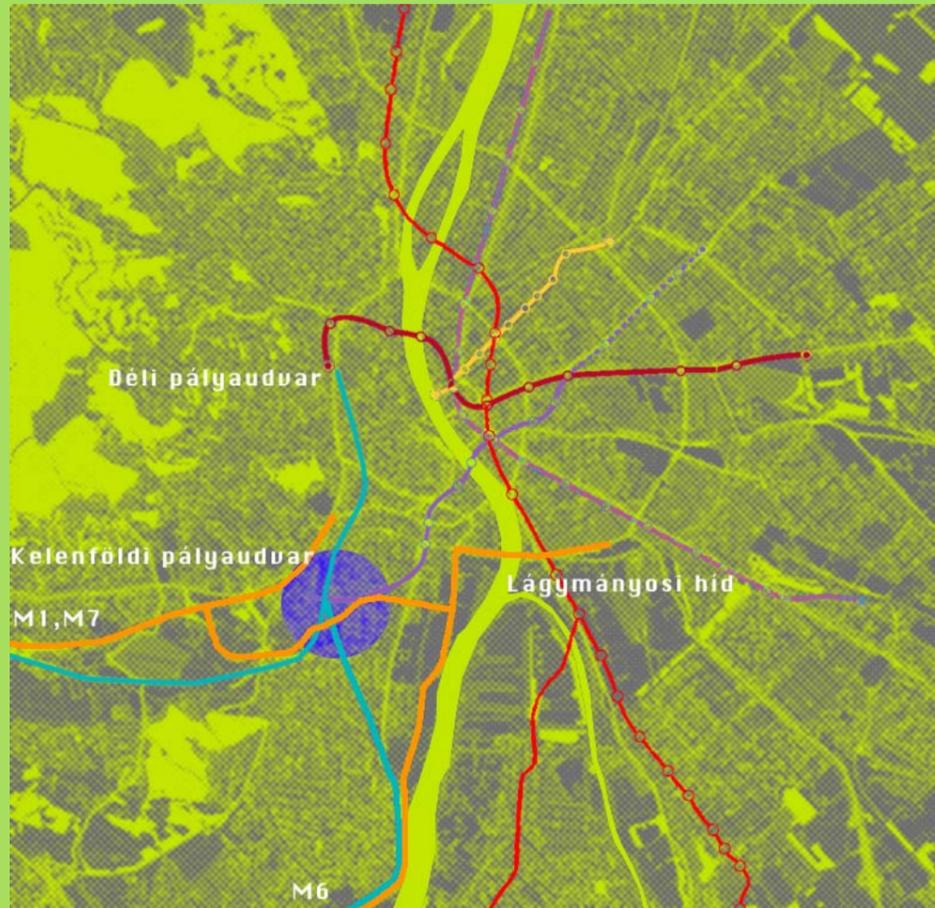


ELHELYEZKEDÉS

LOCATION

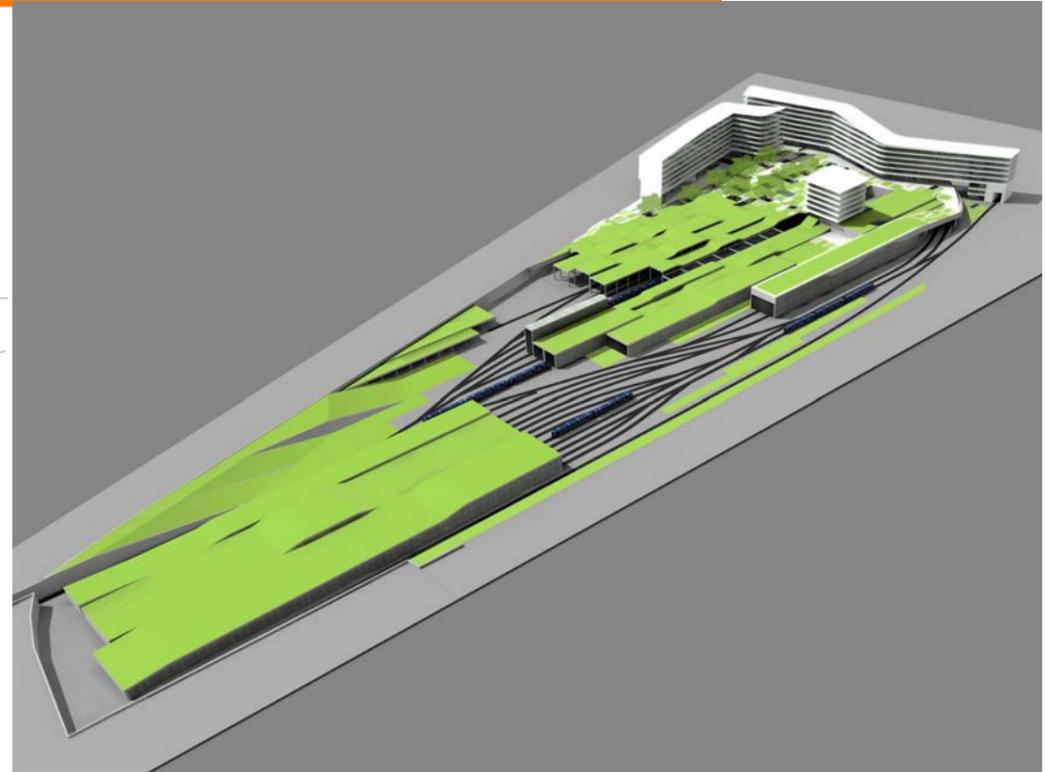
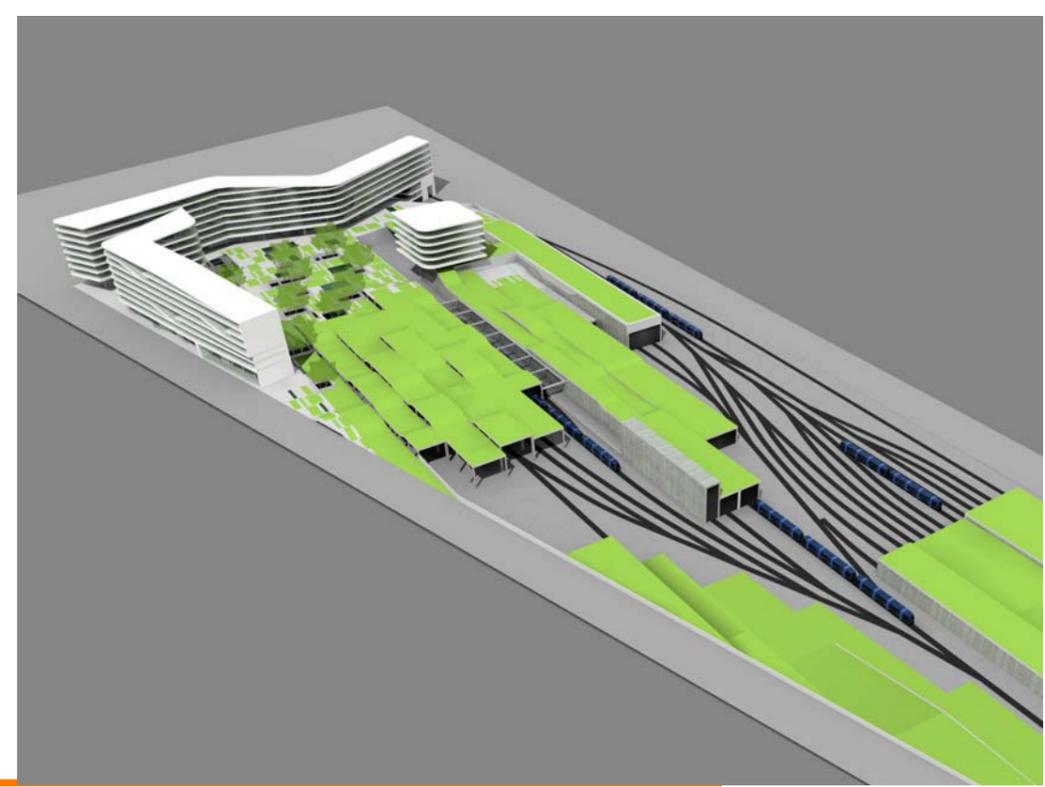
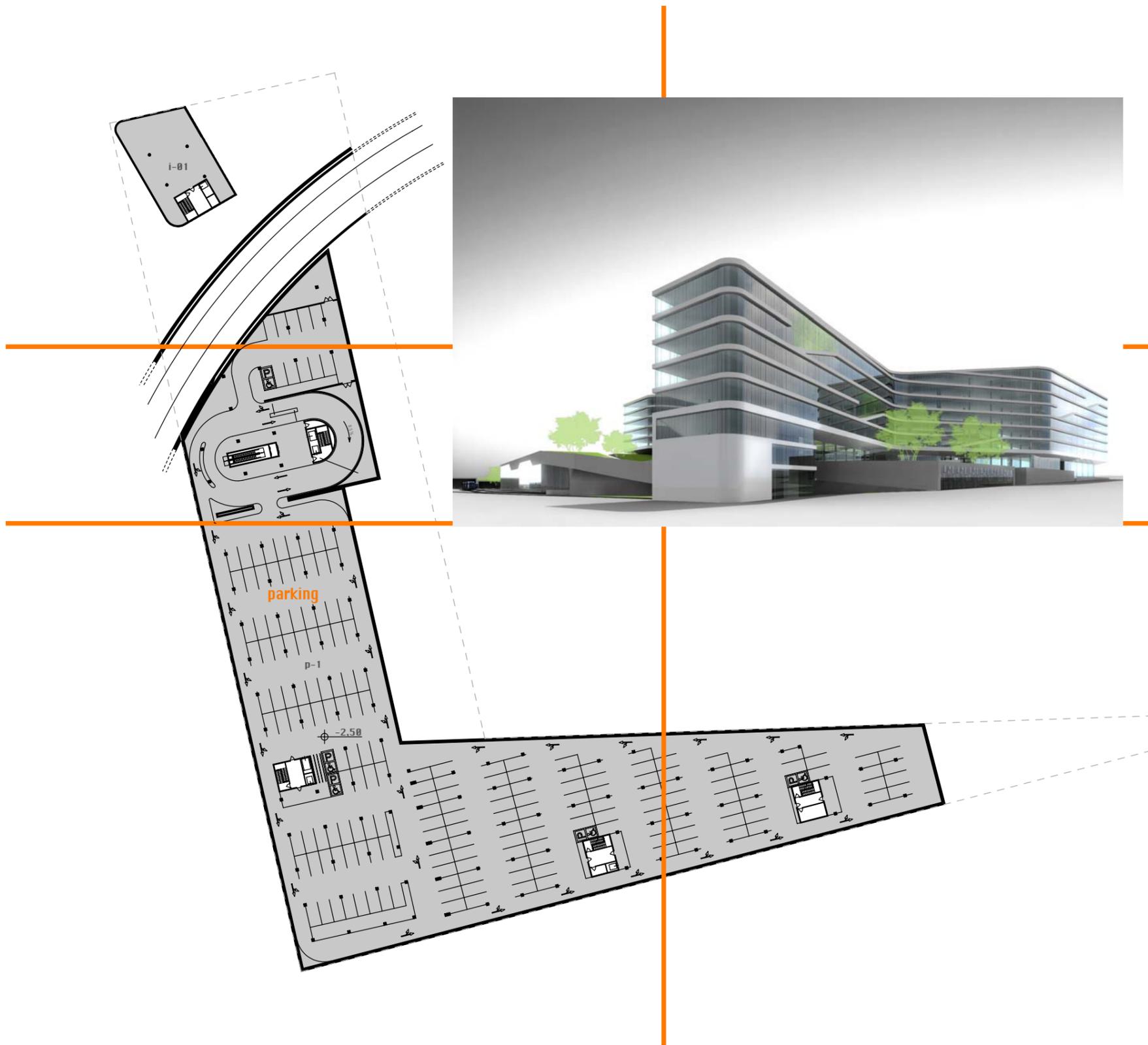
the most important traffic junction of the southern Buda region: a busy connection between international railway, regional and suburban buslines and public transportation. This area is the endpoint of motorways M1, M6, M7, and offers a big capacity connection to Pest through Lágymányosi-bridge. Its role in traffic will be increased with the construction of Budapest's new underground line's terminal. Busy traffic junctions always generate a demand for special functions above the primary ones: during transfer, people shop, sit down and have a cup of coffee, or just meet each other under a shady tree. These functions need a separate, calm place where travellers can stop for a while, and manage their everyday life in a high-quality service background.

