



Guide

FUTUREAL

WELCOME TO THE BUDAPEST ONE OFFICE BUILDING!

This guide was created to help facilitate the everyday lives of people working at the Budapest ONE office building. We hope you enjoy it and use it on a regular basis!

The Budapest ONE team



FUTUREAL

chapters:

1.

General information.....3

*Address, Opening hours, Porter service,
Maintenance*

2.

Access6

On foot and by car

3.

Parking9

*In the office building: underground car park
Near the office: P+R, car park*

4.

Services.....17

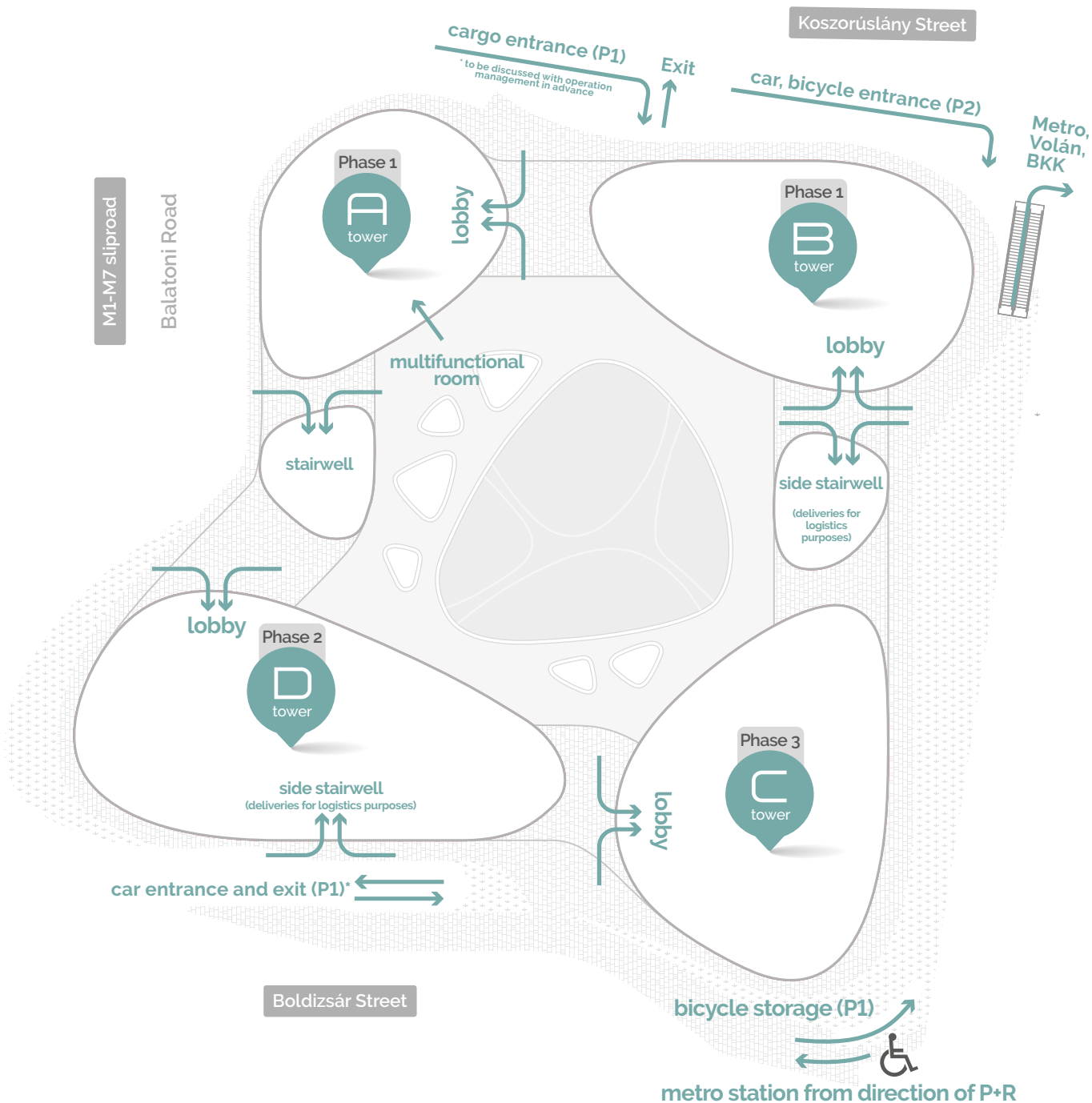
*Office building, Etele Plaza
Nearby shops, services*

5.

The sustainable office
building..... 23



GENERAL INFORMATION



BUDAPEST ONE OFFICE BUILDING

PHASE 1 - A, B TOWERS

1 Koszorúslány Street, Budapest 1112

(second address 2/A Balaton Road, Budapest 1112)

PHASE 2 - D TOWER

2 Boldizsár Street, Budapest 1112

PHASE 3 - C TOWER

4 Boldizsár Street, Budapest 1112

OPENING HOURS

The building is open 365 days a year with 24-hour concierge service.

GENERAL INFORMATION

CONCIERGE SERVICE

- BUDAPEST ONE is open 24 hours a day. There are four reception desks in operation
- Every reception desk offers assistance with orientation around the office building and receiving visitors
- Packages, letters and other postal services should be handled by tenants

MAINTENANCE, ONLINE PROBLEM REPORTING

- 24-hour operational monitoring on site
- 24-hour problem reporting system:
Dome Facility Service Kft.
Please contact the relevant staff member within your company, as only the designated person can use the report page
- To view a detailed building manual, please speak to one of your colleagues who is in contact with Dome Facility
- 24-hour security service:
+36 70 636 5528

OTHER RELEVANT INFORMATION





ACCESS

PEDESTRIAN ACCESS



Walking distance from Budapest
ONE office building, in minutes



M4 metro  5 min.

Kelenföld train station



BKK buses

Directly adjacent to office building  1 min.

8E, 40, 40B, 40E, 87, 88, 88A, 87, 88, 88A, 108E,
153, 172, 173, 187, 188, 188E, 272

Close to office  5-7 min.

732, 760, 762, 763, 764



Trams

1, final stop  7 min.

19, 49 final stop  6 min.



Bus station for local routes 7 min.

