

APARTMENT - HOTEL - OFFICE

BUDAPEST, 9TH DISTRICT

MESTER STREET 76B

M76



M76

APARTMENT · HOTEL · OFFICE

BUDAPEST



THE MIXED-USE M76 BUILDING COMPLEX IS AN UNUSUAL PROJECT

... a place in the city centre where the concept is driven by a sense of belonging.
People of different ages live together in a spirit of creativity and support each other.

... a place where the lives of families, students, retirees, urban and rural dwellers
and many other interesting people touch.

... a place that redefines everything, where intensive and sustainable work is done.

... a place where life grows.

01

RESIDENTIAL BUILDING

High quality, new build apartments in the most popular area of Ferencváros, at the intersection of Mester street and Vágóhíd street. Unique mixed-use building complex with private parking and courtyard garden. A modern residential environment, where residents can enjoy a wide range of new services within the building complex and nearby.

03

HILTON GARDEN INN

The 150-room Hilton Garden Inn four-star hotel is uniquely able to adapt its energy consumption and uses renewable energy. Hotel guests, residents and office workers, can enjoy the restaurant and bar on the ground floor at any time of the day. The top floor offers meeting rooms which can be easily adapted to the required size and conference and function rooms of various dimensions, with fantastic views and a large outdoor terrace.

Vágóhíd Street

Mester Street

02

OFFICE BUILDING

Sustainable and energy efficient office building of nearly 9,500 m², which uses the latest renewable energy, including geothermal heating/cooling. The building's systems and architectural design have been optimised with thermodynamic simulation, thus making it highly energy efficient. The geothermal system provides 100% of the energy needed to cool and heat the building, thereby eliminating the use of fossil energy. The focus is on the worker, taking into account all factors which have a positive impact on employee well-being, throughout the design process.