Etele square in its present state is not able to fulfill these demands. Traffic connections are not rational, the standard of public spaces, buildings is poor, and there is a lack of green, shady surfaces. The big square in front of the railwaystation does not offer any short-term solution, as the development of the railwaystation goes on very slowly. These functions and services should be placed in a new public development.



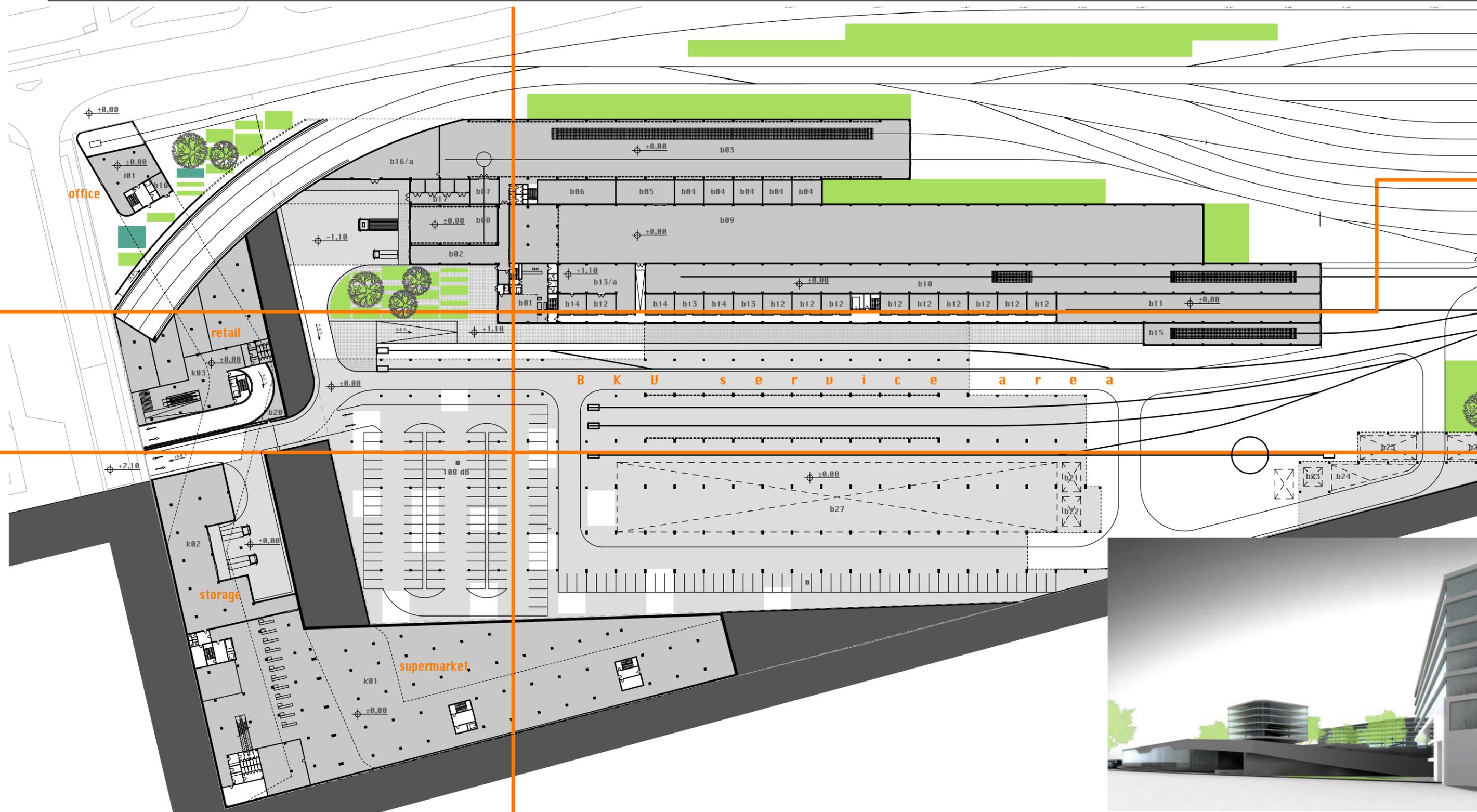
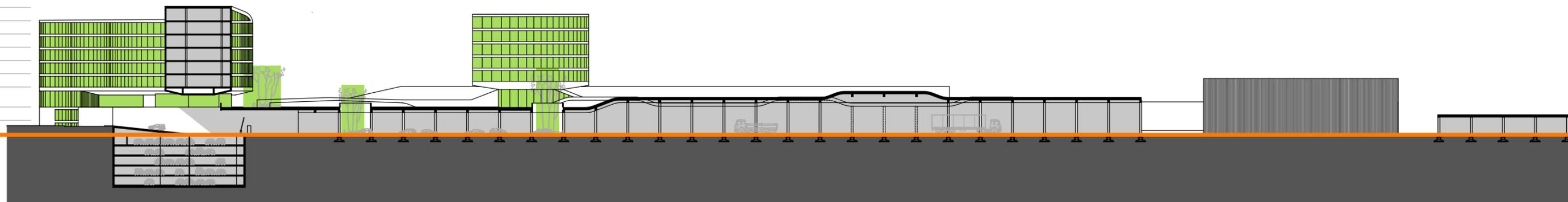
plot area		floor area	footprint (max. 60%)	total floor area (max. 4,0)	parking places
BKJ JÁRMŰTELEP/ BKJ SERVICE AREA 72 800 M2	JÁRMŰTÁROLÓ	11 172 M ²	40 436 M ² (57,6%)	44 620 M ²	159 pp
	KARBANTARTÓ, MŰHELYEK, IRODÁK	3 480 M ²			
	RAKTÁR, ENERGIAELLÁTÓ	3 232 M ²			
	KERÉKPÁRESZTERGA	1 478 M ²			
	PFT MŰHELYEK, TÁROLÓK	2 980 M ²			
	SZOCIÁLIS BLOKK	300 M ²			
	DISZPÉCSER RECEPCIÓ, ÉTTEREM	1 000 M ²			
	DISZPÉCSER IRODÁK	3 965 M ²			
	SZABADTÉRI FEDETT TÁROLÓK	17 000 M ²			
	SZOLGÁLTATÓ, IRODA/ COMMERCIAL, OFFICE 14 800 M2	KISKERESKEDELEM, VENDÉGLÁTÁS/ RETAIL, RESTAURANT			
SZUPERMARKET / SUPERMARKET		4676 M ²			
RAKTÁR / STORAGE		1326 M ²			
IRODÁK / OFFICES		31 720 M ²			
MÉLYGARÁZS/ UNDERGROUND PARKING		37 605 M ²			
ZÖLD FELÜLET/ GREEN AREA (MIN 20%)		3 000 M ²			