West Hungary region



Kelenföld Train Station  7 min.

for suburban, domestic and international routes



M1 M7 M1 and M7 motorways  **2 min.**

shared first section

**FUTUREAL**

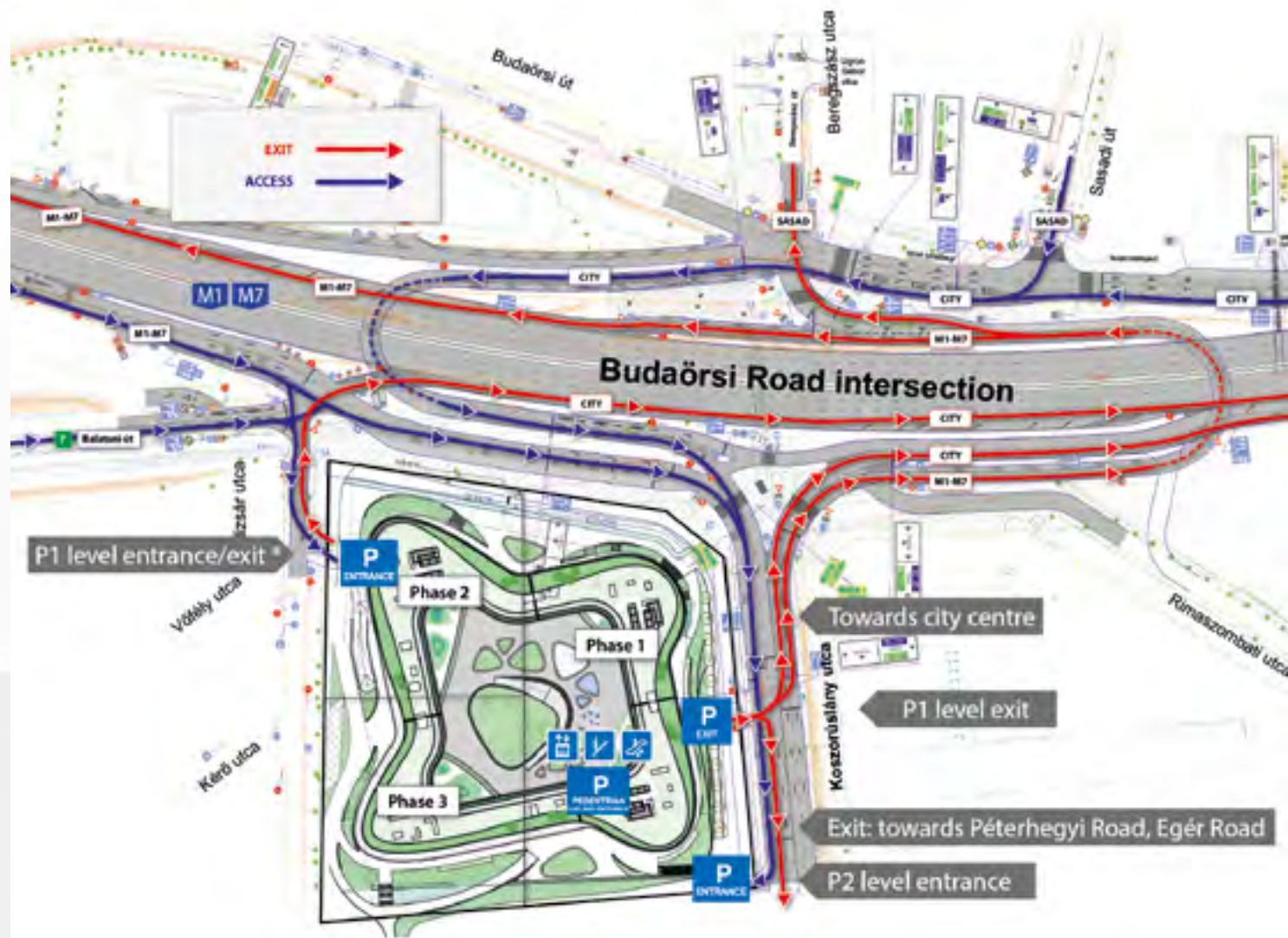
CAR ACCESS

Whether you're travelling from the city centre or the outskirts, you can access Koszorúslány Street via the **Budaörsi Road** intersection.

When leaving the building's P1 level, turning left at the intersection with the traffic lights, the **city center** and the outskirts of the city can be quickly reached via the intersection, and turning right, **Péterhegyi Road** provides a connection to Egér Road.

For **Phases 2 and 3** of the Budapest ONE office building, it is best to approach from the **Boldizsár Street** side.

The underground car park allows you to move from one phase to another.



Bus terminal



PARKING

PARKING: OFFICE BUILDING UNDERGROUND CAR PARK

- **417 spaces** in the three-floor underground car park under A and B tower
- **221 spaces** in the two-floor underground car park under C tower
- **246 spaces** in the two-floor underground car park under D tower

P1 LEVEL PHASES 1, 2 AND 3

The underground car park allows you to move from one building phase to another. For information regarding temporary access for lorries, please contact the building operator.

PHASE 1

- Lorry entrance via P1 exit
- Colour code: A tower green
- Colour code: B tower blue

