



ULLMANN PALOTA
offices





The project

The Ullmann Palace is situated at the intersection of Andrásy út and Káldy Gyula utca in the heart of Budapest. It is a beautiful neo-renaissance building designed by architect Vilmos Freund for Sándor Ullmann, a lawyer and Member of Parliament, in 1883-84. Over the years, it has been home to various shops and offices, such as Miramare, Corvin Café, and Restaurant Lidó.

Today, the building offers circa 1700 square meters of high-quality office space on the upper floors and luxury retail accommodations on the ground floor, showcasing its impressive stucco ceiling opening onto Andrásy út.

Following the vacation of the anchor tenant in July 2024 the building will undergo modernisation of its entire system to ensure it meets modern day requirements.



The renovation

Construction drawing are now being prepared to for the following works that shall be complete in 2024

- Upgrade heating and cooling system from 2- pipe fan coil to modern VRF
- Heating/cooling units relocated from parapets into the ceiling
- Fresh air supply extended to all floors increasing from a total of 2,000m³/hour to 8,000m³/hour
- Standardisation of wet blocks throughout
- Remodelling of an exclusive entrance and lobby area

The project is being executed by the following participants:

Asset Manager

LIMEHOUSE
PARTNERS



Architect



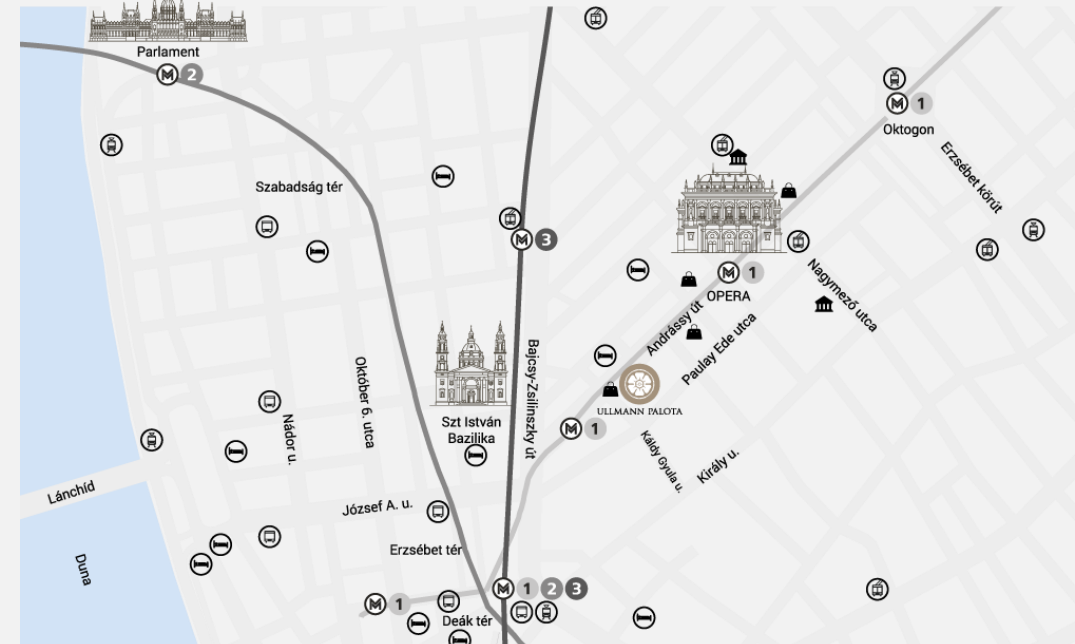
Project Manager

blueway





Location



villamos / tram
47, 48, 49



trolibusz / trolley bus
70, 72, 73, 78



autóbusz / bus
9, 15, 16, 105, 100 M , 979 E

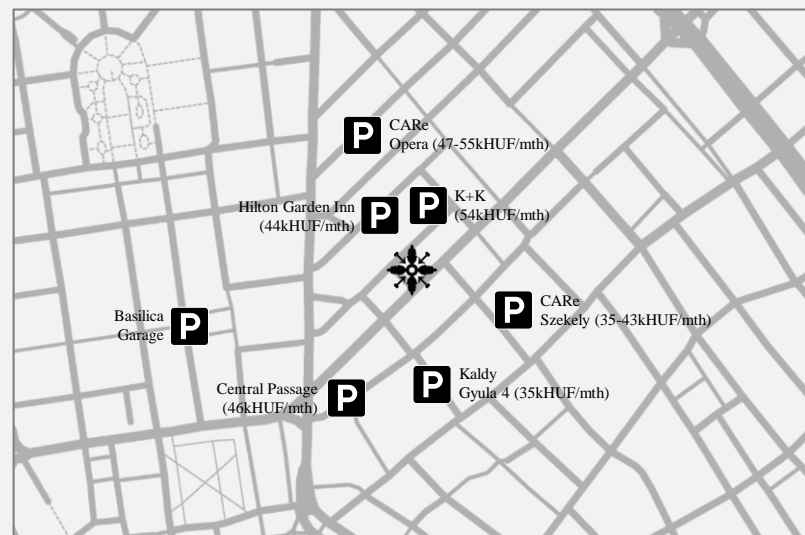


metró / subway
M1, M2, M3



Parking Possibilities

While the building doesn't have its own parking facility, we have a solution for our tenants. We provide a list of nearby (200 – 400 m) parking garages that offer electric charging stations, all of which are within walking distance from the building.





Technical Specifications

- Internal height: 3.5 – 4.0m
- Seating density of 1 person :10 sqm
- Brand new VRF system
- Fresh air supply of 8000m³/hour
- Openable windows
- Lobby and wet block refurbishment
- Elevator – 500kg
- Load bearing of 2.0-2.5kN/m²
- Magnetic card access system
- BREEAM In Use ‘Very Good’ with further accreditation under consideration
- Target EPC of ‘BB’
- 24/7 security and reception service