A BUDAPESTI 4-ES METRÓVONAL KELENFÖLDI JÁRMŰTELEP ÉPÜLETEI – PÁLYÁZATI TERV M4 TERMINAL AND COMMERCIAL CENTER AT KELENFÖLDI-RAILWAYSTATION – COMPETITION

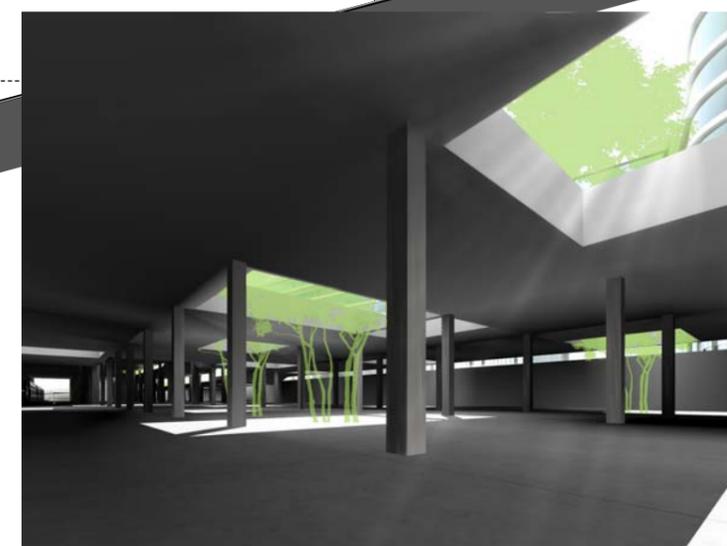
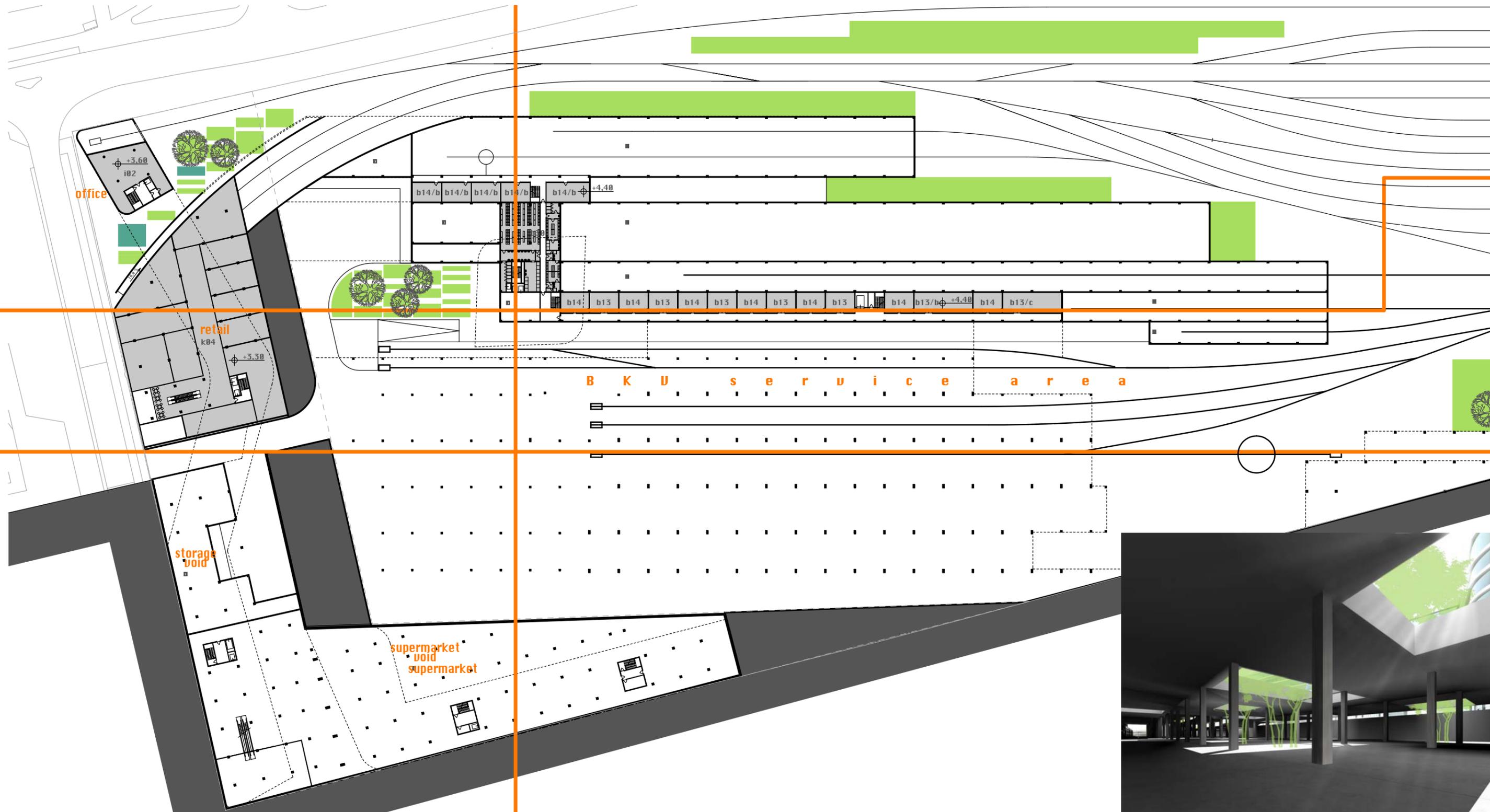
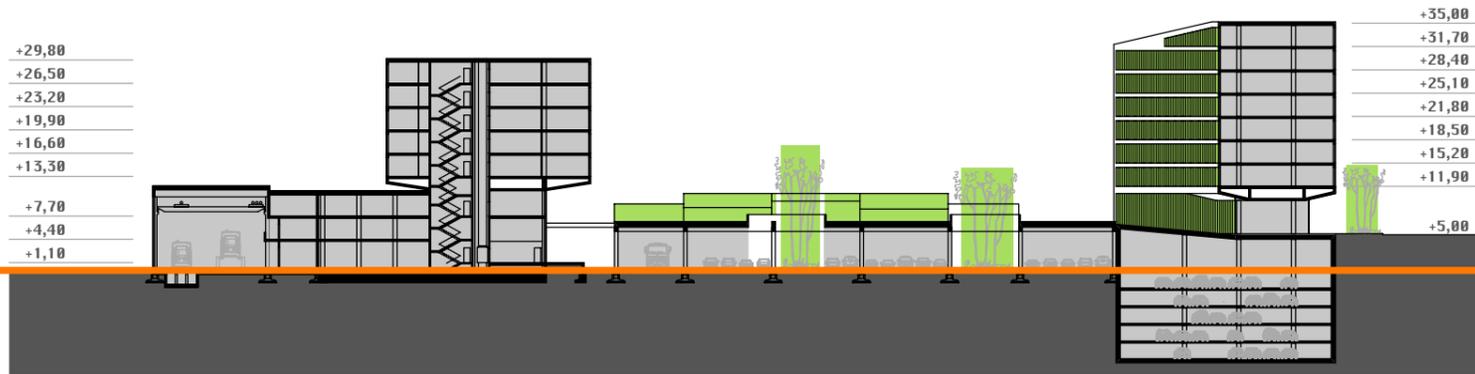