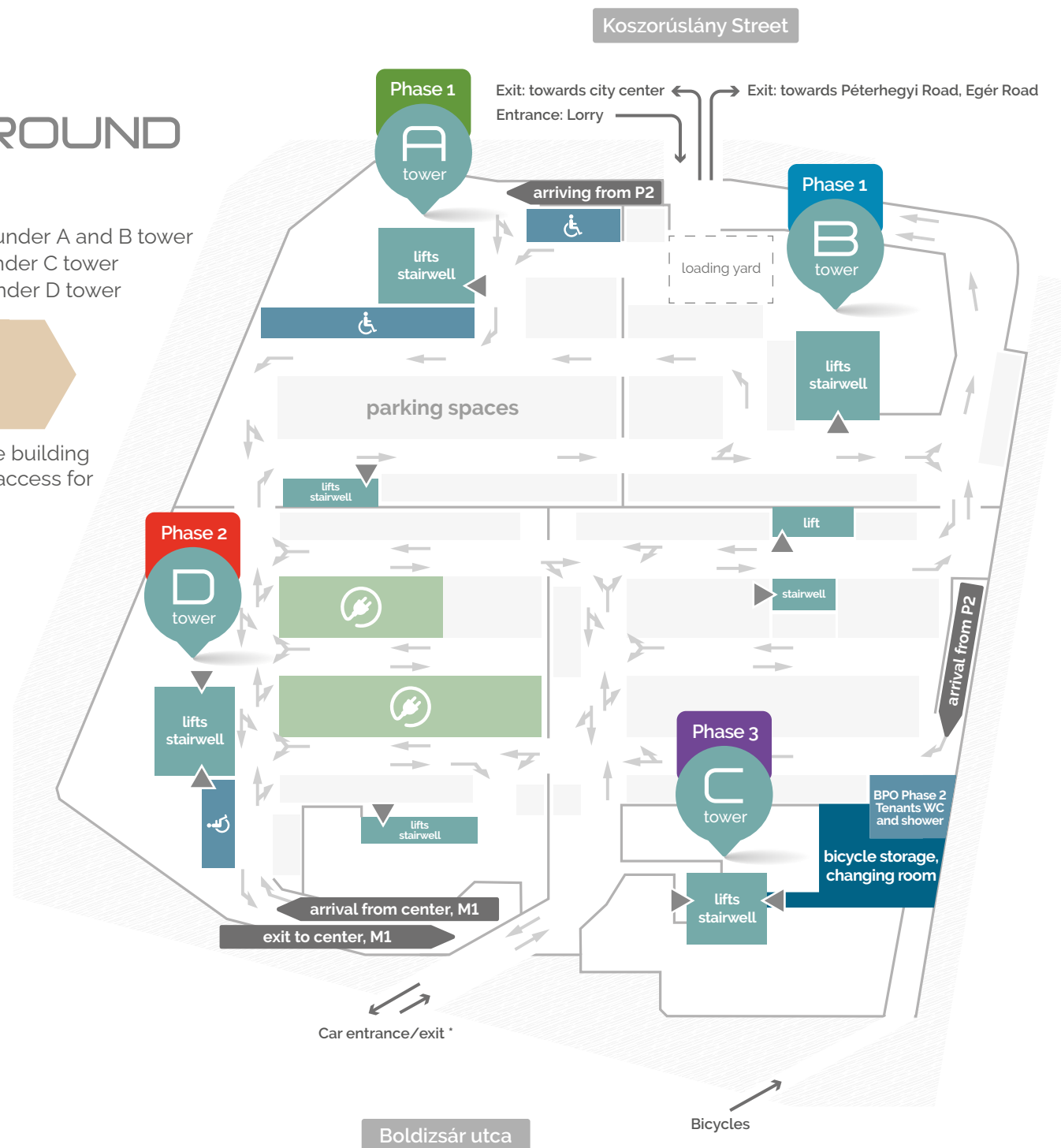
PHASES 2-3

- Bicycle entrance from Boldizsár Road
- Car entrance and exit from Boldizsár street
- Colour code: Phase 2 red
- Colour code: Phase 3 purple
- Bicycle storage
- Shower
- Changing room
- Toilets



Electric car charging facilities for individual tenants

Contact the building operator for use.



PARKING: OFFICE BUILDING UNDERGROUND CAR PARK

P2 LEVEL PHASES 1, 2 AND 3

The underground car park allows you to move from one building phase to another.

PHASE 1

- Bicycle entrance from Koszorúslány Road
- Colour code: A tower green ■
- Colour code: B tower blue ■

PHASE 2

- Colour code: red ■
- Shower
- Changing room

PHASE 3

- Colour code: purple ■



Electric car charging facilities for individual tenants

Contact the building operator for use.



PARKING: OFFICE BUILDING UNDERGROUND CAR PARK

P3 LEVEL PHASE 1

PHASE 1

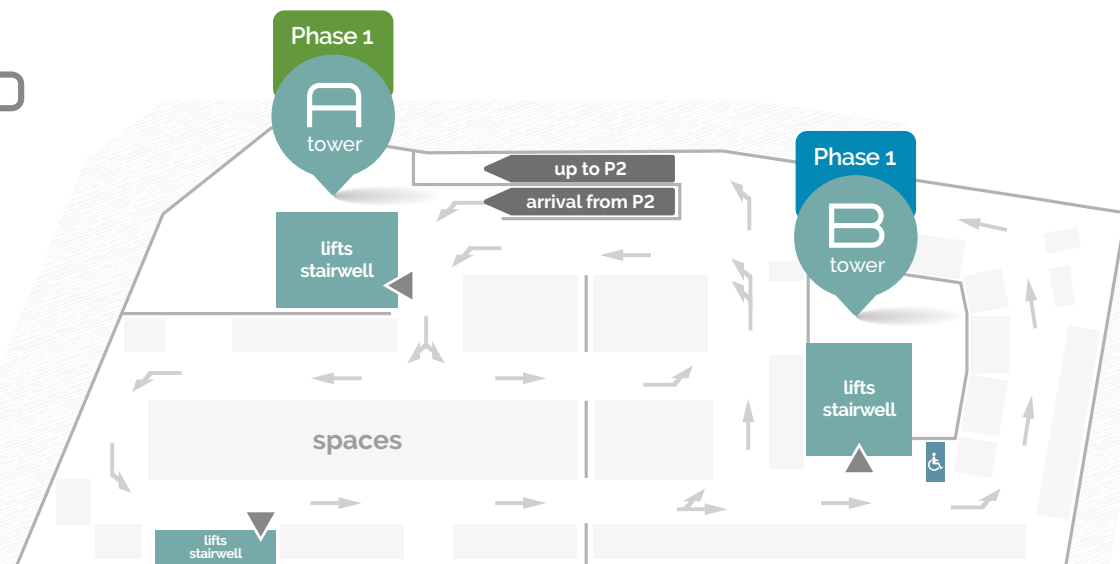
- Colour code: A tower green ■
- Colour code: B tower blue ■



Electric car charging facilities for individual tenants

Contact the building operator for use.

Koszorúslány Street



Boldizsár Street

PARKING: P+R



KELENFÖLD TRAIN STATION ÖRMEZŐ SIDE

- **Örmező P1:** 485 spaces, Budaörsi Road, M4 metro exit
- **Örmező P2:** 500 spaces, bus station

KELENFÖLD TRAIN STATION ETELE SQUARE SIDE

- **Etele P1:** 247 spaces, Gyergyótölgyes Street and Somogyi Road
- **Etele P2:** 221 spaces, Somogyi Road

PARKING: BUDAPEST ONE CAR PARK



- **Instant parking** is available in the Budapest ONE car park: if you have access, the barrier will go up automatically, **with no need to get your phone out**.
- In addition to instant parking, the barrier can also be opened via an app



www.parkl.net



- **299 spaces**
- Paid parking is also available for the general public. Users who do not have a car park access card need to register in the application before entering the car park.

- Tenants who have a permanent space in the car park can also use the car park access card.
- Foxpost collection point

Important!