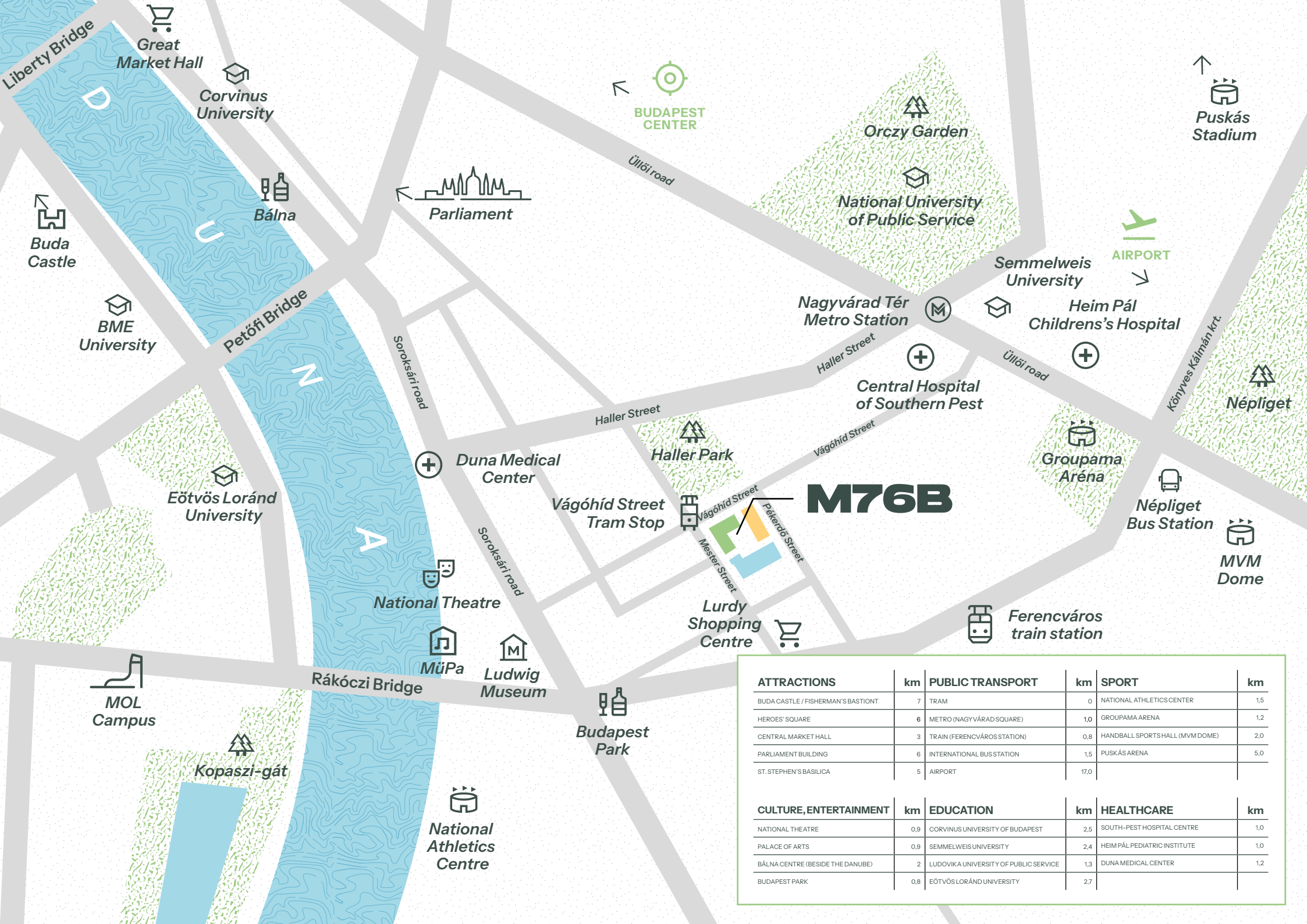
LOCATION

PROJECT M76 IS SITUATED IN THE SOUTHERN PART OF BUDAPEST, CLOSE TO THE CITY CENTRE. RESIDENTS AND OFFICE WORKERS BENEFIT NOT ONLY FROM EXCELLENT PUBLIC TRANSPORT, BUT ALSO FROM IDEAL INFRASTRUCTURE AND A WIDE RANGE OF CULTURAL AND LEISURE FACILITIES.

Many shops – such as Lurdy Shopping Centre right next door – schools, universities such as Corvinus University, sports centres and hospitals are within easy walking distance, demonstrating the high quality of life in this new neighbourhood. Budapest Liszt Ferenc International Airport is quick and easy to reach by car. The nearby train station provides further travel options, including excellent connections for those heading to Vienna. Népliget International Bus Station can also be reached in a few minutes, offering many international bus connections.

The metro station is a few blocks away, and there is a tram stop directly in front of the site, so you can reach the centre of Budapest in a few minutes. Several local bus lines make it easy to get to your destination.

For those looking for culture, the National Theatre is a few minutes' walk away, but for those looking for a festival atmosphere, the nearby Budapest Park is one of Europe's largest outdoor concert venues, so there is something for everyone. And for those looking for a pleasant evening walk along the Danube perhaps to watch the sun set from the terrace of the Bálina Centre, which is famous for its architecture, the good news is that it's all within easy reach. Cultural enthusiasts and partygoers alike will be captivated by the excellent location of this part of Ferencváros.



M76B

ATTRACTIONS	km	PUBLIC TRANSPORT	km	SPORT	km
BUDA CASTLE / FISHERMAN'S BASTION	7	TRAM	0	NATIONAL ATHLETICS CENTER	1.5
HEROES' SQUARE	6	METRO (NAGYVÁRAD SQUARE)	1.0	GROUPAMA ARENA	1.2
CENTRAL MARKET HALL	3	TRAIN (FERENCVÁROS STATION)	0.8	HANDBALL SPORTS HALL (MVM DOME)	2.0
PARLIAMENT BUILDING	6	INTERNATIONAL BUS STATION	1.5	PUSKÁS ARENA	5.0
ST. STEPHEN'S BASILICA	5	AIRPORT	17.0		

