

**INVESTMENT POSSIBILITY**

**Szentendre - Development plot  
SPC Szentend Kft.**



**2000 Szentendre**

## INVESTMENT PROPOSAL

### **INVESTEMENT POSSIBILITY**

**HETA Asset Resolution Magyarország Zrt** is offering an investment possibility at Szentendre, in the area of Szentendre-Budakalász-Pomáz, at Budapest's Northern gate, from two minutes from the Megyeri bridge.

The development plot provides the possibly of the construction of the following development possibilities:

Shopping and Trade center, commercial building, office, church, sport-education- social-medical institution, entertainment center.

### **The project's area**

Plot area: 9,1 Ha

plot. n.: 8906/22:	66.996 m <sup>2</sup>
plot. n.: 8906/28:	7.993 m <sup>2</sup>
plot. n.: 8906/29:	7.993 m <sup>2</sup>
plot. n.: 8906/30:	7.993 m <sup>2</sup>

zone: GKsz-4 (allow to built: commercial building office, church, sport-education- social-medical institution, entertainment center)

Allow to be built-in: 35%; max. building height: 10,5 m;

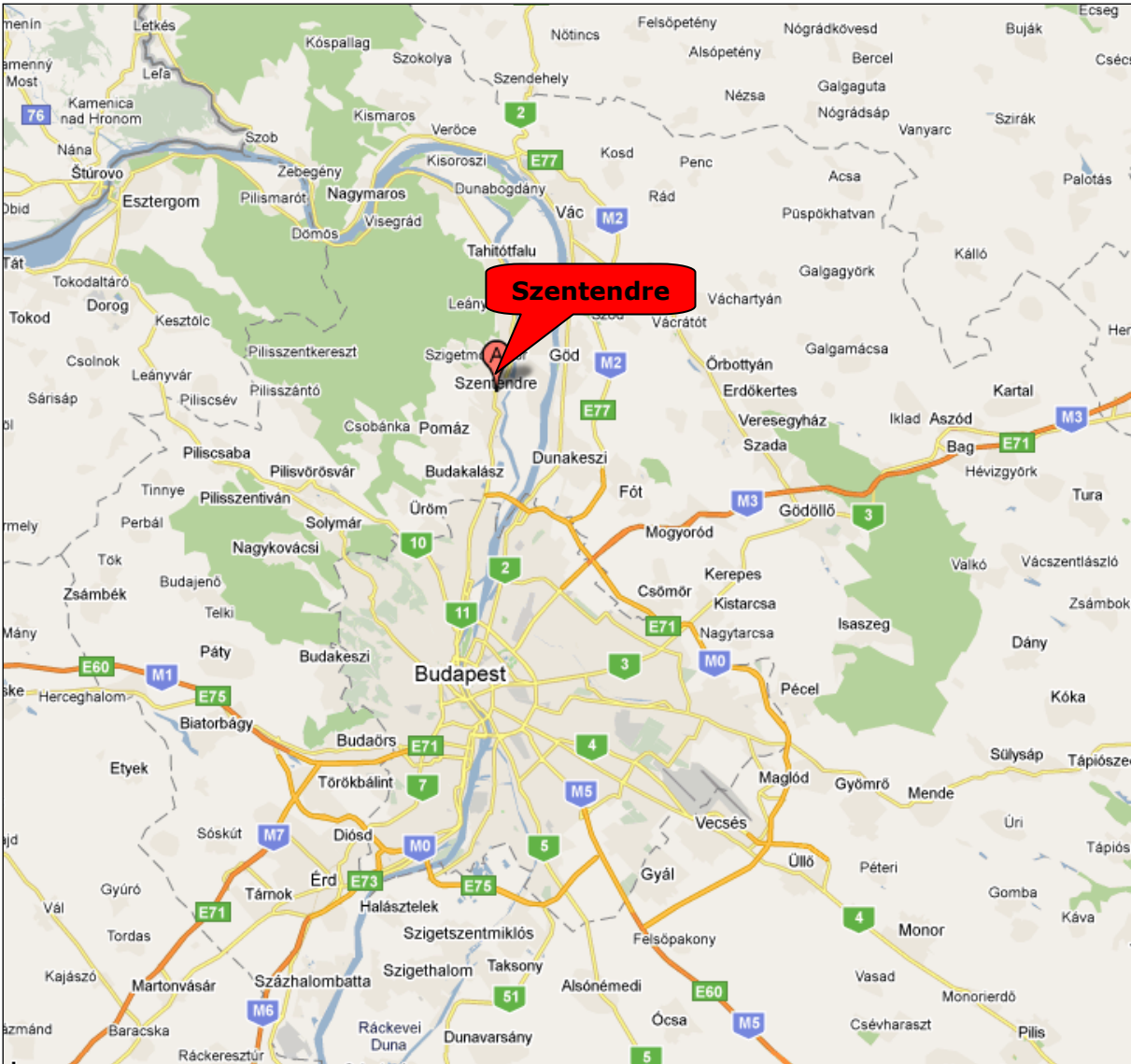
min. green area: 20%

Public utilities on the plot can be found with the following capacities:

