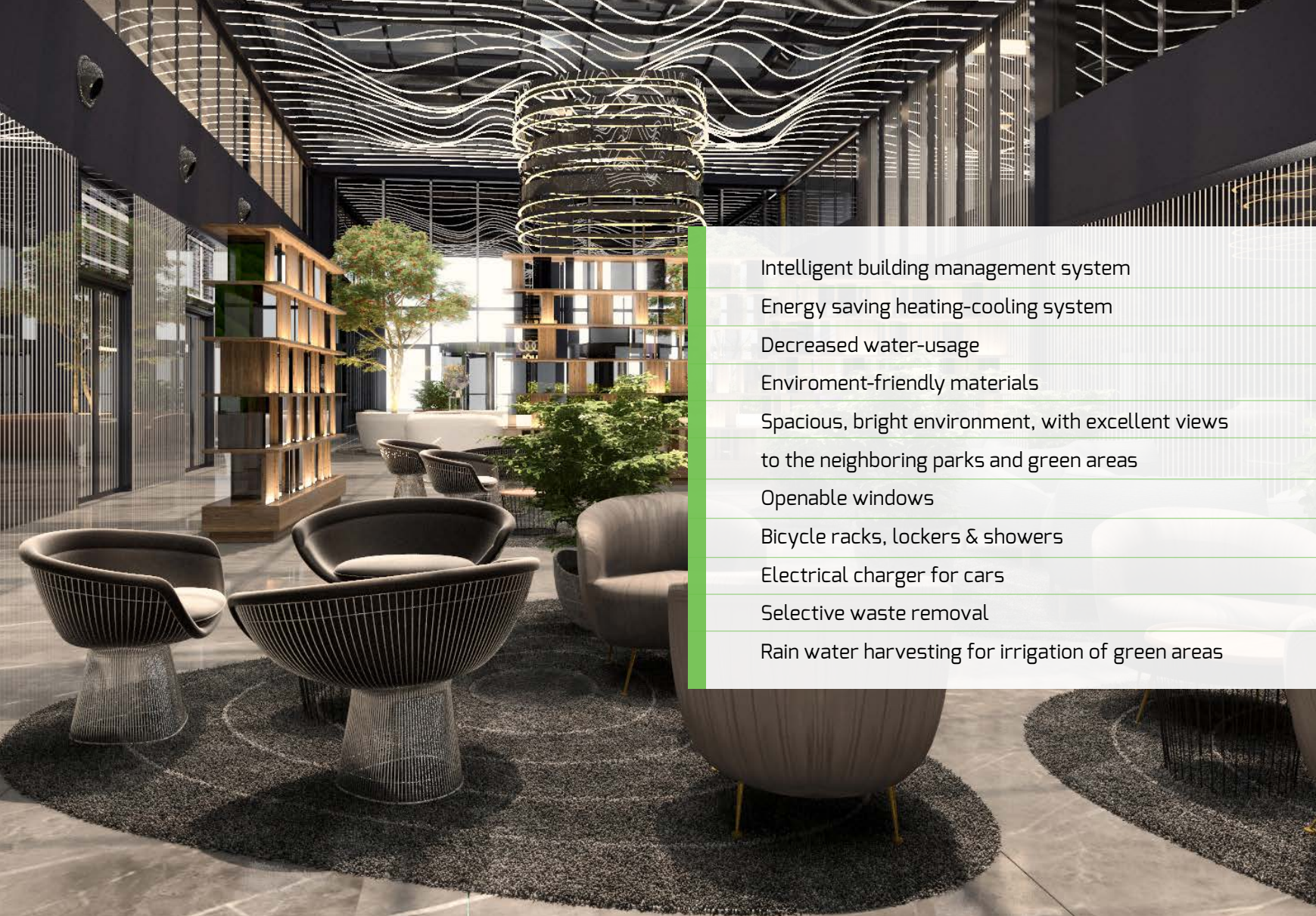


# SUSTAINABILITY

Productivity, health, wellbeing







Intelligent building management system

Energy saving heating-cooling system

Decreased water-usage

Environment-friendly materials

Spacious, bright environment, with excellent views  
to the neighboring parks and green areas

Openable windows

Bicycle racks, lockers & showers

Electrical charger for cars

Selective waste removal

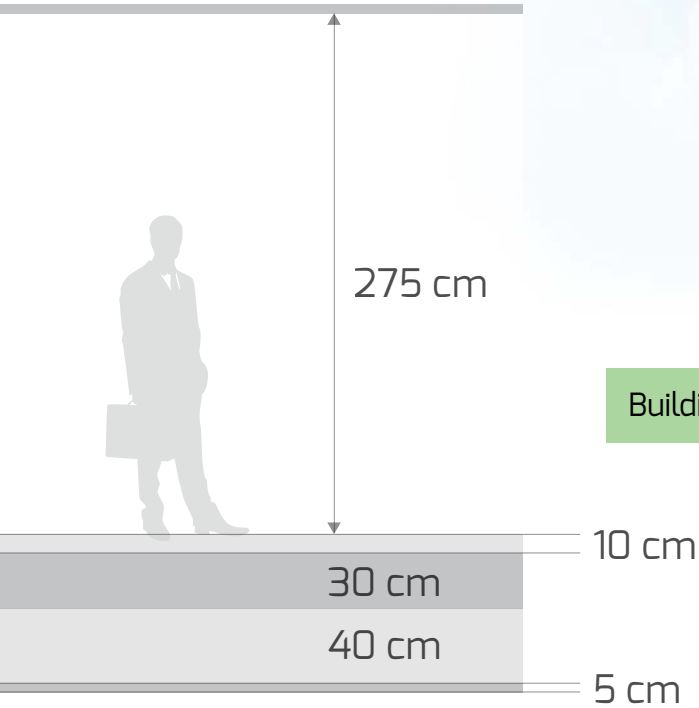
Rain water harvesting for irrigation of green areas







# TECHNICAL QUALITIES



Building structure: skeleton building system, pile foundation

2.75m clear internal height in office areas

Raised floors and suspended ceiling

Dual electrical power supply

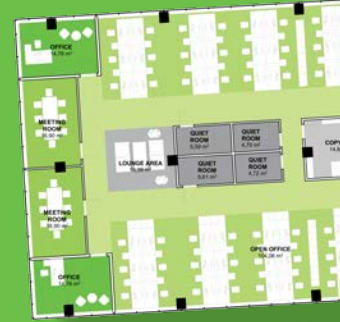
4-pipe fan-coil system

3 cores with 10 elevators



# SPACE PLAN

Efficient and flexible



Tailor made office premises 100% adjustable to specific tenant requirements

Suitable for both open space and cellular fit-out

Exclusively used sanitary blocks

Design density up to 1 person/7m<sup>2</sup> of GLA

Office space well supplied with natural light

Divisible floors - up to 8 lease units per floor











# DON'T COMPROMISE

- |                                         |   |
|-----------------------------------------|---|
| Prominent office location               | ✓ |
| Excellent visibility                    | ✓ |
| Easy road access                        | ✓ |
| Public transportation                   | ✓ |
| Plenty of amenities in-house & close by | ✓ |
| Efficient and flexible lay-out          | ✓ |
| Landmark architectural design           | ✓ |
| LEED Gold Certificate                   | ✓ |
| 1/57 sq m parking ratio                 | ✓ |
| High-class technical specification      | ✓ |





[www.hillsideoffices.hu](http://www.hillsideoffices.hu)