A unique view on your business

Property projects

budproperty
Budapest Airport
Rent modern offices right at the airport

Tailor-made modern logistics facilities

Wide variety of options catering to your specific needs
Introduction

Budapest Airport Zrt. is in charge of managing, operating, and developing Hungary’s main international airport. Budapest Airport Zrt.’s mission is to make Budapest Airport the most successful airport in Central and Eastern Europe in terms of passenger growth, service quality and operational efficiency. Budapest Airport won the Skytrax ‘Best Airport – Eastern Europe’ award in three consecutive years, 2014, 2015 and 2016.

Prospects are promising, as air traffic will increase significantly across the region. Average traffic growth at Budapest Airport reached no less than 12.5 % in 2015. The number of passengers served was 10.3 million in 2015, and more than 11 million passengers are forecast for 2016 – the highest number ever in the history of Budapest Airport. The cargo volume handled at the airport during the same period was approximately 91,500 tons, and its steady growth is expected as well. Another 140,000 tons of cargo per annum is handled on the non-aviation-related market.

Thanks to the significant growth in passenger numbers, which in turn has a domino effect on our airport capacities, such as parking, check-in, security, retail, offices, departure gates, etc., Budapest Airport launched the BUD 2020 program. Our vision remains the same; to be the best airport in the region in terms of service quality, growth and efficiency. Therefore, BUD 2020 will provide key developments over the next 5 years. The main features of BUD 2020 include a 10,000 sqm pier, offering 27 new gates, which will ensure greater flexibility for airlines and their passengers. With the new B pier, passengers will be able to board their flights in a more relaxed and comfortable manner. The BUD 2020 development program will also include large-scale investment in a series of logistics and security developments, to further enhance the range and quality of the services Budapest Airport can offer.

Budapest Airport has a great basis for further route development and great growth potential for both aviation and non-aviation businesses. Already today, there are 65,000 jobs in Hungary associated with airport operations, contributing 1.6% of Hungarian GDP. Of these, 22,200 jobs are at and around the airport. The airport will continue to be a key driver of economic growth for Budapest and Hungary as a whole.

The airport company aims to strengthen its strong global position, and to realize the great potential of the airport. With the help of active and fast business growth, the motivated management team will further strengthen the position of the airport in increasing competition.
Investment program

The company has already undertaken a significant investment program in order to expand its capacities, by spending more than 350 million EUR (approximately 110 billion HUF) until mid-2015. The most significant project was the construction of the SkyCourt, a new terminal building linking Terminals 2A and 2B, which was opened in March 2011. The elegant, high-quality SkyCourt provides an unforgettable architectural and travel experience, as well as a rich selection of shops and restaurants. The new terminal makes traveling through the airport simpler and more convenient, increasing throughput significantly. In addition to passenger-related projects, several other property projects were realized for business partners over the last few years, utilizing the unique advantages of Budapest Airport, with a great geographical location in the heart of Europe, unlimited land available on-airport, fast growing industries in the region and extensive road connections.

Location

Budapest Airport is located in Hungary, the heart of Central Europe, surrounded by 7 neighboring countries.

The catchment area covers 20 countries within a 1,000 km radius.

The airport is well accessible by car from any point in Budapest, and can be reached in 20 minutes from the city center, via the airport express road. The airport is connected to the M0 and M4 motorways. Public transport buses operate between Budapest city center and the airport.
Property projects at Budapest Airport
1. **Simulator Building**
The Flight Simulator building (approx. 2,000 sqm) was re-leased following refurbishment by BUD.
The Flight Simulator and Training Center opened in May 2013, and a new FTD (fixed training device) was installed for Wizz Air in 2016.

2. **Integrator Buildings**
The area next to Terminal I will host the integrator business (TNT and DHL Express) at Budapest Airport, with new, tailor-made buildings, from summer 2017.

3. **BUD Office Center**
The building has floor space of 2,900 sqm in total, on four levels. The renovated building was the first in the region to receive the BREEAM environmental rating.
Two additional office buildings are being prepared for refurbishment (6,000 sqm).