Drinking-water: 10m<sup>3</sup>/d; Sewage water: 10m<sup>3</sup>/d; Rainwater: 193l/s; Gas supply: 70m<sup>3</sup>/h

### **Location of the development plot**

The location of the settlement and the real estate is show on the following maps:





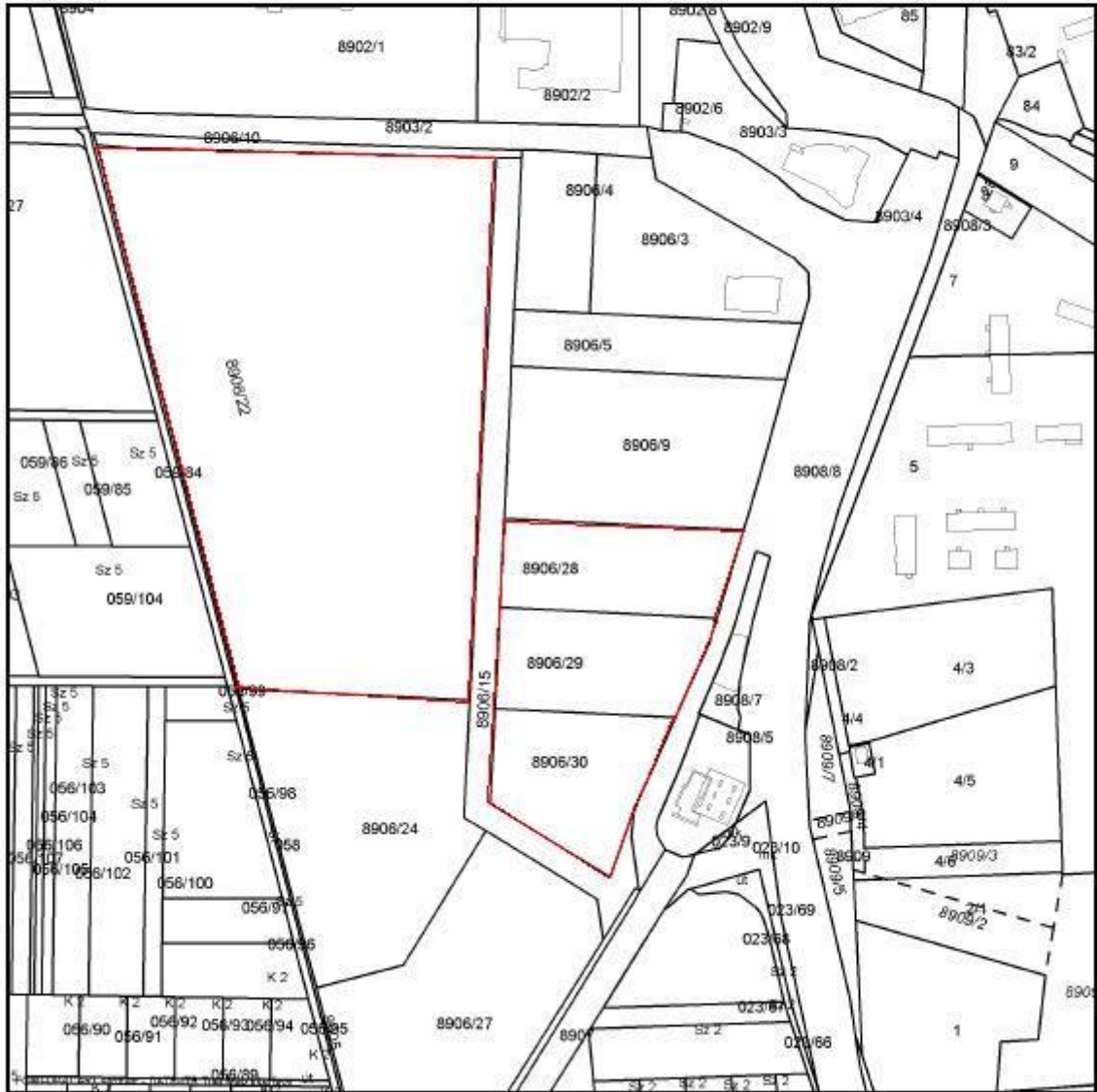
Községi Földhivatal Szentendre  
Szentendre 2001 Szentendre, Dunakanyar krt. 1. Pf.59.