CULTURE, ENTERTAINMENT	km	EDUCATION	km	HEALTHCARE	km
NATIONAL THEATRE	0.9	CORVINUS UNIVERSITY OF BUDAPEST	2.5	SOUTH-PEST HOSPITAL CENTRE	1.0
PALACE OF ARTS	0.9	SEMELWEIS UNIVERSITY	2.4	HEIM PÁL PEDIATRIC INSTITUTE	1.0
BÁLNA CENTRE (BESIDE THE DANUBE)	2	LUDOVIKÁ UNIVERSITY OF PUBLIC SERVICE	1.3	DUNA MEDICAL CENTER	1.2
BUDAPEST PARK	0.8	EÖTVÖS LORÁND UNIVERSITY	2.7		

M76

INTRODUCTION TO THE AREA



Parliament building



Bálna



National Theatre



Liberty Bridge

PROJECT M76B

PROJECT M76B IN THE 9TH DISTRICT OF BUDAPEST COVERS AN AREA OF ALMOST 9,000 M². AN EXTRAORDINARY MIXED-USE BUILDING COMPLEX IS BROUGHT TO LIFE WITH A VISION OF PERSONAL FULFILMENT AND IDEALISM, AND A CLEAR PROMISE TO USE THE BEST MATERIALS AND RESPONSIBLE DESIGN.

The apartments are located in a completely separate, well-designed building, where 66 modern apartments with 2-4 bedrooms form a harmonious residential community. While the diversity of the architecture reflects a variety of lifestyles, the shared inner garden provides a shared social space. A 4-star hotel from the world's best-known hotel chain is located in the immediate vicinity, also in a separate building, and offers its residents a variety of services.

There are commercial premises on the ground floor and a breakfast bar, restaurant and bar in the hotel building. In addition to well-designed floor plans, each apartment has at least one or more terraces.

High quality parquet flooring has been installed in the apartments, and the rooms are equipped with ceiling cooling and heating. With this solution, we can significantly reduce our costs, while at the same time it is efficient and provides a great feeling of warmth.

To ensure optimum convenience for young and old, there is direct access from all buildings to the underground car park, which has ample parking spaces and modern electrical connections, and also offers bicycle storage and storage facilities, as well as a stroller storage area on the ground floor.



M76

APARTMENTS

M76B APARTMENTS AS REAL ESTATE INVESTMENT

WHAT IS MIXED-USE REAL ESTATE DEVELOPMENT AND WHY IS IT SO POPULAR?

Mixed-use real estate development is a broad term that can refer to different types of buildings. **Project M76B** includes **Hilton Garden Inn**, which is a 150-room, 4-star international hotel chain, nearly **10,000 m² of office space and 66 modern apartments**.

Real estate investment is one of the best investment opportunities, especially if it is mixed-use. It is almost certainly worth it in the long run, as it is inflation-indexed, generates income and creates value. Mixed-use real estate development combines any number of uses in a single project. In this case, it is **3 separate buildings, with shops, restaurants and bars on the ground floor**. The 3 functions support and benefit each other, adding even more value to the apartments. The apartments are easy to rent, the closed environment provides security and the residents can benefit from the many services available.

WHY THE 9TH DISTRICT IS THE BEST CHOICE?

The 9th district is certainly one of the best investment locations for investors, close to the city centre, **this site is adjacent to the popular Lurdy House, with its shops and leisure facilities**. It is an excellent choice because of its **proximity to universities, theatres** and the Danube, but if we look at it from an investor's point of view, the 9th district is the only district in Budapest where large scale developments projects are being undertaken, whether by private or public investors. **Property prices are rising steadily in this area**.

WHAT ARE THE BENEFITS OF MIXED-USE REAL ESTATE DEVELOPMENT?

Mixed-use real estate developments have many advantages and are preferred by many communities, investors and banks. **The primary benefit of mixed-use development is that it offers something for everyone**. By combining multiple uses, it better meets the needs of a greater number of customers. In addition, mixed-use development is a better investment for developers, banks and communities as well as homeowners. By incorporating more types of real estate products into a project – thus increasing the attractiveness of the product – better returns on investment are provided.