We would like to ask our tenants, who have a dedicated space in the Parking Lot, to turn off the instant entry option in the Parkl application and use their card to enter.

PARKING: BUDAPEST ONE CAR PARK





PARKL

PARKING USAGE GUIDE

I. Download application

- Parkl is available for both Android and iOS

II. Registration

- Fast registration in the app with just a few details (email address, number plate, phone number, bankcard details)

III. Instant parking

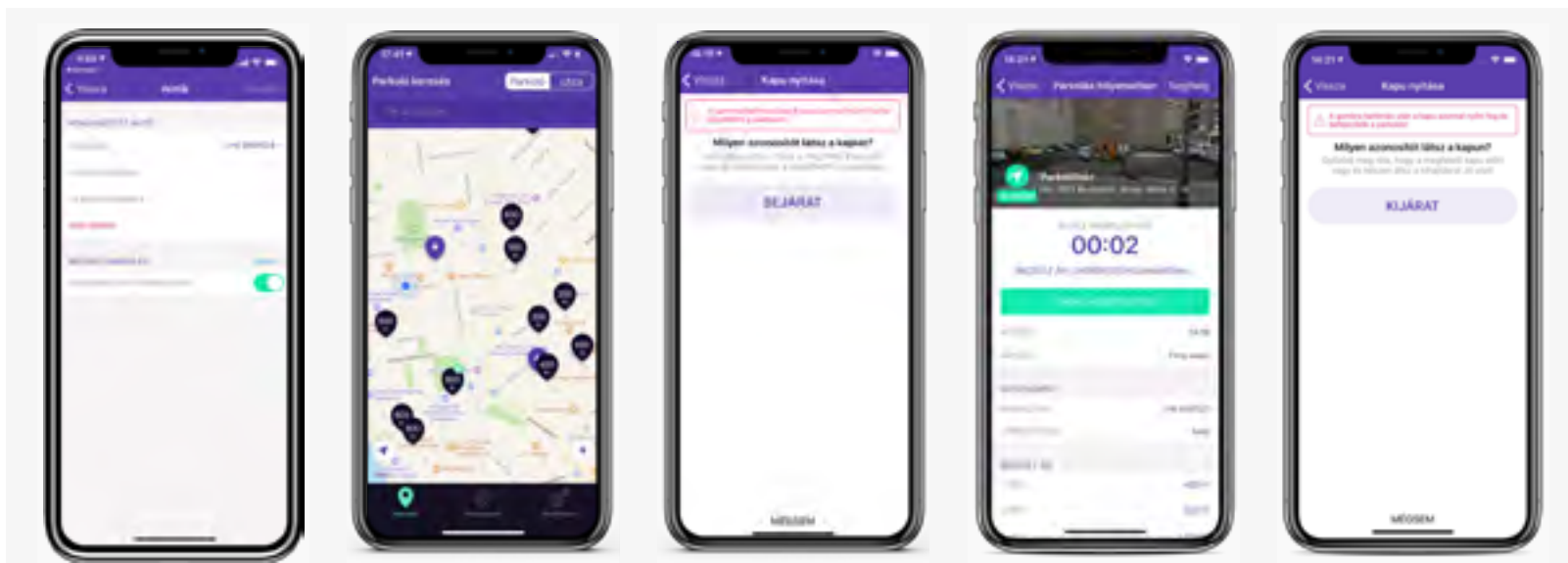
- Automatic entrance and barrier opening in the car park without using your mobile phone
- Turn on the INSTANT PARKING service on the app's Settings/Cars page and provide your number plate
- The process is then automatic, with the help of a number-plate recognition camera

IV. Start parking via your phone

- On the map, tap on the icon of the Budapest ONE car park
- Tap on the "Start parking" text, then select the right entrance
- Press the "Entrance" button in front of the gate

V. Stopping parking

- At the exit barrier, tap the buttons on the top of the screen for parking details/to complete parking
- Select the "Exit" button to open the barrier
- With instant parking, the gate opens automatically. After leaving the car park, the app will send you a notification
- Payment is effected automatically using the registered card. You will receive a receipt about the parking via email