### Térképmásolat

Helyrajzi szám: SZENTENDRE belterület 8906/15

Megrendelés szám: -

Méretarány: 1 : 4000



The layout of the plot

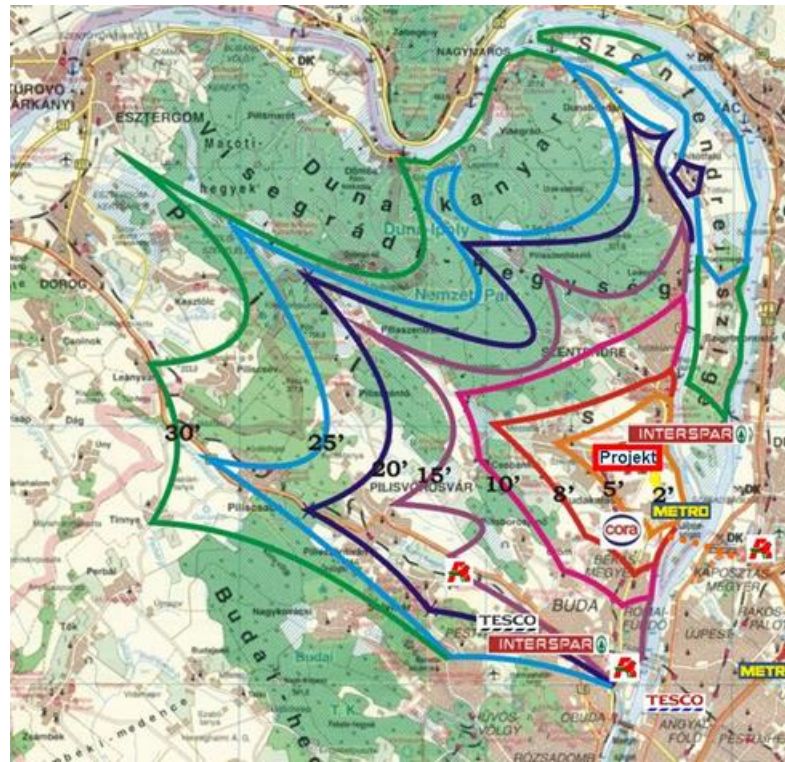
**Population and purchase power in the area**

**Lakosság és vásárlóerő**

Zóna No.	perc	Lakosság		Vásárlóerő		Összes jövedelem		Kereskedelmi célú kiadás	
		Fő	%	HUF/‰	% (Mo=100)	HUF	%	HUF	%
1	00-02	1 484	0,6	1 441 997	122%	2 139 924 053	0,6	773 689 542	0,6
2	02-05	16 081	6,7	1 389 331	118%	22 341 835 785	6,2	8 077 690 728	6,2
3	05-08	31 739	13,2	1 476 616	125%	46 866 317 393	12,9	16 944 517 053	12,9
4	08-10	38 598	16,1	1 613 785	137%	62 288 887 448	17,2	22 520 547 257	17,2
5	10-15	40 291	16,8	1 569 637	133%	63 242 226 209	17,4	22 865 226 888	17,4
6	05-20	82 370	34,3	1 551 387	131%	127 787 785 089	35,2	46 201 673 699	35,2
7	20-25	21 300	8,9	1 300 482	110%	27 700 259 758	7,6	10 015 028 915	7,6
8	25-30	8 501	3,5	1 222 060	103%	10 388 728 534	2,9	3 756 044 801	2,9
<b>Összesen:</b>		<b>240 364</b>	<b>100,0</b>	<b>1 509 194</b>	<b>128%</b>	<b>362 755 964 270</b>	<b>100,0</b>	<b>131 154 418 882</b>	<b>100,0</b>

Lakosság és vásárlóerő megoszlása zónánként

Hyzo Group Alpe Adria new PowerPoint - Darstellung | Syndicate | 21.04.2011 | 10



**attracting area**

## DATA OF THE PROJECT COMPANY

Owner: **SPC Szentend Kft.**  
Address: **1011 Budapest, Fő utca 14-18.**  
comp. reg. number: **01.09-901694**  
Tax numb: **14388808-2-41**

The project company, owned by the seller has 100% ownership over the real estate. The seller offers the following business options:

- purchase of the project company that has 100% ownership of the real estate,
- purchase of the real estate.

## **PICTURES OF THE REAL ESTATE**





**In case of interest additional information is available at:**

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[gabor.kiss@heta-asset-resolution.hu](mailto:gabor.kiss@heta-asset-resolution.hu)