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 Ltd. is in charge of managing, operating, and developing Hungary’s main international airport. Budapest Airport Ltd. operates the most successful hub in Central and Eastern Europe in terms of passenger growth, service quality, and operational efficiency. In 2018, Budapest Airport received the Skytrax ‘Best Airport – Eastern Europe’ award for the fifth consecutive year.

Passenger traffic at Budapest Airport increased by no less than 14.5 per cent to more than 13 million in 2017, and continued to grow at the same pace in 2018. Budapest Airport handled a record 127 000 tons of cargo in 2017, with further growth in 2018.

Due to significant growth prospects both in passenger traffic and cargo volume, Budapest Airport launched its BUD:2020 Development Program in 2016, with a capital expenditure budget of EUR 160 million. Budapest Airport remains its position as the best airport in the region, with BUD:2020 delivering key infrastructure developments over the next five years.

The flagship project of BUD:2020 was the construction of the new pier B, which was handed over in September 2018. The newly opened passenger facility features ten contact boarding gates in the non-Schengen area of Terminal 2, adding 20 000 square meters to the passenger area of the airport. Other projects include two new state-of-the-art logistics bases and offices for our integrator partners, DHL Express and TNT Express, handed over in the summer of 2017. In January 2018 the brand new ibis Styles Budapest Airport Hotel was opened. As part of the BUD:2020 program, the construction of a multi-storey car park was started in the area in front of Terminal 2 in October 2018. In September 2018, Budapest Airport commenced construction of a new dedicated freight hub called the Cargo City which will handle freight from our cargo partners such as Cargolux, Qatar Airways Cargo, Silkway, Turkish Cargo and AirBridgeCargo as well as belly cargo from passenger airliners. New office and warehouse facilities, crew and staff car parks are also available at Budapest Airport.

Budapest Airport has great potential for further strong development and growth, both in the aviation and non-aviation businesses. Companies associated with the airport operation employ approximately 155 000 people.

Budapest Airport Ltd. is working on strengthening Budapest Airport Ltd. positions as the leading Central European airport and realizing its great development potential. The management team is open to exploring new business opportunities with partners.

Investment program

The company has already undertaken a significant investment program of EUR 500 million (approximately HUF 150 billion) to expand and upgrade its capacities. As part of the program, Budapest Airport saw the construction of the SkyCourt, a brand new central terminal building linking Terminals 2A and 2B which opened in Spring 2011. With a wide range of shops and restaurants, the elegant, high-quality SkyCourt offers an unforgettable architectural and travel experience. The new terminal makes travelling through the airport simpler and more convenient.

In addition to passenger-related projects, several other property development projects were implemented for our business partners over the last few years, utilizing the unique advantages of Budapest Airport: three branches of DHL Hungary – DHL Global Freight, DHL Global Forwarding and DHL Express – moved to the airport, TNT Express opened a brand new facility, and a new office center was opened for airport partners.

With an ideal geographical location in the heart of Europe, extensive areas are available for new developments. In view of rapidly growing industries in the region, extensive rail and road connections, Budapest Airport is ready to collaborate with aviation and logistics partners in new projects going forward.

Shareholder

Budapest Airport Ltd., the operator of Ferenc Liszt International Airport, is currently a consortium of Canadian (Caisse de dépôt et placement du Québec, 21.228 %) and Singaporean (Malton Investment Pte Ltd., 23.334 %) investors led by AviAlliance GmbH (55.438 %).

Location

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

The cargo catchment area covers 20 EU and non-EU countries within a 1 000-km trucking radius. The airport is connected to the EU expressway and the M1 motorway, making it ideal for road transport.

Budapest Airport is easily accessible by car from any point in the city, and can be reached within 30 minutes from the city center via the airport express road. Public transport buses also operate between the city center and the airport.
DHL Express Building
The state-of-the-art facility was handed over to DHL Express Hungary in July 2017 with 2,400 m² of office space, 6,075 m² of warehouse space, and 4,500 m² of maneuvering area.

TNT Express Building
This advanced facility featuring 3,000 m² of office space, 5,000 m² of warehouse space, and 8,500 m² of maneuvering area was handed over to TNT Express Hungary in June 2017.

BUD Office Center
With a total floor space of 2,900 m² on four levels, the renovated building was the first in the region to receive the BREEAM environmental rating. Two additional 3,000 m² office buildings are currently being prepared for refurbishment.

Wizz Air Hangar
The 2,000 m² hangar facility accommodating an A321NEO size aircraft was handed over in August 2015 to Wizz Air, the biggest discount carrier in Central Europe, for line maintenance, operated by Lufthansa Technik Budapest.

DHL Global Forwarding and Freight Building
The building with 3,000 m² of office space, 7,805 m² of warehouse space, and 5,800 m² of maneuvering area was handed over in 2011.