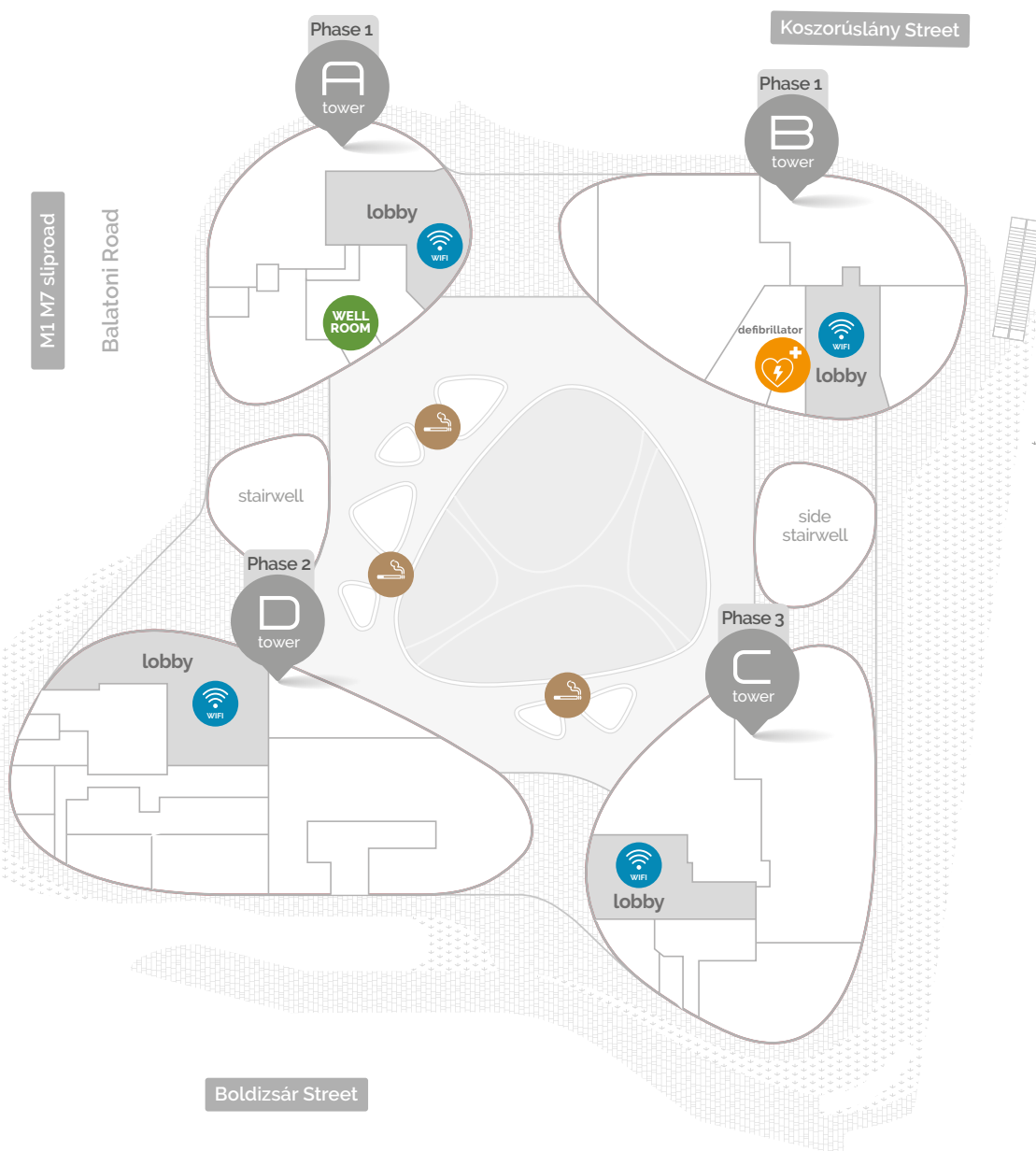




SERVICES

SERVICES

Ground floor



- **Receiving guests:** use the QR code entry system. Please contact your office manager for information on how to use this service
- **Defibrillator:** one unit available, in ground floor lobby of B tower. In the event of an emergency, please call the 24-hour security service at +36 70 636 5528, and also notify the ambulance service (104).
- **Wi-Fi:** Wi-Fi is available at the reception desks, the ground floor communal spaces and the car park floors.
- **Well room:** Located on the office ground floor in the retail area. Whether you're interested in relaxation, exercise, learning or group development, cultural and charity programmes, clubs, organising fairs, executive health screenings, professional discussions, games or even pop-up services (e.g. sewing, manicures-pedicures), this is the perfect space to help you reach your goal, be it team building, relaxation, self-organisation, learning, play or good health!

Please find the **house rules** of the WELL room [HERE](#)



WELL room programmes and participation conditions.
<https://system.easyppractice.net/book/bpowell>

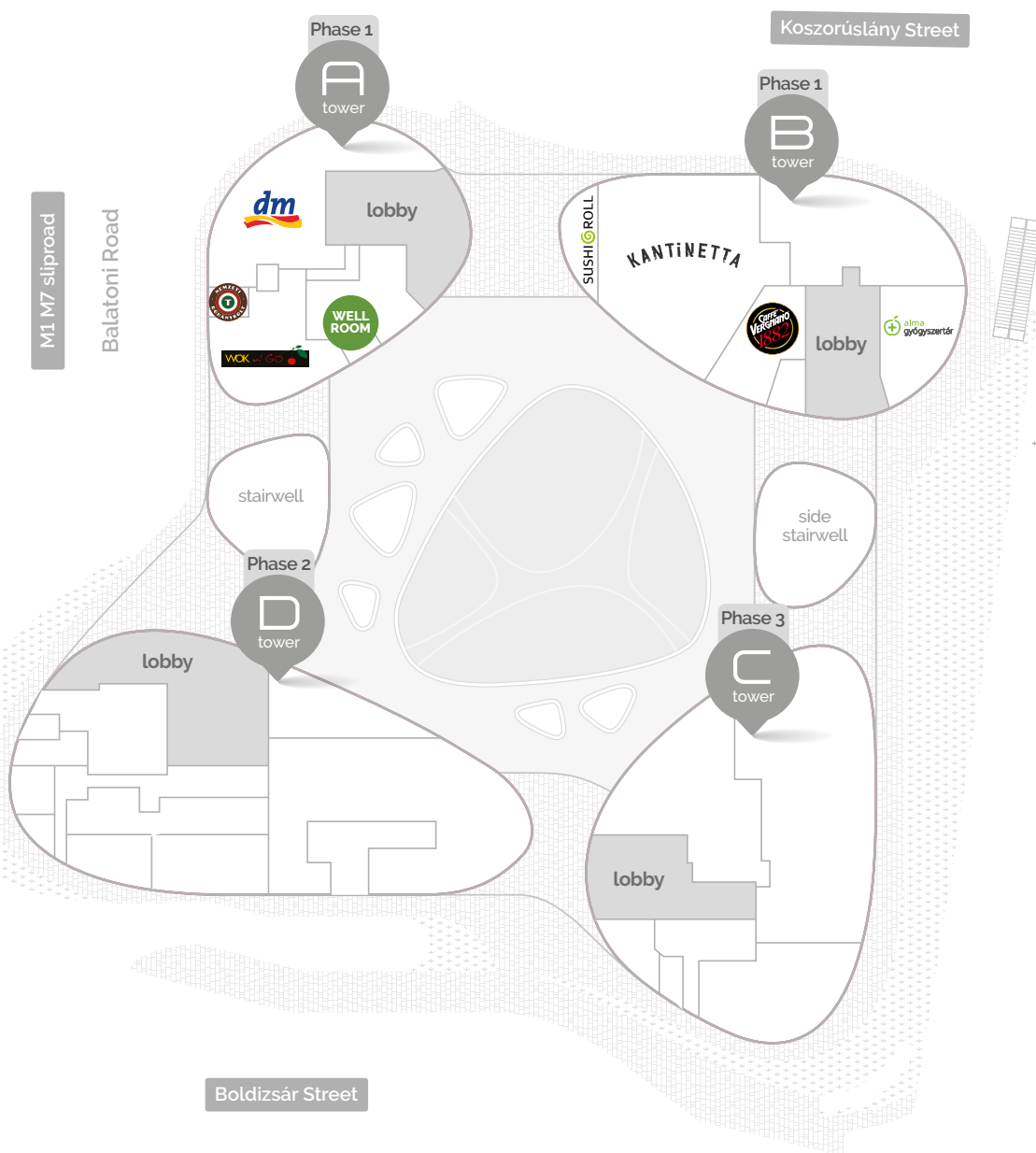


More information about WELL room here.
https://www.futurealgroup.com/wp-content/uploads/2024/01/BP-ONE-Well-tutorial_20240124.pdf

