

A modern office building courtyard with a glass facade, people walking, and a central tree and planter. The scene is bright and airy, with a light blue and white color palette. The building has large glass windows and a clean, minimalist design. In the center, a group of five men in business attire are walking away from the camera. To the right, there is a planter box with tall, thin grasses and a large tree in the background. The overall atmosphere is professional and inviting.

**tilia**

A SPACE FOR SUCCESS

# ABOUT THE DEVELOPER



 **KÉSZ  
SERBIA**  
Belgrade

 **KÉSZ  
ROMANIA**  
Cluj



 **KÉSZ GROUP HQ  
HUNGARY**  
Budapest,  
Kecskemét,  
Szeged

 **KÉSZ  
UKRAINE**  
Kiev

 **KÉSZ  
GERMANY**  
Lübeck

KÉSZ Group is an innovative technology-driven group of companies with a wide portfolio focusing on construction industry. We represent all segments of the construction value chain in one hand since we are engaged in designing, manufacturing, installation, construction and operating activities for more than 40 years now. Our references embrace various residential, industrial, commercial and infrastructural projects not only in Hungary but also on the international market.

## Our mission at KÉSZ Properties

is the complete operation of the real estate portfolio owned by the Group and the implementation of new development projects. As of today, our portfolio includes offices, residential, industrial, commercial and hospitality buildings in 5 countries with an overall GBA of 250,000 sqm.

[keszgroup.com](https://keszgroup.com)