4. **Wizz Air Hangar**
The tailor-made, 2,000 sqm hangar facility was handed over in August 2015.

5. **DHL Building**
The building features 3,000 sqm of office space, 7,800 sqm warehouse space and 5,800 sqm maneuvering space.

6. **Airport Business Park**
The area between Terminal I and Terminal 2 has great potential for property development. With convenient access to both terminals, as well as the main access road to the airport, more than 200,000 sqm net is available for greenfield development.

7. **Airport Hotel**
145-room ibis Styles Budapest Airport Hotel, with direct connection to Terminal 2.

8. **Hungarian Post**
The Hungarian Post moved into a tailor-made facility, with 300 employees, in July 2011.

9. **BUD Cargo City**
18,000 sqm of warehouse and office space is to be constructed in phase I.
Budapest Airport concluded an agreement for leasing the simulator building to Flight Simulation Company Kft. for 10 years. The newly refurbished facility accommodating the Wizz Air Flight Simulator & Training Center was opened in May 2013.

**BUD Office Center**

The office building is located between Terminal 1 and Terminal 2; its renovation was completed in May 2012. The building has a total floor space of 2,900 sqm, on four levels. The renovated building was the first in the region to receive the BREEAM environmental rating. The current tenants of the building are Celebi Ground Handling Hungary Kft., Aeroplex of Central Europe Kft., R-Bag Hungary Kft., Lufthansa Technik Budapest Kft. and Lufthansa Technik Frankfurt AG. Two identical office buildings are to be renovated and leased out in the future.
Based on a 10-year lease agreement, Budapest Airport constructed a tailor-made distribution center for Hungarian Post. The operation of the facility commenced in summer 2011, and it serves as the main international postal hub for Hungary and the neighboring countries. The building features a warehouse on more than 3,000 sqm, with state-of-the-art sorting technology and around 2,000 sqm of office space.

Wizz Air Hangar

Budapest Airport handed over a new one-bay line maintenance hangar for Wizz Air in August 2015. The new 2,000-square-meter facility and 170-square-meter office and social room area will satisfy daily line maintenance needs of the aircraft of the airline based not only in Hungary but all over Eastern Europe.

DHL Building

The first facility in the new Airport Business Park of Budapest Airport was completed in July 2013. The building features 3,000 sqm of office space, 7,800 sqm of warehouse space and 5,800 sqm of maneuvering space. Current tenants include Deutsche Post DHL’s air and sea freight division (DHL Global Forwarding) and its road transport service (DHL Freight).
Airport Business Park

On the southern edge of the airport and next to main road number 4, land of up to 500,000 sqm is available for developing a commercial Business Park, which could host any future tenant (retail, logistics, warehousing, R&D centers or offices). The conceptual design was initiated by Budapest Airport.

Integrator Buildings

Budapest Airport has defined the former cargo area next to Terminal I as the future location for the integrator business. According to the masterplan, several new facilities, tailor-made for integrator companies, are planned for construction. The first two buildings are scheduled to open in 2017.

TNT Express Hungary will start operation in summer 2017, with 3,000 sqm office space, 5,000 sqm warehouse space and 8,500 sqm manipulation area. DHL Express Hungary also will start operation in summer 2017, with 2,400 sqm office space, 6,075 sqm warehouse space and 4,500 sqm manipulation area.
BUD Cargo City

The first phase of the Cargo City provides 18,000 sqm warehouse space and offices, in a fully centralized concept, for cargo handlers, forwarders and other logistics companies. Besides the obvious operational and environmental advantages of the direct airside-connected logistics facilities and on-airport location, the first phase of the future BUD Cargo City will reduce costs for new tenants due to the direct connection with the M0 ring road around Budapest and the southeastern motorway M4. The project will be completed in 2018, negotiations with tenants are ongoing. Warehouse and office areas are available for rent.

Airport Hotel

The opening of the first on-site Airport Hotel is scheduled for the end of 2017. The 145-room ibis Styles Budapest Airport Hotel is located within walking distance of Terminal 2, with conference, restaurant and parking facilities.