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M4 TERMINAL AND COMMERCIAL CENTER AT KELENFÖLDI-RAILWAYSTATION – COMPETITION**

+31,70
+28,40
+25,10
+21,80
+18,50
+15,20
+11,90
+6,90
+3,30
+0,00

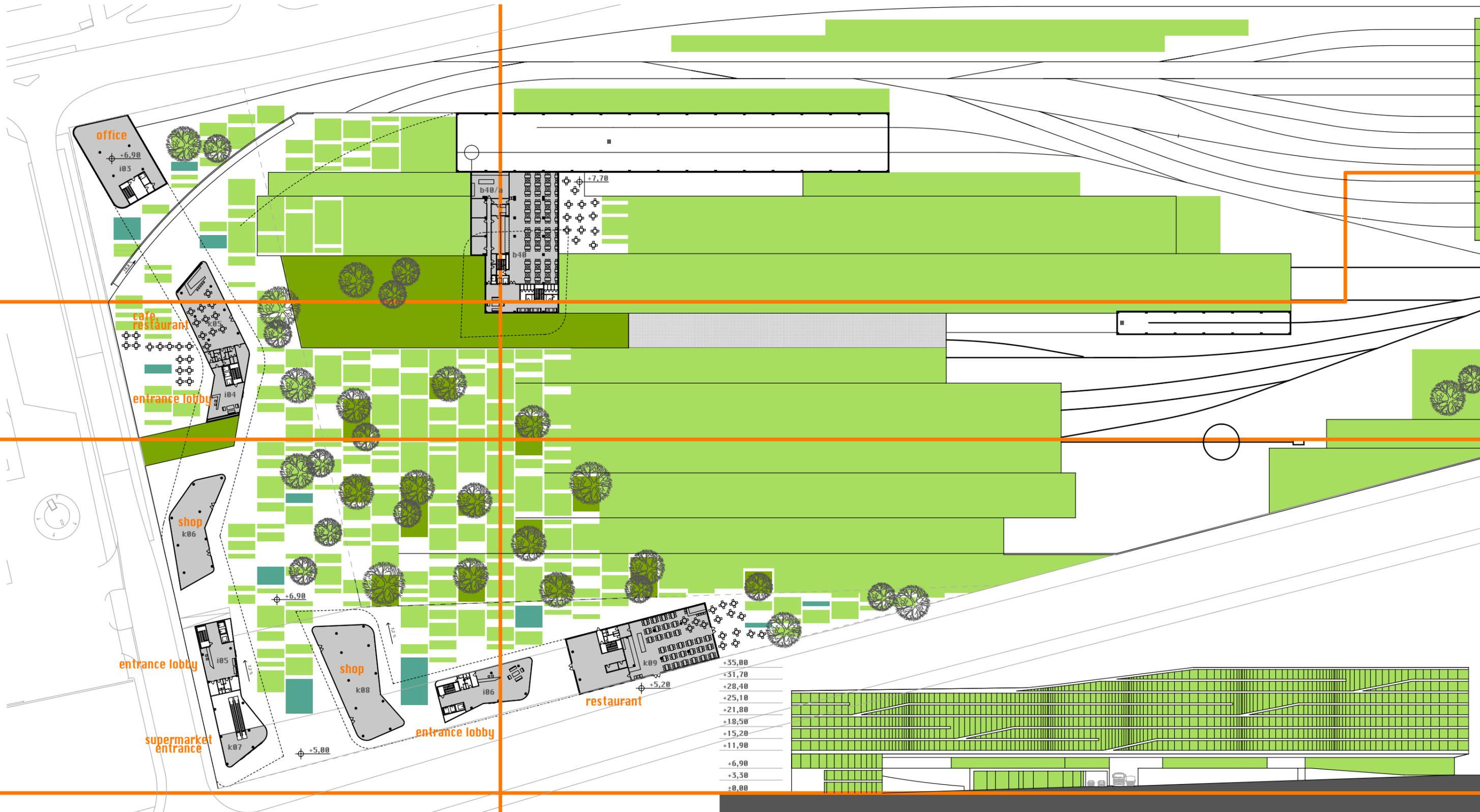
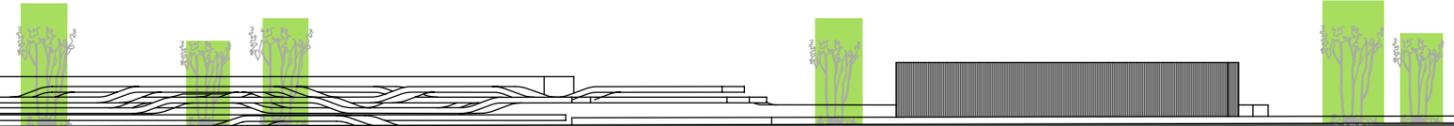
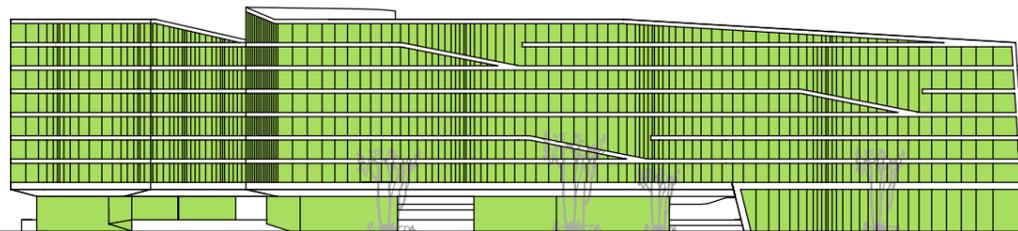