- **Rooftop running track:** : In A and B Towers, take the lift to the 8th floor, then take the stairs to the roof to access the track. In C and D tower, the lift travels directly to the running track (9th floor/rooftop). There are changing and shower facilities on the P2 floor in B tower, and P1 floor in C and D tower. Please note that the running track is to be used at your own risk. The running track is available solely to people who work in the office building.
- **Bicycle storage facilities:** On level P2 in A and B towers, on level P1 in C and D towers
- **Bicycle maintenance facilities:** On level P2 in A and B towers, on level P1 in C and D towers
- **Showers, changing room:** On level P2 in B tower, on level P1 in C and D towers
- **Electric car charging point:** all tenants can find electric car charging points in their own parking spaces in the building. Contact the building operator for use.
- **Smoking:** In the designated areas, in front of the side lobby in A and C tower, minimum seven and a half metre from of all entrances, operable windows (facade) and building air intakes
- **Other:** Shoe polish machine, battery storage, water coolers at reception

RETAIL UNITS

Ground floor



A TOWER

DM

- Opening hours:
 - Mon: closed
 - Tue-Fri: 8.00 am - 7.30 pm
 - Sat: 9.00 am - 2.00 pm
 - Sun: closed
- Tel: +36 30 412 5080

Wok n' Go

- Opening hours:
 - Mon-Fri: 9.00 am - 7.00 pm
 - Sat-Sun: closed
- Tel: +36 70 642 9995

National tobacco shop

- Opening hours:
 - Mon-Fri: 6.00 am - 9.00 pm
 - Sat-Sun: 8.00 am - 7.00 pm

B TOWER

Caffé Vergnano

cafe in B lobby

- Opening hours:
 - Mon-Fri: 7.30 am - 2.00 pm
 - Sat-Sun: closed
- www.caffevergnano.hu
- www.facebook.com/caffevergnano1882hu

Alma pharmacy

- No service fees
- new offers every two weeks
- Alma discount card
- webshop, free delivery via the FoodPanda service
- Opening hours: Non-stop
- Tel1: 06 1 793 5590
- Tel2: 06 20 534 9775
- www.almapatikak.hu

Kantinetta

restaurant and cafe

- Varied, delicious breakfast and lunch menu,
- themed days
- meeting point and community space in one
- employee access card can be used as a means of payment, and various discounts are associated with its use
- Opening hours:
 - Mon-Fri: 7.30 am - 3.00 pm
 - Sat-Sun: closed
- Tel: +36 20 426 3613
- www.kantinetta.hu
- www.facebook.com/kantinetta.hu

Sushi Roll

- Opening hours:
 - Mon-Fri: 11.00 am - 3.00 pm
 - Sat-Sun: closed
- www.facebook.com/sushirollbudapest

SERVICES AND SHOPS CLOSE TO OFFICE BUILDING



Banks

- OTP ATM 5 min. - 10 Etele Square
- K&H customer center 14 min. - Budapest Office Building, 5 Rétköz Road
- MKB Bank 26 min. - 95 Fehérvári Road



Walking distance from Budapest ONE office building, in minutes



Petrol stations

- OMV 5 min. - M1 and M7 junction
- MOL 8 min. - 126 Budaörsi Road
- Lukoil 23 min. - 105 Bartók Béla Road
- Shell 25 min. - 2 Tétényi Road



Shopping

- SPAR 7 min. - 1 Kőrő Street
- Spar Supermarket 12 min. - 58-60 Etele Road
- Prima 19 min. - 63 Tétényi Road
- Tesco Express 22 min. - 105-113 Bartók Béla Road
- Aldi 27 min. - 60 Soproni Road
- National tobacco shop 21 min. - 32 Etele Road



Healthcare

- Kelen Hospital 12 min. - 20 Than Károly Street
- Szent Imre Hospital 20 min. - 12-16 Tétényi Road
- Medical Center 29 min. - 92 Bartók Béla Road



Restaurants, cake shops

- Lipóti bakery 3 min. - Kelenföldi Train Station, underpass
- McDonalds 4 min. - 112 Budaörsi Road
- Bake My Day bakery 5 min. - 14-16 Kőrő Street
- Don Pepe 7 min. - 15 Menyecske Street
- Erdős és Fiai cake shop 7 min. - 3 Etele Square
- Sütizz 8 min. - 82 Neszmélyi Road
- Burger King 17 min. - 53 Etele Road
- Lumi bakery 18 min. - 63 Tétényi Road



Post offices

- Budapest 113 post office 5 min. - 3 Kőrő Street
- Budapest 111 post office 7 min. - 3 Etele Square
- Budapest 115 post office 20 min. - 112 Bartók Béla Road