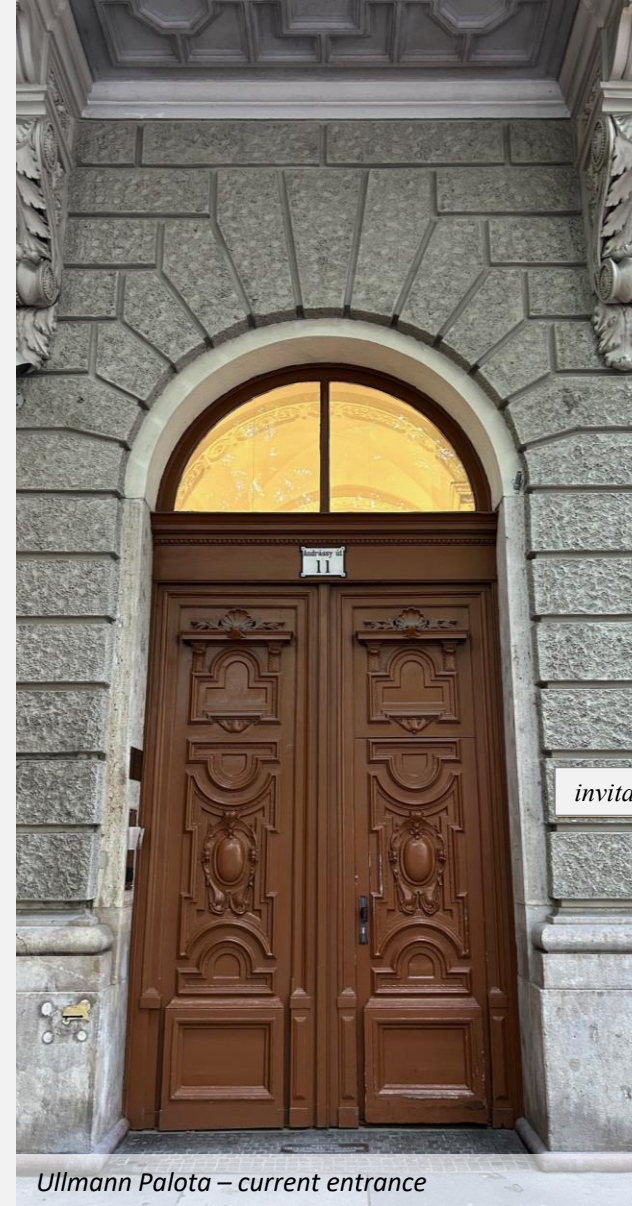




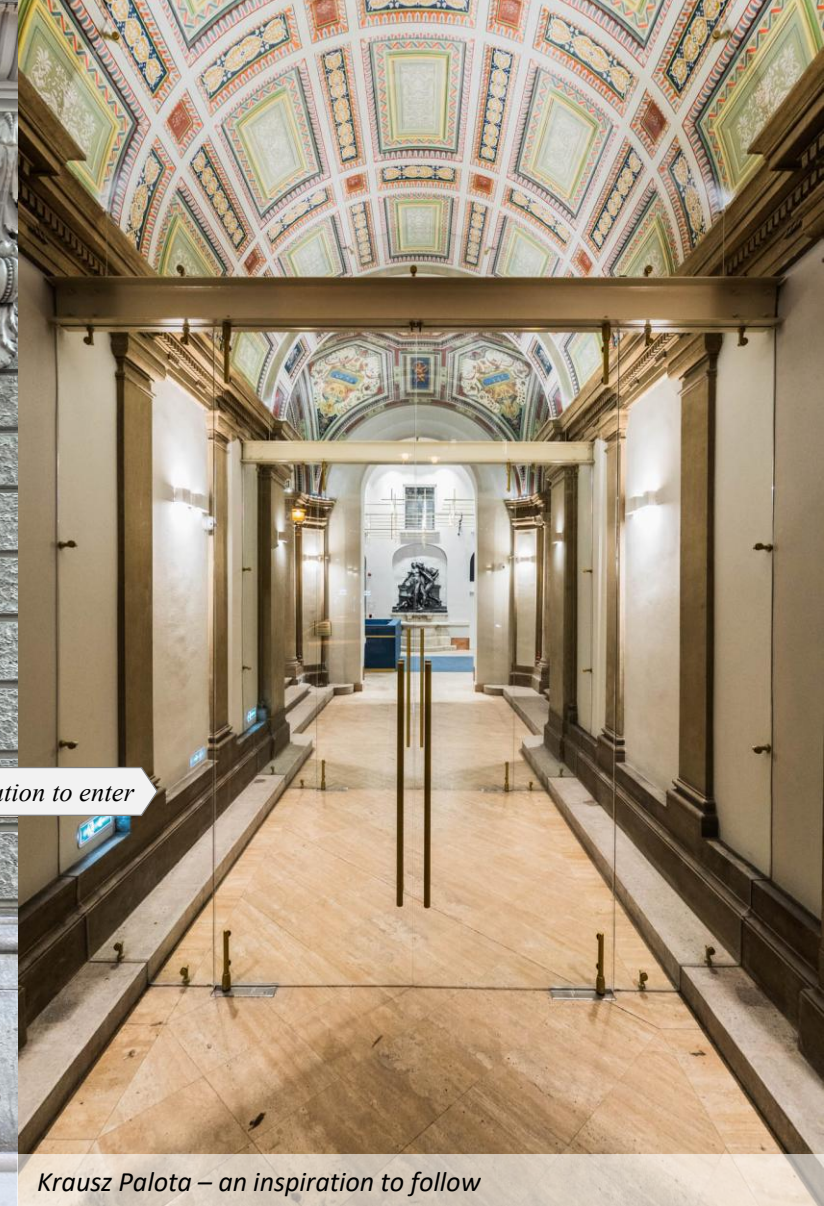
Prestigious entrance

As part of the renovation project, the entrance of Ullmann Palota will undergo a significant transformation. Inspired by the concept of Krausz Palota, the new entrance will feature a striking open design with double leaf glass doors, providing a modern and inviting entry point.

The design will also allow for the prominent display of a logo on the building's façade, while a signboard will be positioned at the entrance, creating a visually impactful and welcoming space.