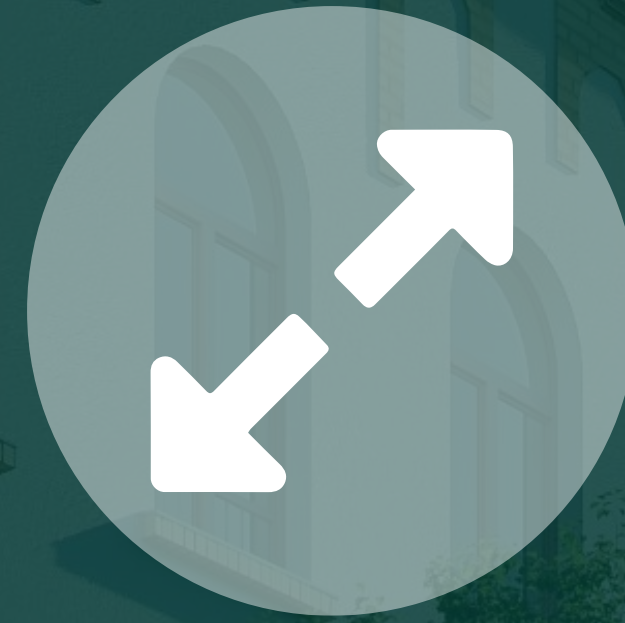
# KÉSZ GROUP IN NUMBERS



**40+ years**  
of experience



**HUF 167 billion**  
of annual revenue



**6 million m<sup>2</sup>**  
of reference projects



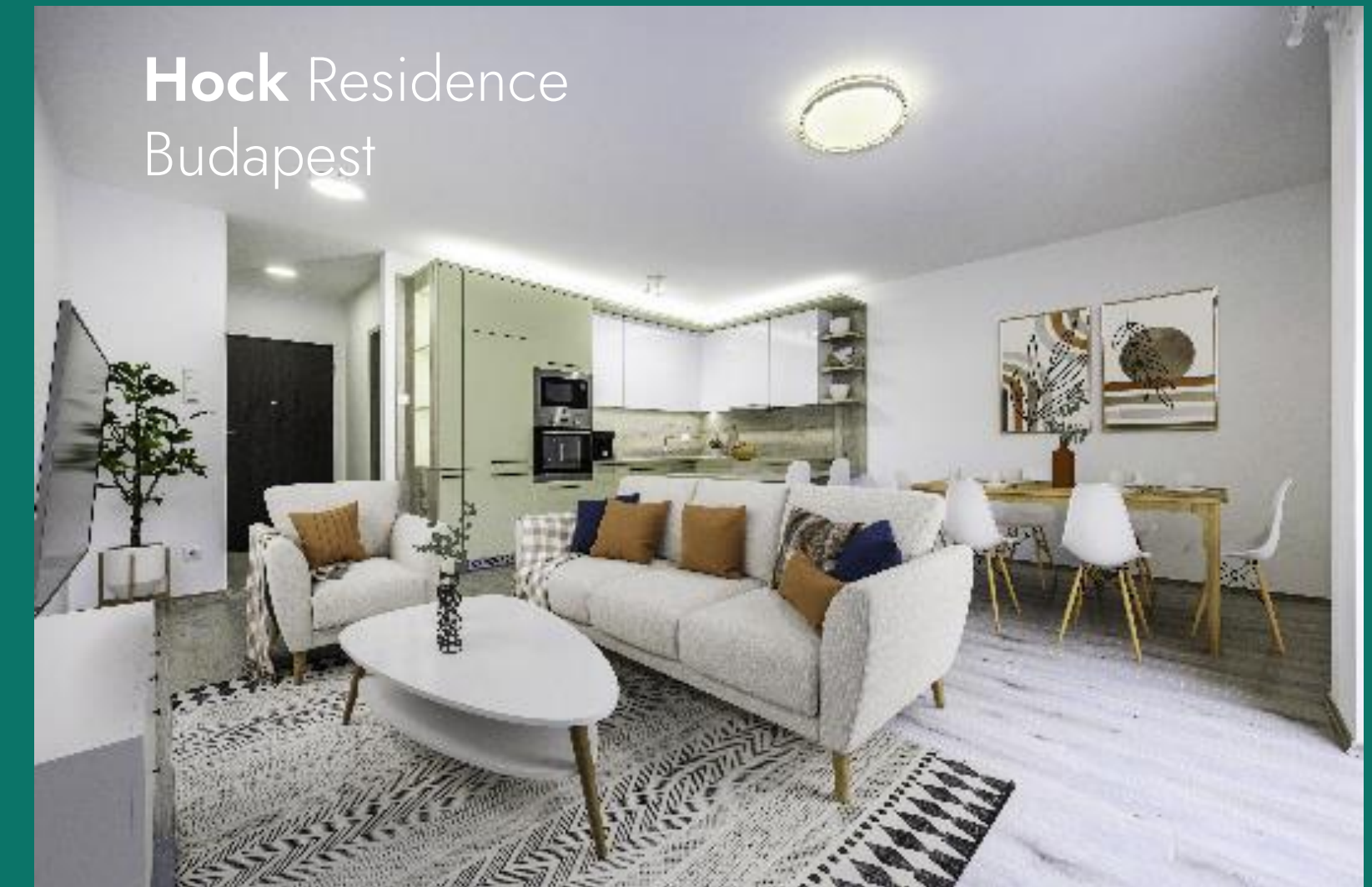
**5 countries**  
in Europe



**2 500**  
employees

# OUR DEVELOPMENT REFERENCES

**We don't just build structures**  
we bring comprehensive real estate  
development solutions that span the  
residential and commercial sectors.



# OUR CONSTRUCTION REFERENCES

**Pillar Office**  
ExxonMobil HQ



**Hungexpo Exhibition Center**  
F1 Building



**Green Court**



**EvoSoft HQ**



**Science and  
Technology Park**



**Agora HUB**



# ESG ASPECTS AT KÉSZ PROPERTIES

Our sustainability strategy is built on 3 pillars:



## ESG



- Net zero emission until 2030
- Net zero emission through the complete supply chain until 2035
- Achieve BREEAM Outstanding certification
- 25% reduction in energy use
- Avoid waste in landfill
- Water management optimization

- WELL Standard Certification
- Employee Satisfaction
- Health and Safety
- Internal policy (Human Rights)
- CSR activity

- Code of Conduct
- Sustainability report is part of our yearly report
- ESG rating (GRESB, Sustainalitics)
- Anti - bribery and Sanction Policy