- Budapest 119 post office 36 min. - 19-21 Hengermalom Road



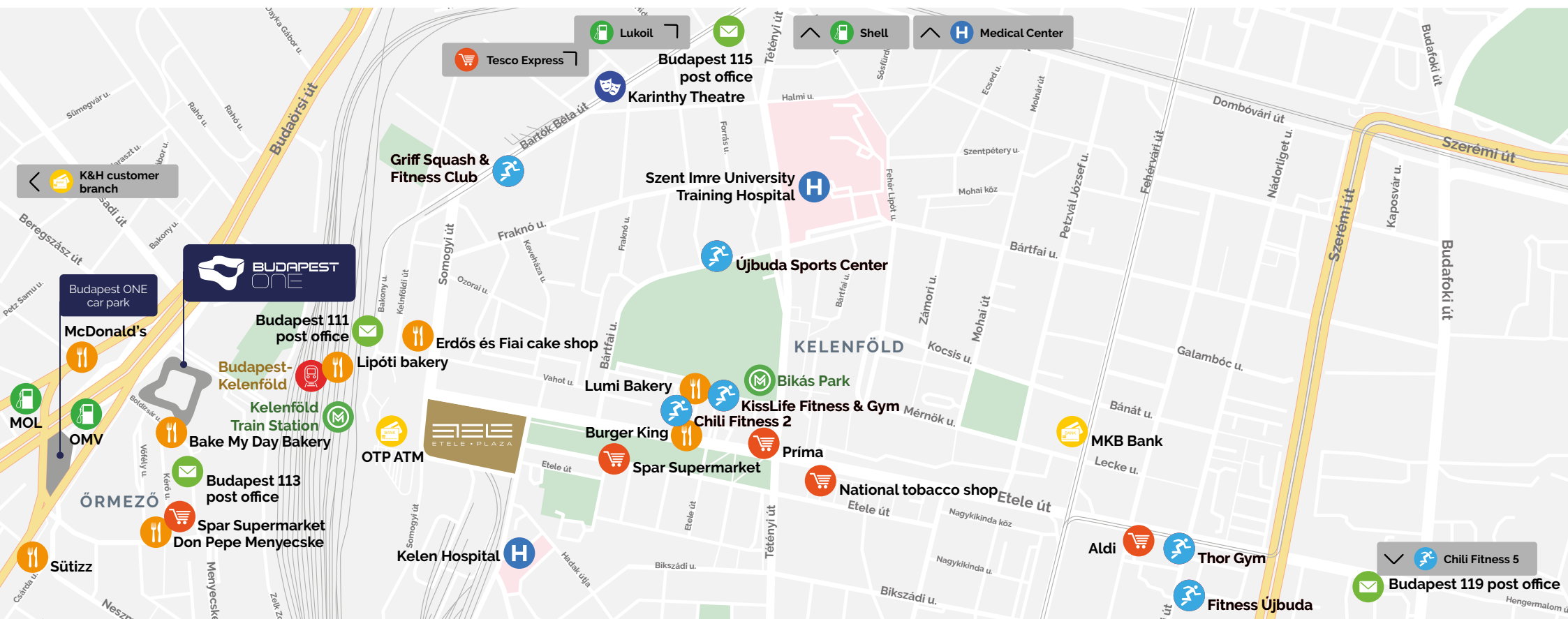
Sport

- Chili Fitness 2 13 min. - 57 Etele Road
- Griff Squash & Fitness Club 13 min. - 152 Bartók Béla Road
- Újbudai Sport Center 13 min. - 52/B Bátfai Road
- KissLife Fitness & Gym 15 min. - 63 Tétényi Road
- Fitness Újbuda 28 min. - 40 Nándorfejérvári Road
- Thor Gym 32 min. - 40 Nándorfejérvári Road
- Chili Fitness 5 35 min. - 19-21 Hengermalom Road



Entertainment

- Karinthy Theatre 17 min. - 130 Bartók Béla Road



SERVICES AND SHOPS CLOSE TO OFFICE BUILDING



Etele Plaza is located five minutes' walk from the Budapest ONE office building and is one of Budapest's newest shopping and entertainment centres, and Hungarian's first ever smart mall. In this cutting-edge mall, visitors can enjoy never-seen-before sights, services and digital as well as architectural solutions.

- 137,000 m² total area
- 55,000 m² rentable space
- 180 shops at 3 levels
- Hungary's largest food court with 2,500 seating places
- unique multiplex cinema
- 1 gym: Life1
- 4,000 m² green spaces
- 1,250 parking spaces, including 40 VIP spaces and 130 electric car charging stations
- Hungary's biggest continuous facade glass surface
- Hungary's longest, continuous interactive LED walls
- Tailor-made shopping experience via an app developed in-house and cloud-based services
- Smart benches and digital play mat
- Stay Safe – healthy and safe shopping
- Environmentally friendly BREEAM solutions



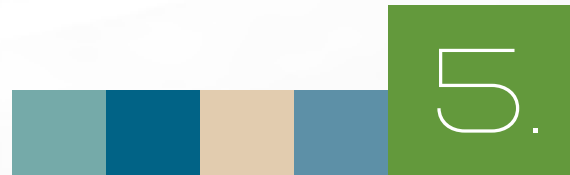
SERVICES AND SHOPS CLOSE TO OFFICE BUILDING



ETELE Cinema - A new cinema experience at Etele Plaza

- 7,000 m², 14 rooms
- Fairytale KIDS room for children
- Capacity for 1,600 people
- Designer chairs with tilting backs and seat that slides forward
- Interconnected sofa chairs without dividing armrests and individually reclining design
- PREMIUM rooms have seats with extra wide armrests, wooden tables, built-in cup holders and wireless Qi chargers
- Dolby Atmos and 7.1 sound systems offering an unparalleled sound experience
- 4K laser projection technology
- Pixel controlled light technology
- Also excellent events venue





THE SUSTAINABLE OFFICE BUILDING

WHAT MAKES BUDAPEST ONE A SUSTAINABLE OFFICE BUILDING?



HEALTH AND WELLBEING

- monitored air quality
- reduction of number of contacts in common areas
- highly adjustable, glare-free lighting
- careful design of acoustic and thermal comfort
- accessible environment that complies with the principles of universal design
- biophilic design
- rooftop jogging track
- soothing wall colours
- multifunctional room
- nearby fitness facilities
- bike storage and showers
- book exchange point



CLEAN WATER AND BASIC SANITATION

- monitored water quality
- accessible water points in the lobbies and at the jogging track
- Protection against legionella bacteria



AFFORDABLE AND CLEAN ENERGY

- BB, an energy rating meeting near-zero energy requirements
- 0% local CO2 emissions through district heating
- the electricity needs of the office building are partly provided for by a solar panel system
- heat recovery ventilation system
- advanced building automation system

WHAT MAKES BUDAPEST ONE A SUSTAINABLE OFFICE BUILDING?



A GOOD DAY'S WORK AND ECONOMIC GROWTH

- we provide a suitable, well-equipped, healthy and safe working environment for our tenants' employees



SUSTAINABLE CITIES AND COMMUNITIES

- an office building in the immediate vicinity of a multimodal transportation hub
- an inner courtyard offering a range of recreational opportunities for everyone, including the local community



ACTION TO COMBAT CLIMATE CHANGE

- building structures resistant to weather conditions and climate change
- measurement of water and energy consumption integrated into the BMS system
- presence sensors and leakage detectors
- low-energy elevators
- a weather-controlled, low-consumption irrigation system
- low water consumption sanitary fittings
- use of sunshades and awnings
- selective waste collection (including glass) and compaction
- a high level of recycling (at least 75% for non-hazardous waste) of construction and demolition waste from the construction of the building

WHAT MAKES BUDAPEST ONE A SUSTAINABLE OFFICE BUILDING?



PROTECTING TERRESTRIAL ECOSYSTEMS

- a garden enhancing biodiversity
- meeting BREEAM ecological requirements



PARTNERSHIP TO ACHIEVE OBJECTIVES

- Futureal is planting forests on external sites
- Futureal is a founding member of the Hungary Green Building Council (HuGBC), a professional platform and community that has been active in all areas of the building industry since 2009. We provide professional advocacy on current and future issues to achieve a sustainable built environment. As a member of the international community of the World Green Building Council, we provide a knowledge base and platform to raise awareness and for educational activities that builds on forward-looking international practices and the knowledge, as well as the experience and innovative solutions of our members.