Ullmann Palota – current entrance



invitation to enter

Krausz Palota – an inspiration to follow



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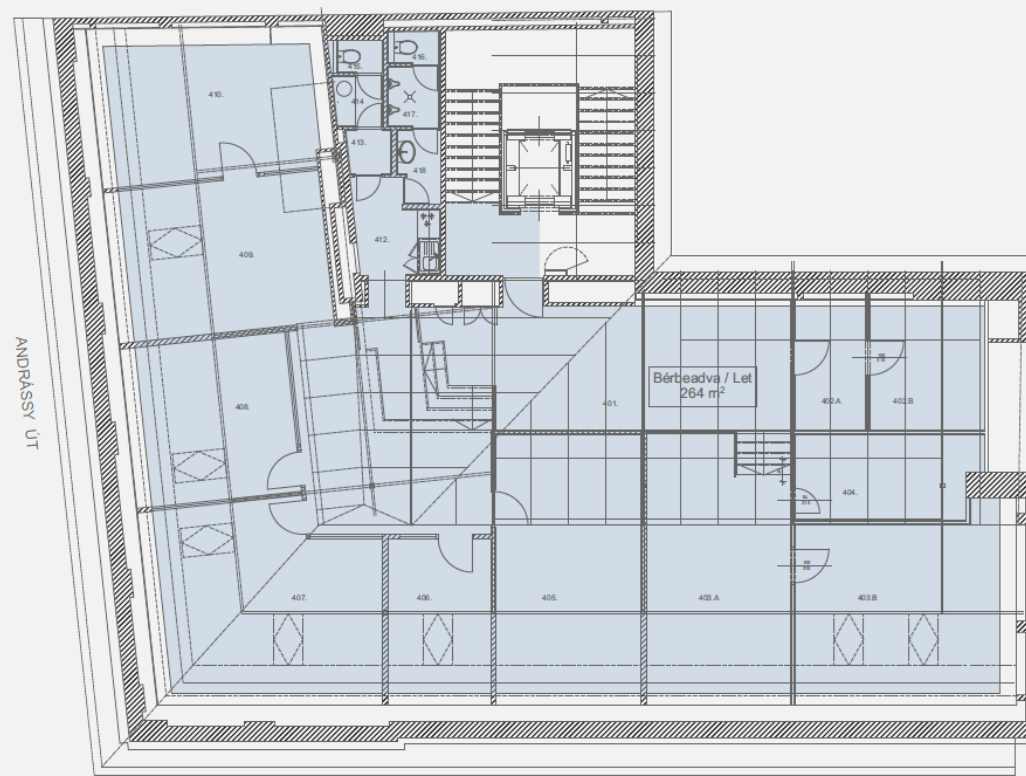