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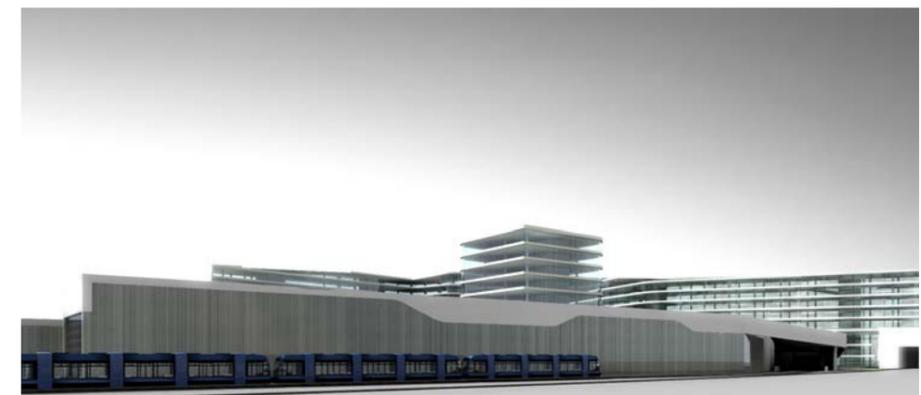
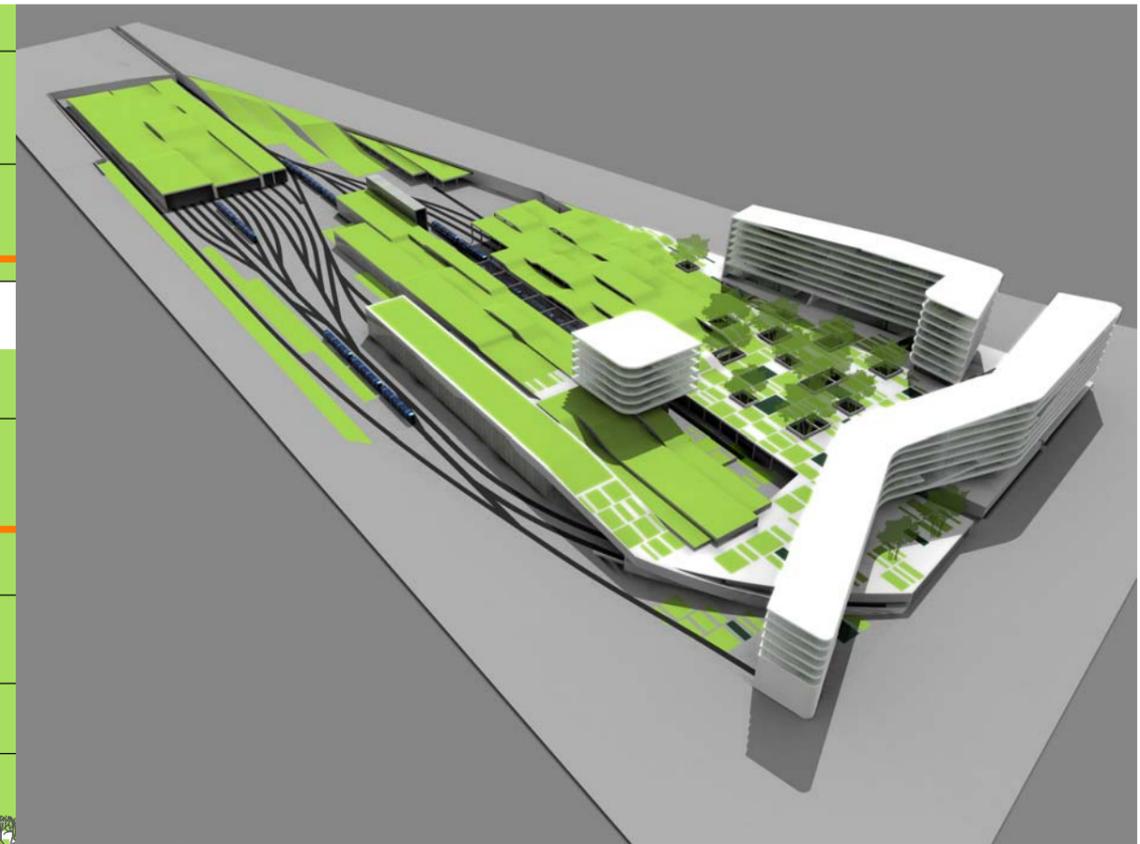
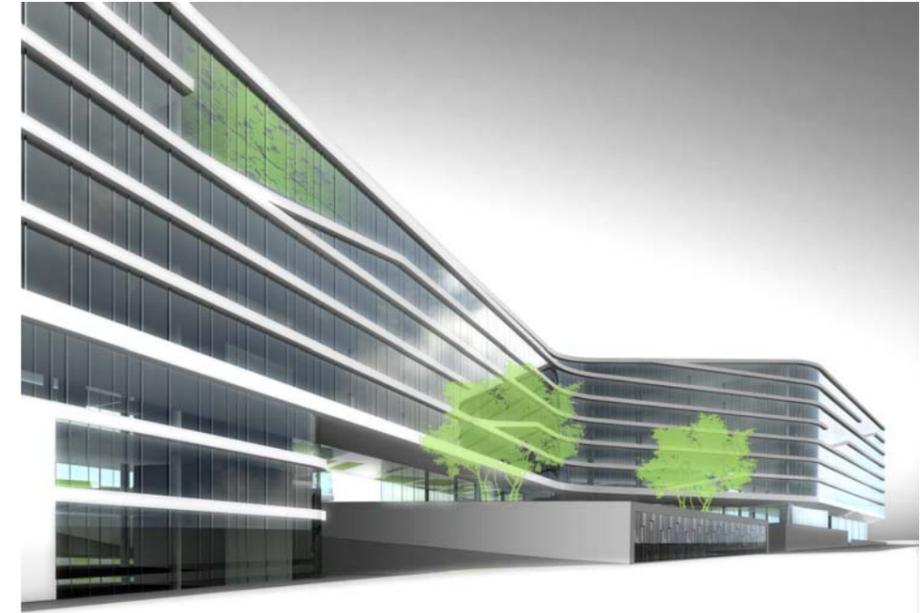