The building has already received the BREEAM Very Good rating for Phase 1 and BREEAM Excellent for the design phase for Phase 2 and 3 and is in the process of earning the highest possible WELL rating. The building complex was also the first public project in the country to receive WELL Core Health and Safety Rating.

WHAT MAKES BUDAPEST ONE A SUSTAINABLE OFFICE BUILDING?



The British Building Research Establishment (BRE), which developed and operates the BREEAM system, has made the rating system available on international markets since 2008. The system groups sustainability criteria into nine categories, providing a holistic way to measure the performance of a certified project. The criteria typically follow European or national standards. New-build projects are typically rated in two stages, the design stage and the post-construction stage.



The WELL certification from the United States is one of the most up-to-date international certification systems available in Hungary. This scheme differs from, for example, the BREEAM certification in that it focuses specifically on the design and assessment of healthy and more liveable indoor spaces. For this reason, the developers of the WELL Standard explicitly recommend that, in addition to the WELL certification, the entire project to be certified should also be rated according to one of the green building certification systems. The new version of the WELL rating system sets out basic requirements and recommendations for creating a better indoor environment in ten areas: air quality, water, nutrition, light, movement, thermal comfort, acoustics, use of materials, the mental environment and community. It is also possible to obtain pre-certification in the design stage, which allows the project to be identified as a health-promoting building at an early stage. At the end of the project, after verification of the documentation submitted, the project receives the final rating following on-site inspections, measurements and sampling.

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



BE KIND TO THE ENVIRONMENT: RIDE YOUR BIKE TO WORK!



DID YOU KNOW...

... an average car emits 20-80 tonnes of CO₂ into the air during its entire life cycle, and not only when you step on the accelerator!

... vehicle emissions are a major contributor to the increase in the concentration of climate change-causing gases in the atmosphere!

... pollutants contain large amounts of substances that cause cancer or harm the respiratory system; children between the ages of 0 and 4 are most at risk!

... 300,000 people die every year in the EU as a result of ultrafine particle emissions from cars!

HOW YOU CAN HELP...

Do not get into the car for short trips, because fuel consumption and CO₂ emissions are much higher when the engine is cold!

Walk or use public transport instead of driving!

Try creative eco-innovations: AeYo, OneWheel, SoloWheel or Segway, electric skateboards, electric scooters and roller skates!

Take part in the "Bike to Work" campaign with Bubi bicycles or your own bike*!

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



**WATER IS THE
SOURCE OF LIFE**



DID YOU KNOW THAT...

... water is one of the most important elements of the biosphere!

... it covers 70% of the Earth's surface, but only 2.5% of it is fresh water!

... more than 1.1 billion people on Earth do not have access to fresh drinking water, and 2 billion live in inadequate sanitary conditions, which causes 5 million deaths every year!

... in Hungary, the average water consumption is 100 liters per person per day!

HOW YOU CAN HELP...

Do not run the tap unnecessarily!

Start the washing machine and dishwasher when it is full!

Take a quick shower instead of a bath!

When using the toilet, small buttons are for small things, big buttons are for big things...

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



EVERY SHEET OF PAPER
WAS BORN A TREE



DID YOU KNOW THAT...

... more water is needed to produce a ton of paper than to make any other product!

... the paper industry is the third largest sector in terms of fossil energy use, and the chlorine used to bleach paper is also extremely harmful to the environment!

... an old tree produces 200 kg of oxygen – more than one person needs for a year!

HOW YOU CAN HELP...

Do not print or photocopy or, if it's unavoidable,

Print double-sided!

Make notes on used paper!

You can save the lives of trees with recycled paper!

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



NOTHING IS MORE
NATURAL THAN NATURAL
LIGHT!



DID YOU KNOW THAT...

- ... old-style light bulbs waste 95% of energy!
- ... poor lighting can also impair the efficiency of your work and cause headaches, eye pain, drowsiness, dizziness, back and neck pain, and general fatigue!
- ... if you use a desk lamp instead of ceiling lighting, you don't consume electricity unnecessarily and you can see even better!

HOW YOU CAN HELP...

- When you leave the room, turn off the light after you!
- Use compact fluorescent lighting or switch to LED!
- Don't 'overlight' your surroundings, strive for optimal lighting

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



HEALTHY BODY,
HEALTHY
SPIRIT!



DID YOU KNOW THAT...

- ... indoor air quality has a significant impact on your health!
- ... houseplants filter out carbon dioxide and improve indoor air quality!
- ... the evaporation of materials and furniture found indoors can also be harmful to your health!

HOW YOU CAN HELP...

Keep your environment clean, you can avoid many infections by washing your hands frequently!

Surround yourself with plants, your environment will be both healthier and more beautiful!

When choosing interior materials and furniture, give preference to environmentally friendly materials and technologies!

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



WE HAVE A TOOL AGAINST ENERGY WASTE!



DID YOU KNOW THAT...

... your various standby devices consume 60 watts!

... if you set your screen to optimal brightness, you can save up to 25% energy and protect your eyes!

... hot water boiled but not used in a week wastes 2,400 watts of energy!

HOW YOU CAN HELP...

Use appliances with A or A+ energy consumption!

Do not leave your devices in Stand-by mode, unplug unused chargers!

Do not boil more water than necessary!

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



RECYCLE SMART!



DID YOU KNOW THAT...

... polluting substances that enter circulation return to us, further spreading pollution and endangering both our natural environment and human health!

... 15,000 pieces of plastic trash per square kilometre are floating in the oceans!

... the Hungarian population produces 4.2-4.4 million tons of garbage every year, which is more than 1 kg/day for an average Hungarian citizen!

HOW YOU CAN HELP...

For example, use a canvas bag and your own mug instead of plastic bags and plastic cups!

Look for returnable or recycled packaging!

Rubbish is a pointless waste of money for you and a burden on the environment!

WHAT CAN YOU DO TO HELP PROMOTE SUSTAINABILITY!



CLEANLINESS IS HALF WAY
TO GOOD HEALTH



DID YOU KNOW THAT...

... In Hungary, rubbish amounting to three Gellert Hills is produced every year!

... the Hungarian population produces 4.2-4.4 million tons of garbage every year, which is 1 kg/day for an average Hungarian citizen!

... unfortunately most of the landfills operate without a permit or do not comply with the regulations!

HOW YOU CAN HELP...

Recycling is environmentally friendly, collect waste selectively!

Don't litter, keep your environment clean!

Throw any cigarette butts in the designated container!

We hope you enjoy our office building!



FUTUREAL