

International developer UDI Group received a building permit for an office building in Budapest, estimated at 100 million euros

Prague, November 23, 2022 – The international development group UDI Group has received a building permit for its LaViza office project in the center of Budapest. The group wants to invest a total of 100 million euros in the project, which received pre-certification by the environmental system BREEAM at the Excellent level and will be certified WELL Gold in terms of the quality of the indoor environment. On the adjacent plot it is preparing for the construction of another 324 apartments and a hotel with 155 rooms as part of the Parkside project with an investment cost of 91.6 million euros.



"After the coronavirus period, trends are starting to change and people are returning to the office again. Employers prefer buildings with the best technologies that are not only environmentally friendly and energy-saving, but also ensure a high-quality and healthy indoor environment," UDI Group Strategy Director Marcela Fialková explained as the reasons why, even in the current economically challenging times, the group plans to construct a building of the highest standard.

At the same time, according to her, the group increasingly encounters pressure from tenants to have the building completed in a relatively short time. That's why the group has already started a tender for infrastructure contractors.

Experts expect demand for the growth of high-end offices

The LaViza office building will offer a total of 24,700 m² of office space, 442 underground parking spaces and 1,400 m² of commercial space on the ground floor. *"The building is designed to a very high standard with an emphasis on sustainability. We aim for the Excellent level of the international BREEAM standard so that tenants can be sure of the achieved environmental level. At the same time, we will also certify it according to the system for assessing the quality of the WELL indoor environment, so that employers can be sure that the people on whom their business depends will work in a truly healthy environment,"* remarked Fialková. Emphasis is therefore

For more information, you can contact us fialkova@urban-developers.com. Detailed information about the company can be found www.urban-developers.com/cs

About us

UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 19 projects, the sales of which will reach 1,9 billion euros in the next five years.

placed on healthy materials that do not emit toxins into the indoor environment, on the possibility of natural ventilation and on effective air-conditioned air filters. Lighting technology is also essential, based on the principles of energy conservation for optimum efficiency, which at the same time ensures conditions close to natural lighting and thus does not interfere with the natural human biorhythm. Heat, cooling and humidity control in the building will be ensured by a state-of-the-art system with heat pumps and the concept of night pre-cooling of the building.

The return of employees to offices for at least a larger part of the working week after covid is an obvious trend. A large number of employers have registered a decrease in work productivity as a result of the home office. *"The change of company headquarters is usually planned for the long term by large multinational companies, so we do not expect the current energy crisis to have a dramatic impact on the demand for new offices. On the contrary, the high standards of the building, including its energy efficiency, will now be an advantage for potential tenants,"* said Fialková.

You can find a video about the project [here](#)



The group plans to build a 324-apartment Parkside residential project on the neighboring property, which will also include a 155-room hotel. The project has already been approved by a panel of city architects, which is similar to our

zoning decision and the application for a building permit which might be released early in the year. The group will start building the residential part with the hotel next year.

"We want to keep roughly 80 apartments in this project in our own real estate portfolio so that we can also offer rental housing," explained Fialková. The architect of the LaViza and Parkside concept is the Austrian-German studio ATP, and the implementation documentation of the residential project is being prepared by the local studio A3 Architects.

UDI Group is an international development group which, in addition to the Czech Republic and Hungary, also operates in Poland, Serbia and, most recently, in Latin America this year. It is currently working on 19 projects in six countries, with an estimated turnover in the coming year of about 1,9 billion euros.

For more information, you can contact us fialkova@urban-developers.com. Detailed information about the company can be found www.urban-developers.com/cs

About us

UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 19 projects, the sales of which will reach 1,9 billion euros in the next five years.