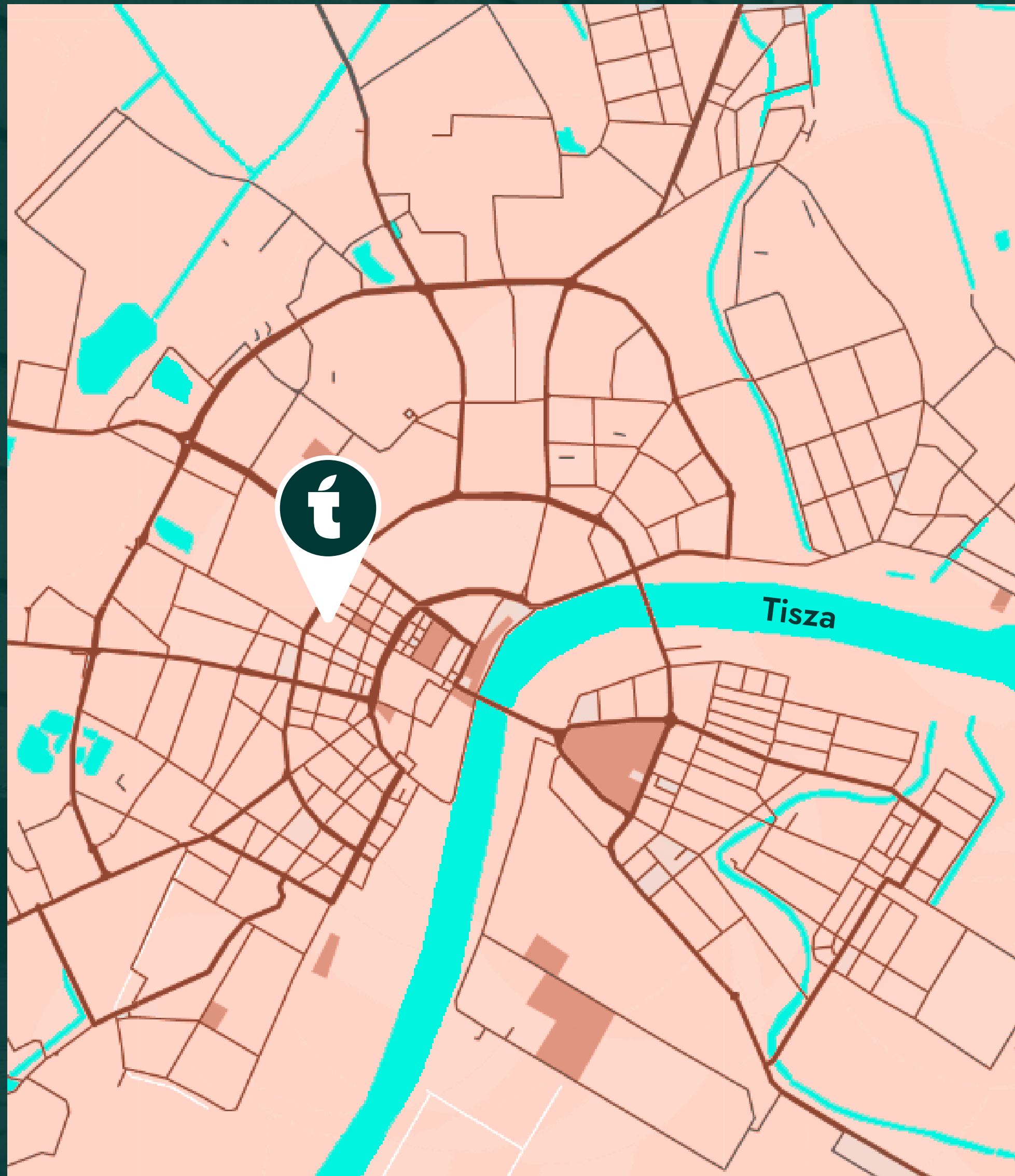
**tila**

Office development



cafe <sup>G25</sup>

# OUTSTANDING LOCATION



## Located in the downtown of Szeged

Experience the perfect blend of modern infrastructure, strategic location, and inspiring ambiance, tailored to fuel your growth and innovation.

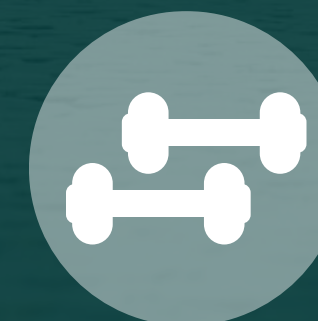
**Join the thriving business community of Szeged and seize every opportunity in style with us!**

## Public transportation at your doorstep:

- Within a 5-minute walk to the closest tram, trolley- and bus stops.

## Essential services and amenities are conveniently accessible:

- Several dining options
- 2 minutes' walk from Árkád Pláza
- Public parks
- Various sport facilities, fitness centres
- Healthcare facilities





# HIGHLIGHTS OF TILIA



## CATEGORY

, A ' office building



## EXCELLENT LOCATION

25 Gutenberg Street,  
Szeged, Hungary



Planned handover date

**Q2 2025**



## LAYOUT

Ground Floor + 3 floors  
+ 2 underground levels



## GROSS LEASABLE AREA

5,800 m<sup>2</sup> **office** & 120 m<sup>2</sup> **private terrace** on the 2<sup>nd</sup> & 3<sup>rd</sup> floors,  
860 m<sup>2</sup> **retail**, 130 m<sup>2</sup> **storage**  
& 90 **parking places**