Regular floors





Top floor

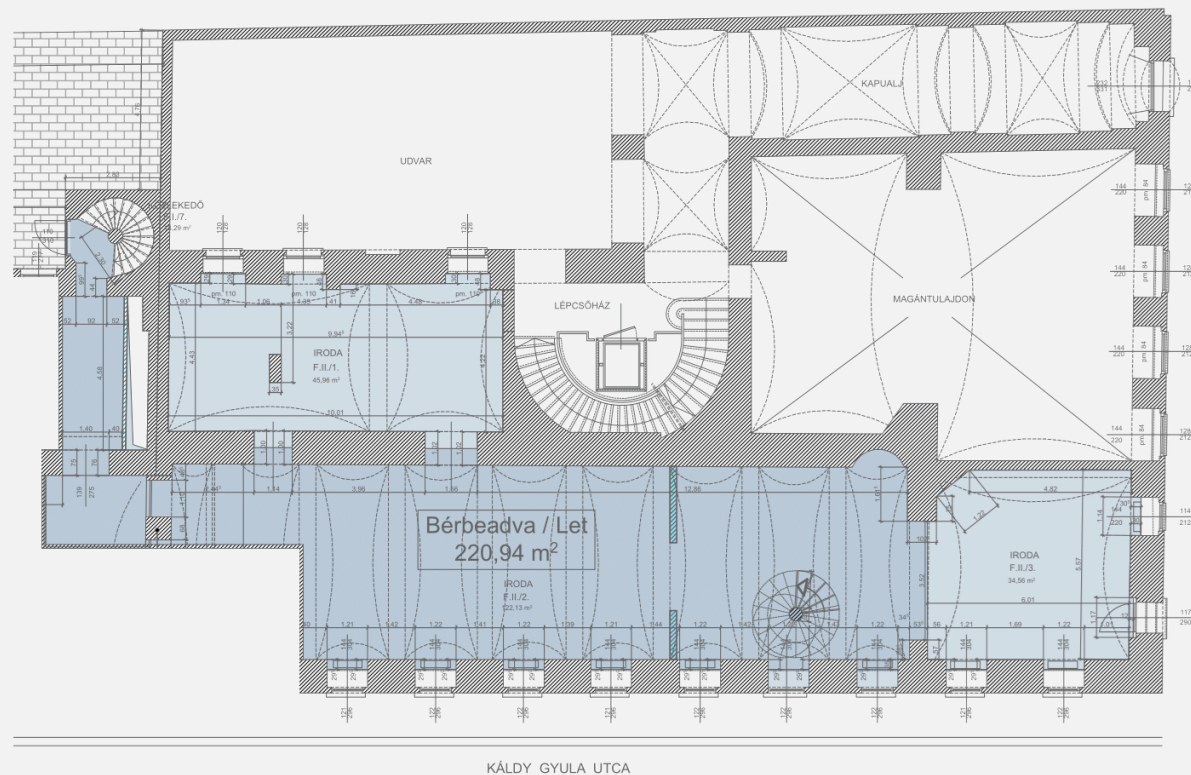


KÁLDY GYULA UTCA





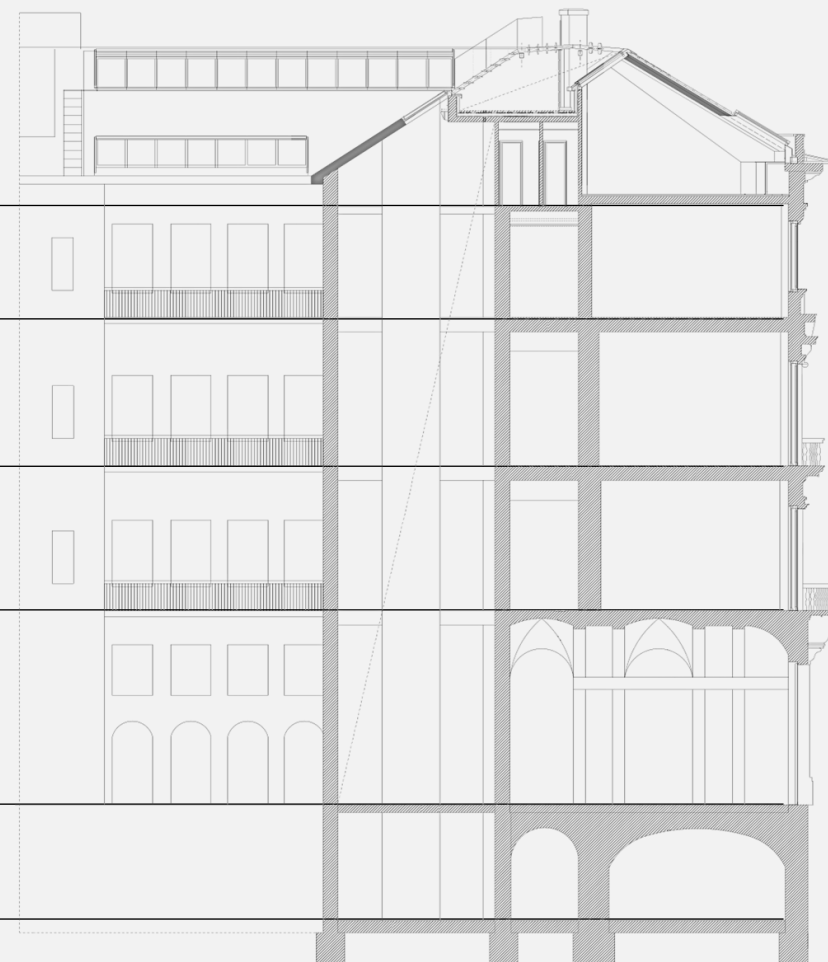
Paulay Ede Wing





Leasable areas

Attic	314 sqm of net office area
3 rd floor	339 sqm of net office area
2 nd floor	324 sqm of net office area
1 st floor	324 sqm of net office area
Ground floor	249 sqm of net office area
Basement	147 sqm of storage area





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