FEATURES

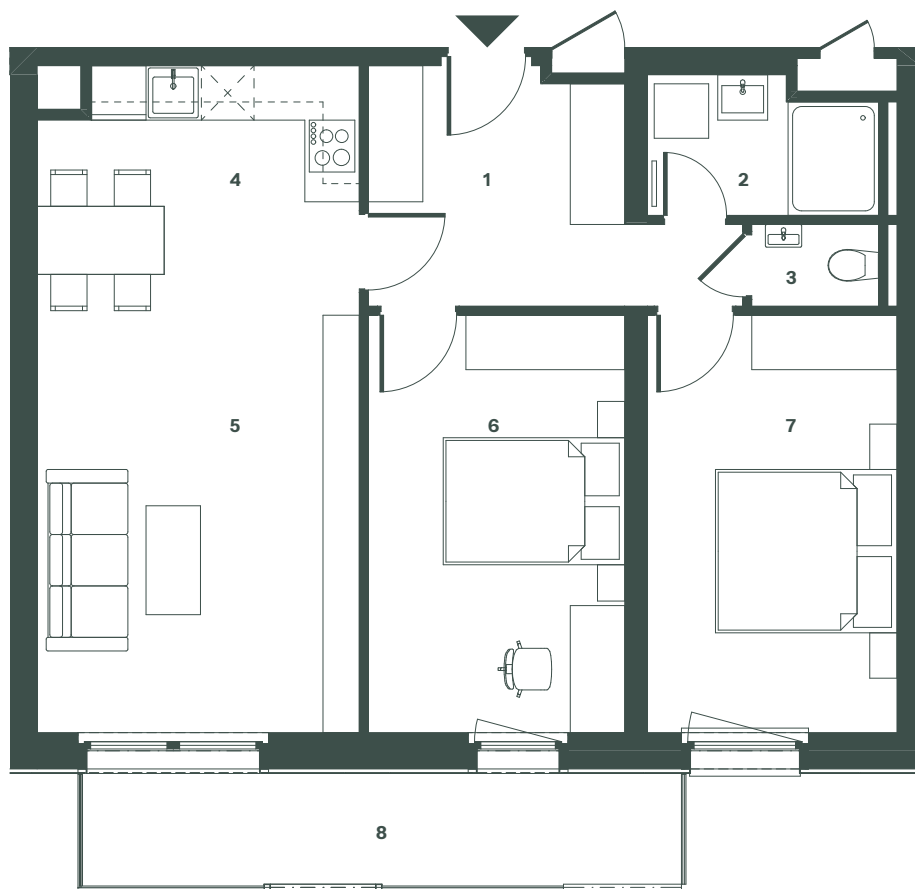
- 66 apartments, with 44 parking lots
- electric vehicle charger
- storage facilities and bicycle storage in the underground car park
- stroller storage
- smart homes: heating/cooling and remote locking from a smart device
- energy efficient heat pump
- ceiling cooling/heating
- all apartments have a terrace

M76

COMMUNITY SPACES



M76



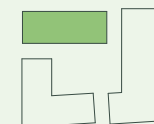
A603

6. EMELET / 6TH FLOOR



1	Előszoba	Hall	8,47
2	Fürdő	Bathroom	3,65
3	WC	Toilet	1,26
4	Konyha / étkező	Kitchen / dining	9,40
5	Nappali	Living room	16,33
6	Szoba	Room	13,00
7	Szoba	Room	12,65
NETTÓ TERÜLET / NET AREA:			64,76 m ²
8	Erkély	Balcony	8,05
			8,05 m ²