A BUDAPESTI 4-ES METRÓVONAL KELENFÖLDI JÁRMŰTELEP ÉPÜLETEI - PÁLYÁZATI TERV
 M4 TERMINAL AND COMMERCIAL CENTER AT KELENFÖLDI-RAILWAYSTATION - COMPETITION

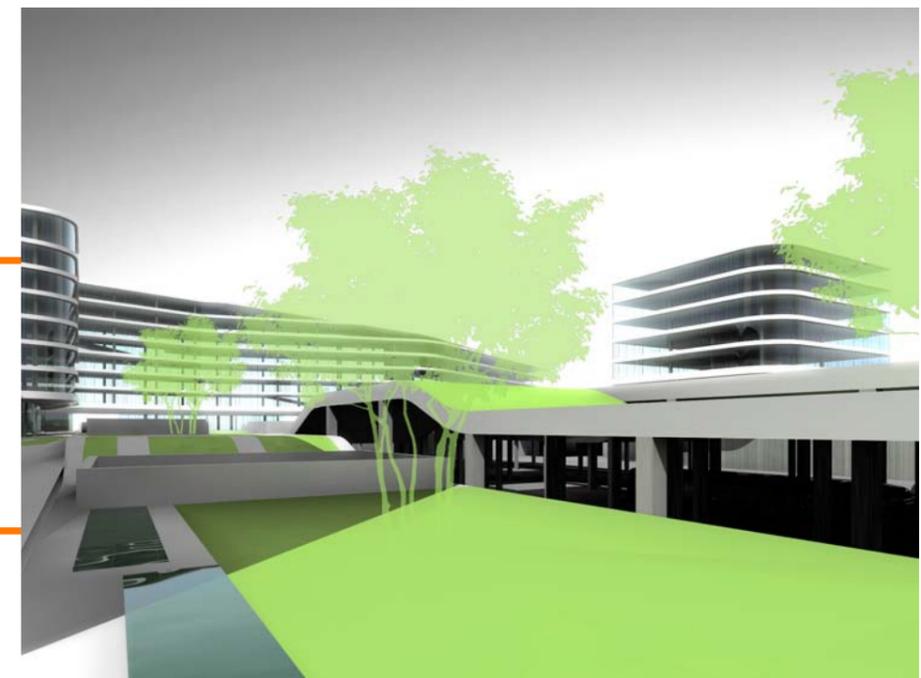
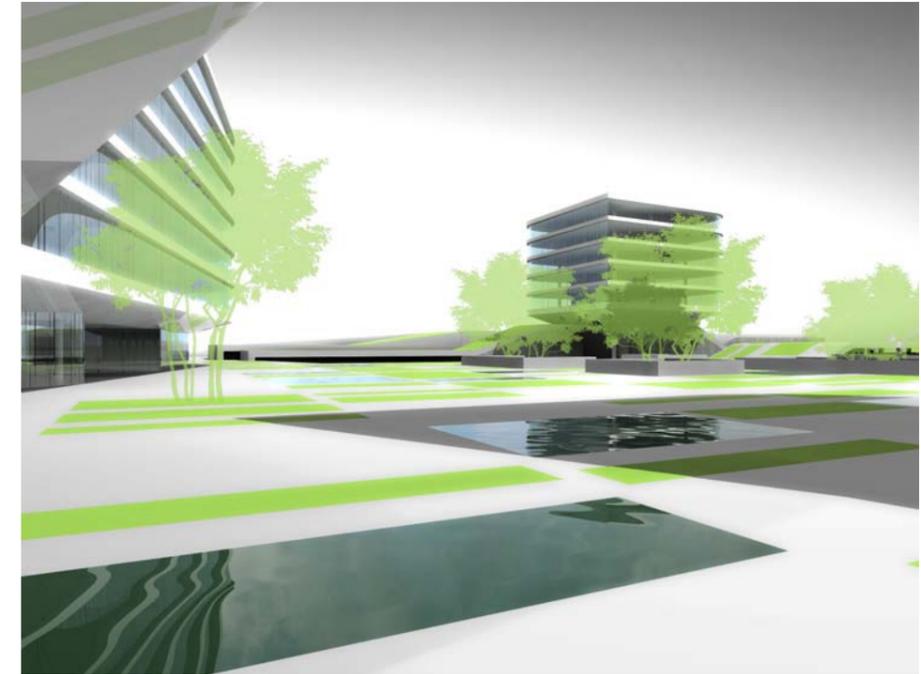
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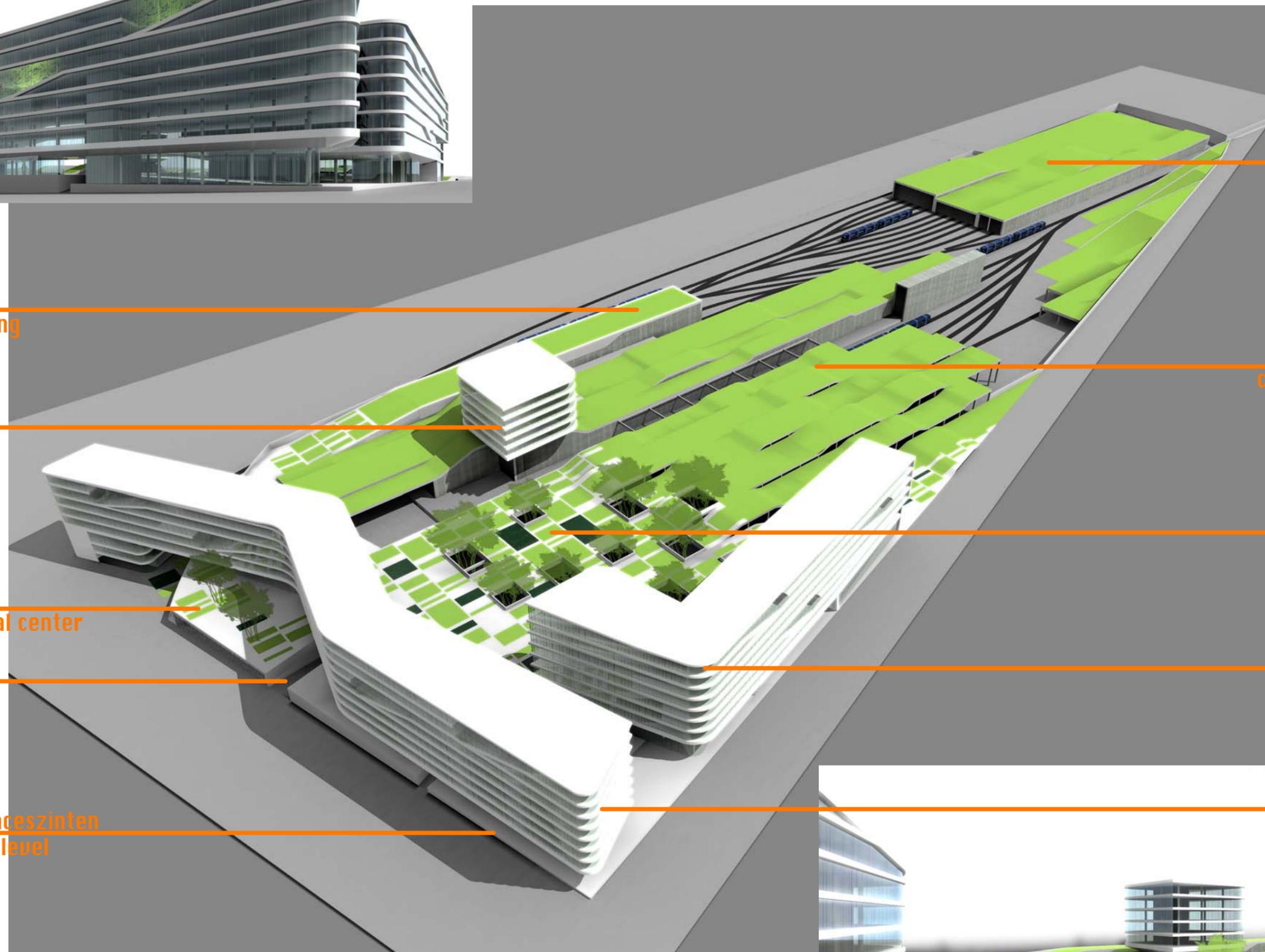
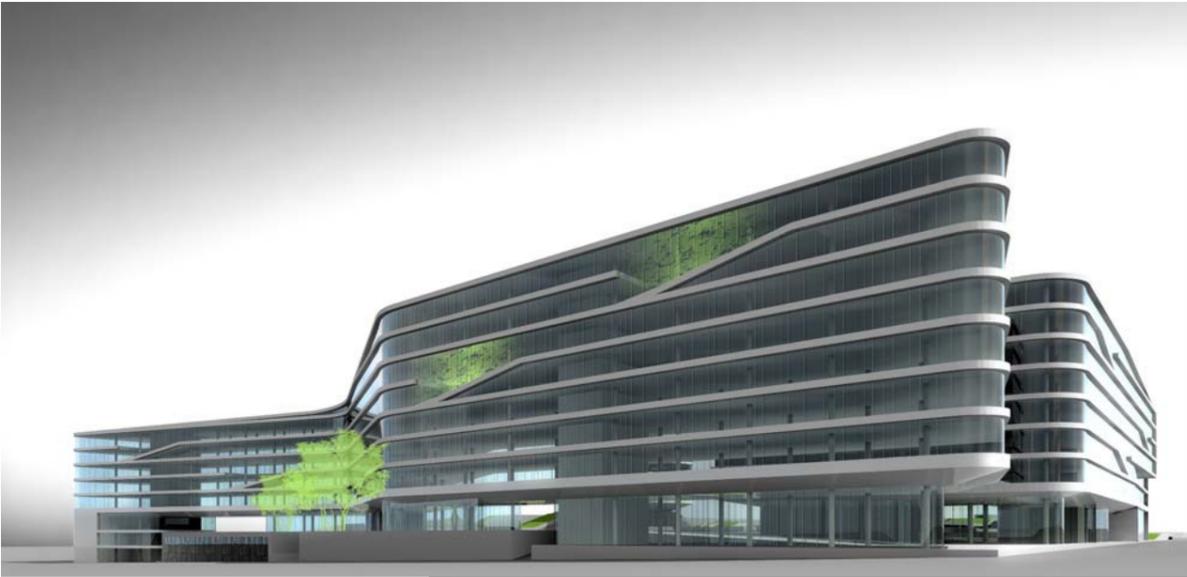
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M4 TERMINAL AND COMMERCIAL CENTER AT KELENFÖLDI-RAILWAYSTATION - COMPETITION



A BUDAPESTI 4-ES METRÓVONAL KELENFÖLDI JÁRMŰTELEP ÉPÜLETEI - PÁLYÁZATI TERV
M4 TERMINAL AND COMMERCIAL CENTER AT KELENFÖLDI-RAILWAYSTATION - COMPETITION



▣ maintenance building

▣ BKU irodaház
BKU offices

▣ 2 storey commercial center

▣ site main entrance

▣ szupermarket a pincészin
supermarket on -1 level

▣ trainstorer

▣ covered open-air storage

▣ park, promenade

▣ 7 szintes irodaház
7 storey office-building

▣ 7 szintes irodaház
7 storey office-building



A BUDAPESTI 4-ES METRÓVONAL KELENFÖLDI JÁRMŰTÉLEP ÉPÜLTETÉNEK – PALANZSA TERB
M4 TERMINAL AND COMMERCIAL CENTER AT KELENFÖLDI-RAILWAYSTATION – COMPETITION