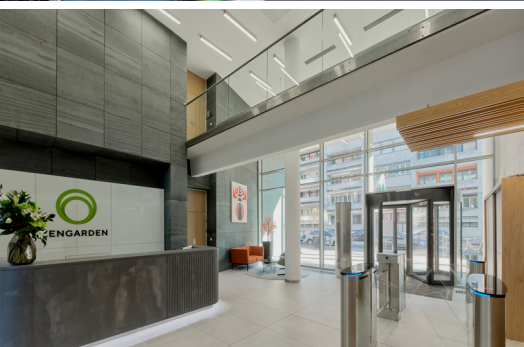




ZENGARDEN



Serenity in the City

The well-known landmark modern office building in Central Buda has recently been re-created by ConvergenCE to update its appearance and function. The best of its natural attributes including its modern layout, high levels of natural daylight and its courtyard garden, were all renovated to bring ZenGarden back to the premier league of city center office buildings in Budapest.

Easily accessible from the best residential areas and from downtown, this prominent modernist building is in an excellent location close to metro, tram and bus services and on a major cycle path.

The 9,540 m² ZenGarden is managed by ConvergenCE to the highest levels of building management, creating a serene professional working environment.

Awards / Certifications

2019 Access4You Certification
2020 BREEAM Certification



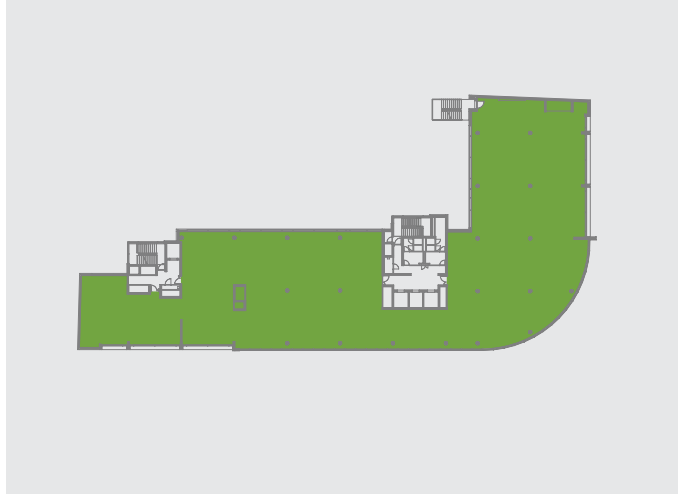
ZenGarden

H-1027 Budapest,
Horvát u. 14-24.
www.zengardenoffices.hu

Public transport
Metro Line: M2
Tram: 4, 6, 17, 19, 41, 56A
Bus: 9, 11, 91, 109, 111, 139, 140A
Suburban railway: H5

Leasing
dpappvas@convergen-ce.com

General floorplan



Data

Category	A
Renovation	2021
Total rentable area	9,540 m ²
Floors	8 + GF
Elevators	4
Parking lots	170

Services

- Reception
- Card access control
- SPAR supermarket
- In-house restaurant
- 24-hour security
- Bicycle storage (shower & dressing room)
- District 2 administrative offices
- Café with outdoor terrace
- CCTV system
- In-house facility management
- BUBI bicycle rental
- Relaxing garden

Technical data

- Openable windows
- Modernized BMS
- Acoustic suspended ceilings
- Raised floors
- Zone controlled 4-pipe fan air conditioning systems
- Secure underground parking
- Modular carpet
- Floor boxes

Tenants

- Adria Port
- Budapest Főváros Kormányhivatala
- HumanField
- Salzgitter Mannesmann
- Bázis Office Center
- BuildEXT
- KEF
- SPAR
- Budapest Fejlesztési Központ
- GLP
- MadiLancos Studio