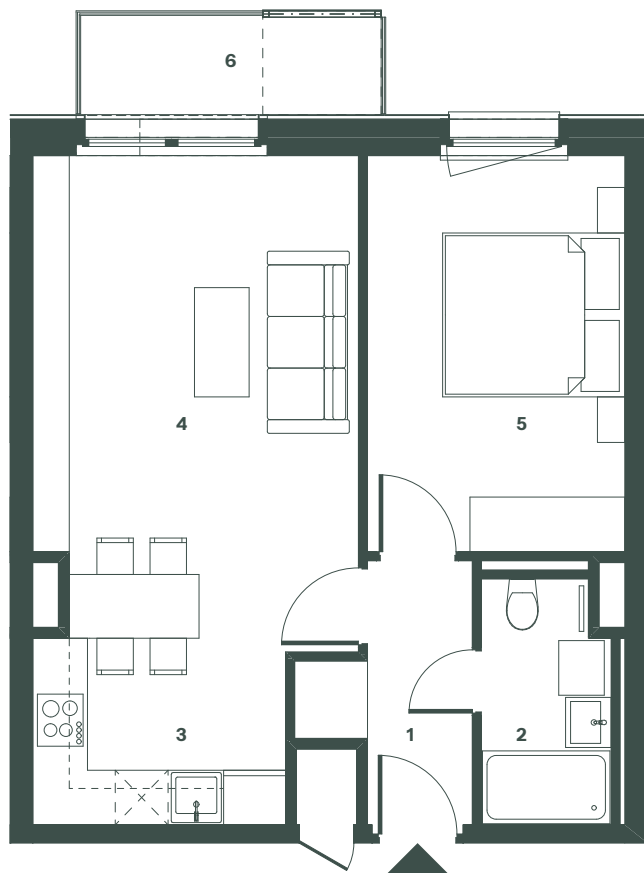
1097 BUDAPEST,
MESTER UTCA 76B



SAMPLE APARTMENT 01

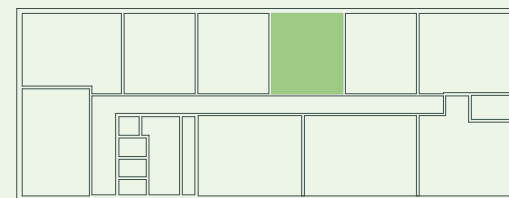
M76





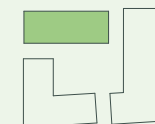
A608

6. EMELET / 6TH FLOOR

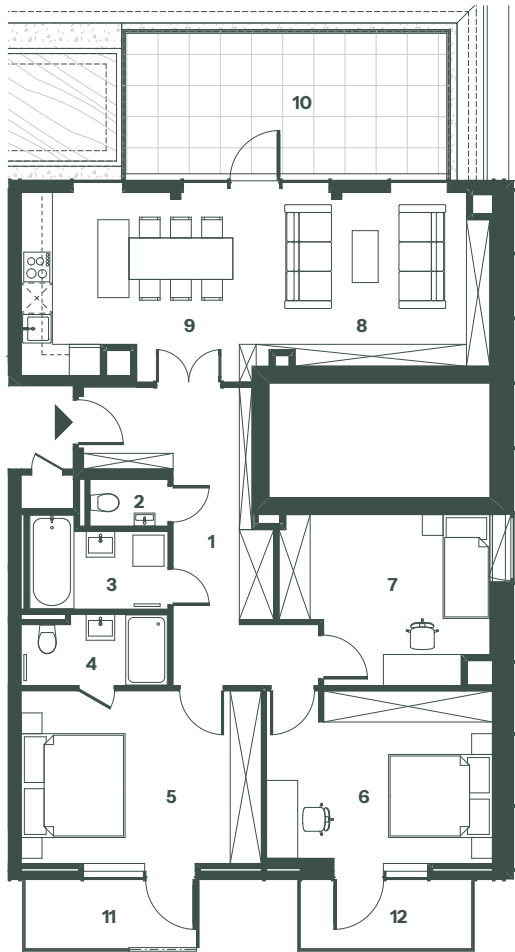


1	Előszoba	Hall	4,02
2	Fürdő	Bathroom	3,69
3	Konyha / étkező	Kitchen / dining	7,35
4	Nappali	Living room	17,02
5	Szoba	Room	12,29
NETTÓ TERÜLET / NET AREA:			44,37 m²
6	Erkély	Balcony	3,53
			3,53 m²