BUD Cargo City
Budapest Airport has begun the construction of a dedicated freight center called Cargo City with 30,000 m² of warehouse space, 2,000 m² of office space, and 32,000 square meters of cargo apron in September 2018, for cargo operators and belly cargo from other airlines. The Cargo City will enable Budapest Airport to process up to two hundred fifty thousand tons of air cargo annually and to serve additional two Code F cargo aircraft at the same time.

Airport Business Park
The area between Terminal 1 and Terminal 2 has great potential for property development. With convenient access to both terminals, access to the main road leading to the airport and cargo railway tracks, an area of more than 200,000 m² net is available for green-field development.

Airport Hotel
The 93-room ibis Styles Budapest Airport Hotel, within walking distance from Terminal 2, was opened for guests in January 2018.

Hungarian Post
The Hungarian Post International Exchange Center moved into a modern 5,000 m² facility at Budapest Airport in 2018.

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Property projects at Budapest Airport
The DHL Express Hungary building with 2,400 m² of office space, 6,075 m² of warehouse space, and 4,500 m² of maneuvering area for trucks was handed over in July 2017.

The TNT Express Hungary building was handed over in June 2017. It has 3,000 m² of office space, 5,000 m² of warehouse space, and 8,500 m² of maneuvering area.

Budapest Airport’s first onsite hotel opened in January 2018. The 145-room ibis Styles Budapest Airport Hotel is located within walking distance of Terminal 2, with conference, restaurant, and parking facilities.

BUD Cargo City
Budapest Airport has started the development of a new, dedicated freight center called BUD Cargo City near Terminal 2, which will accommodate cargo at the partners’ air cargo companies (Cargolux, Turkish Cargo, Qatar Airways Cargo, and AirBridgeCargo) as well as belly cargo from airliners. The construction of the new facility featuring an air cargo handling warehouse of 21,600 m² and a cargo apron of 32,000 square meters was started in September 2018 with a handover target date in 2019. The facility will have direct airside access through its warehouse gates and excellent road connectivity to the M0 ring road motorway (just 2 kilometers away) and main road no. 4 leading to the South East of Hungary. The Cargo City will also cater for the needs of special cargo with cool chain facilities.

Airport Business Park
The Southern edge of the airport is earmarked by the airport masterplan for the development of a commercial Business Park with an area up to 200,000 m². Development efforts will meet the needs of the future tenants with facilities ranging from retail, logistics, and warehousing to R&D centers and offices. Budapest Airport has prepared the conceptual design in accordance with the airport development plan and is ready to explore business opportunities with potential partners.

The DHL Express Hungary building was handed over in June 2019. The 6,075 m² of office space, 8,500 m² of warehouse space, and 5,000 m² of maneuvering area was handed over in July 2017.
Pier B – completed in September 2018 – offers new passenger areas of almost 12,000 m². Construction of the latest airport development project took only one and a half years, with a price tag of 25 million Euros (7.8 billion HUF). Through its ten new contact gates, the new pier will be able to service three wide-body long-haul aircraft, simultaneously with four narrow-body aircraft, or up to ten code C aircraft (Boeing 737 or Airbus A320). Pier B is designed to address the diverse needs of different airlines through one facility, also allowing for bus gates and walk-on/walk-off boarding, providing a total of 27 different flexible boarding options for passengers and airlines.

Wizz Air Hangar

Budapest Airport handed over a new single-bay line maintenance hangar to Wizz Air in August 2015. The 2,200-m² facility is tailored to the needs of daily line maintenance for the leading discount carrier of Central Europe. Aircraft up to the size of the Airbus A321NEO can be serviced in the hangar.

Hungarian Post

Budapest Airport developed an International Exchange Center for the Hungarian Post which includes a 3,000 m² warehouse with state-of-the-art sorting technology and 2,000 m² of office space. Hungarian Post commenced operations at the facility in the summer of 2011. The building serves as the main international postal hub for Hungary and the neighboring countries.

BUD Office Center

The office building is located between Terminal 1 and Terminal 2, and has a total floor space of 2,900 m² on four levels. The renovated building which was completed in May 2012 was the first in the region to receive the BREEAM environmental rating. The current tenants of the building include Celebi Ground Handling Hungary Ltd., Aexplex of Central Europe Ltd., AGL, Airfrance Hungary, H-Log, Hungary, Lufthansa Technik Budapest, and the Lufthansa Technik Engineering Center. Two adjacent Classical office buildings will be renovated and leased out in line with the needs of future tenants.

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DHL Global Forwarding and Freight Building

The first facility at Budapest Airport’s new Airport Business Park was completed in July 2013. The building has 3,000 m² of office space, 7,800 m² of warehouse space and 5,800 m² of manipulation space. Current tenants include Deutsche Post DHL, air and sea freight division (DHL Global Forwarding) and the road transport service (DHL Freight).

DHL Global Forwarding

and Freight Building

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