1097 BUDAPEST,
MESTER UTCA 76B

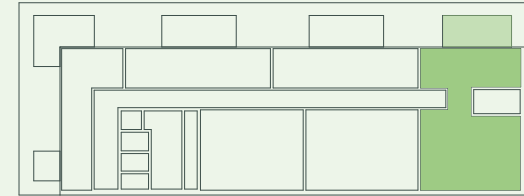






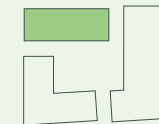
A701

7. EMELET / 7TH FLOOR



1	Előszoba	Hall	13,66
2	WC	Toilet	1,35
3	Fürdő	Bathroom	4,29
4	Fürdő	Bathroom	3,69
5	Szoba	Room	15,52
6	Szoba	Room	14,39
7	Szoba	Room	11,91
8	Nappali	Living room	16,94
9	Konyha / étkező	Kitchen / dining	14,60
NETTÓ TERÜLET / NET AREA:			96,35 m²
10	Terasz	Terrace	17,35
11	Erkély	Balcony	4,24
12	Erkély	Balcony	4,24
			25,83 m²

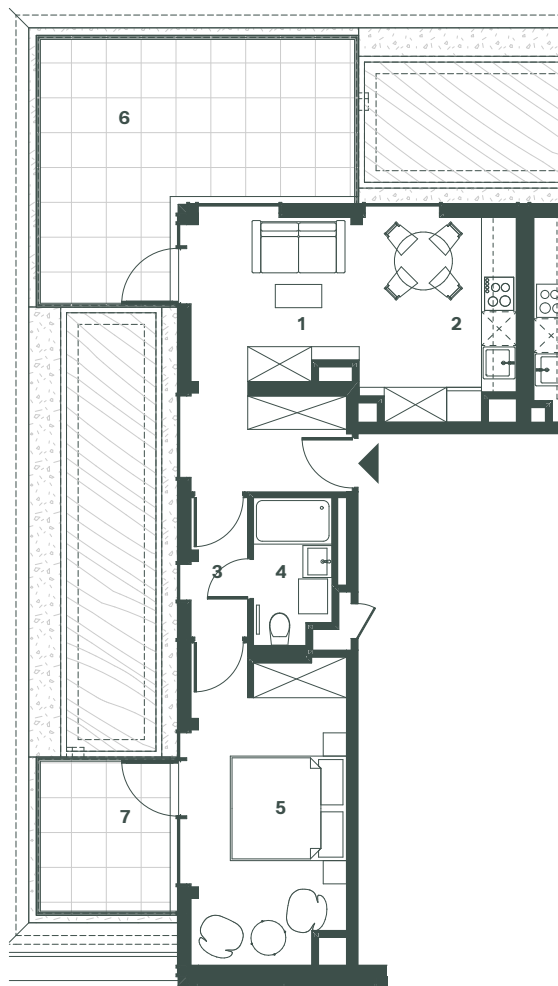
1097 BUDAPEST,
MESTER UTCA 76B



M76

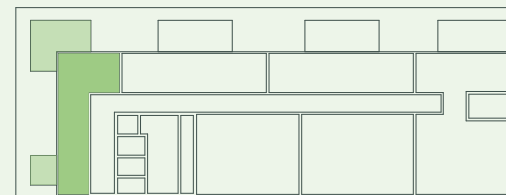


M76



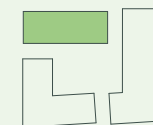
A704

7. EMELET / 7TH FLOOR



1	Nappali	Living room	17,40
2	Konyha / étkező	Kitchen / dining	5,39
3	Közlekedő	Corridor	2,47
4	Fürdő	Bathroom	3,19
5	Szoba	Room	14,46
NETTÓTERÜLET / NET AREA:			42,91 m ²
6	Terasz	Terrace	19,23
7	Terasz	Terrace	6,03
			25,26 m ²

1097 BUDAPEST,
MESTER UTCA 76B



SAMPLE APARTMENT 04



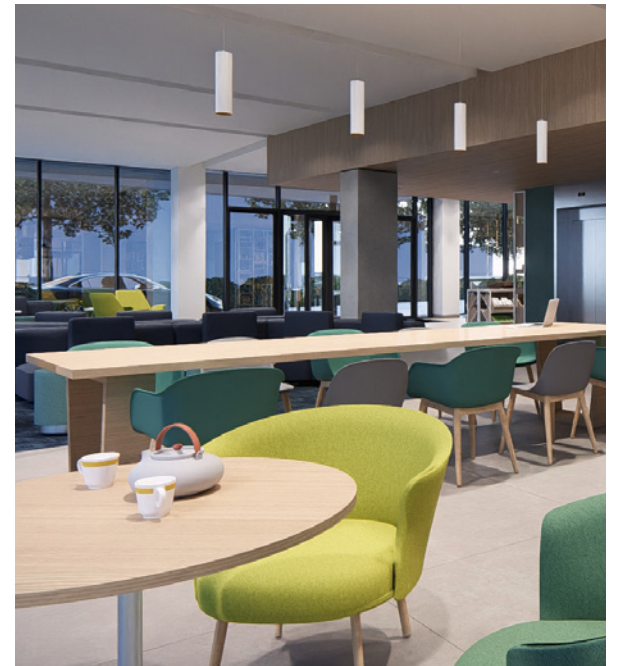
M76

HOTEL



FEATURES

- Hilton Garden Inn ****
- 150 rooms
- restaurant, bar, breakfast bar
- gym
- conference and meeting rooms with roof terrace



M76



M76

OFFICE



FEATURES

- nearly 9,500 m² of office space available for rent on 6 floors
- 180 parking lots in underground car park
- bicycle storage with shower
- electric vehicle charging station
- renewable energy, geothermal cooling/heating (geothermal probe, heat pump)
- exceptional energy savings
- “Excellent” BREEAM rating
- meeting rooms on the ground floor



ADVANTAGES FOR MIXED-USE BUILDING COMPLEXES

01

Safe real estate investment

04

Entertainment, culture, shopping

02

Environmental sustainability, environmental awareness

05

Smart homes

03

Energy conservation

06

Work-life balance

01

SAFE REAL ESTATE INVESTMENT

Real estate remains the most obvious investment vehicle for investors or the general public. It is safe and provides protection against inflation. Real estate investment preserves value, has practical benefits and, if real estates are purchased for rental purposes, can generate a stable, predictable monthly income. Project M76 offers the unique advantage of being a mixed-use building complex, in which residents too can enjoy the benefits of the hotel's services, restaurant, bar and shops. For investors, Hilton – the renowned hotel chain – and the office building guarantee that this will be the best investment in the long term.

04

ENTERTAINMENT, CULTURE, SHOPPING

In the immediate vicinity of the real estate, residents and employees can enjoy wide range of services and shopping facilities offered by Lurdy Shopping and Entertainment Centre (bank, pharmacy, gym, numerous restaurants, cafés, cinema, shops, etc.). The National Theatre is nearby, as is Budapest Park, one of Europe's largest outdoor entertainment establishments.

02

ENVIRONMENTAL SUSTAINABILITY, ENVIRONMENTAL AWARENESS

Mixed-use development will encourage public transport, walking and cycling, reducing the carbon footprint of the area. Mixed-use communities can minimise air pollution and promote energy conservation.

05

SMART HOMES

With smart home technology, you can remotely control heating, cooling, security system, door locks, etc.

03

ENERGY CONSERVATION

Geothermal heating and a heat pump will be installed, using the latest renewable energy, which will save significant energy.

06

WORK-LIFE BALANCE

Project M76B offers a solution to balance work, private life and leisure.



PROJECT TEAM



DETAILED INFORMATION, SUCH AS FLOOR PLANS AND TECHNICAL SPECIFICATIONS OF THE APARTMENTS, CAN BE FOUND ON OUR WEBSITE.

M76

www.m76projekt.hu

info@m76projekt.hu

 **[@m76projekt](https://www.instagram.com/m76projekt)**

 **[@m76projekt](https://www.facebook.com/m76projekt)**

This brochure provides general information about the project and does not constitute a contractual basis. The floor plans and views shown are based on data that may change during further design phases. Every view of the building and its furnishings is a symbolic image and a free artistic representation. We cannot be held responsible for the accuracy, completeness and timeliness of the images and content. We reserve the right to make changes and printing errors may arise.