Execution plans: bim.GROUP, permit plans: Singer Design, interior design: Upper Design

# ESG INITIATIVES



**THE FIRST OFFICE BUILDING IN SZEGED  
TARGETING ALL OF THESE CERTIFICATIONS  
AT THE SAME TIME**

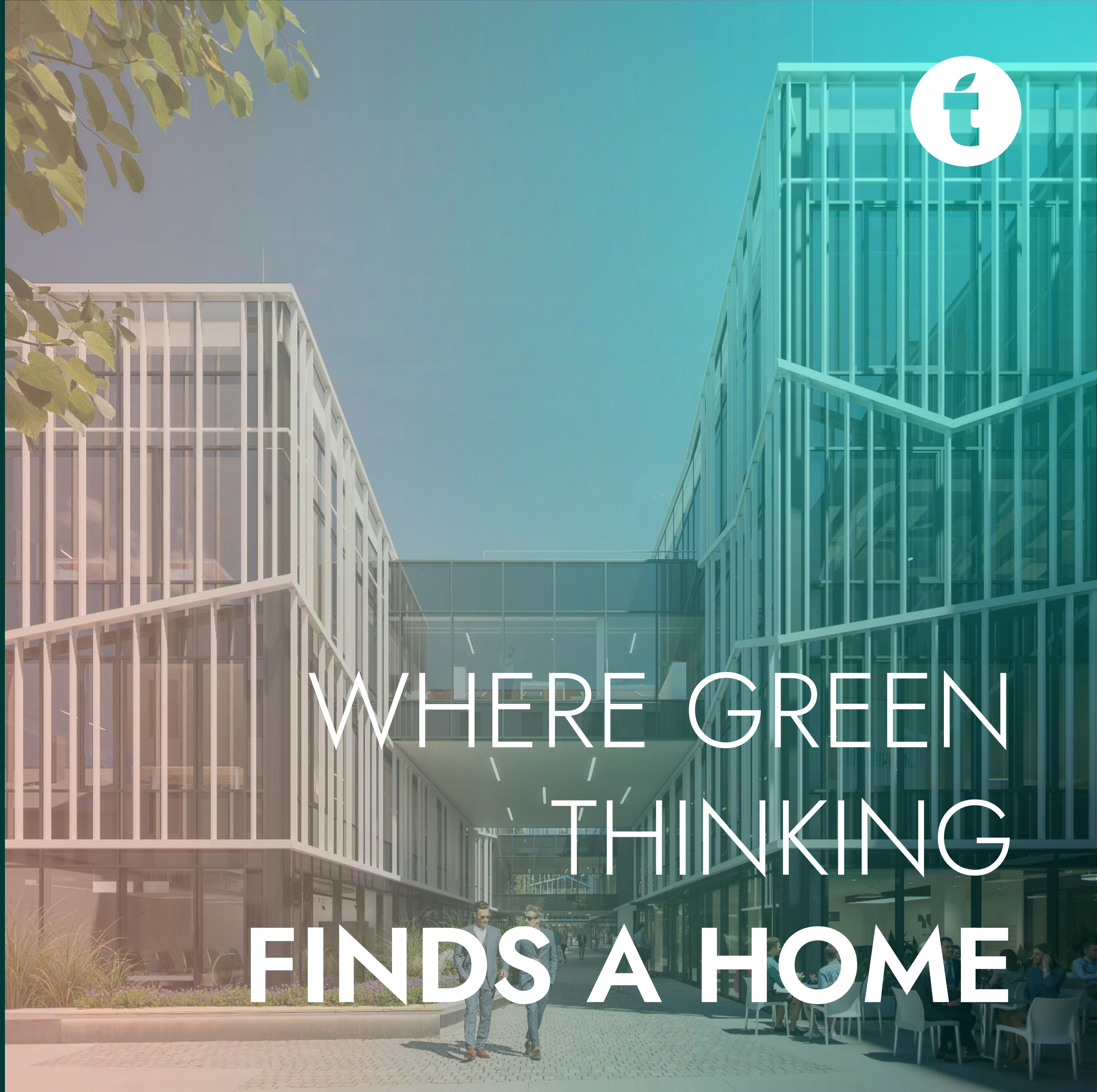
- ✓ WELL Building Standard platina level
- ✓ BREEAM Excellent certification
- ✓ ACCESS4YOU Gold certification





# WHERE TRADITION AND FUTURE CONVERGE





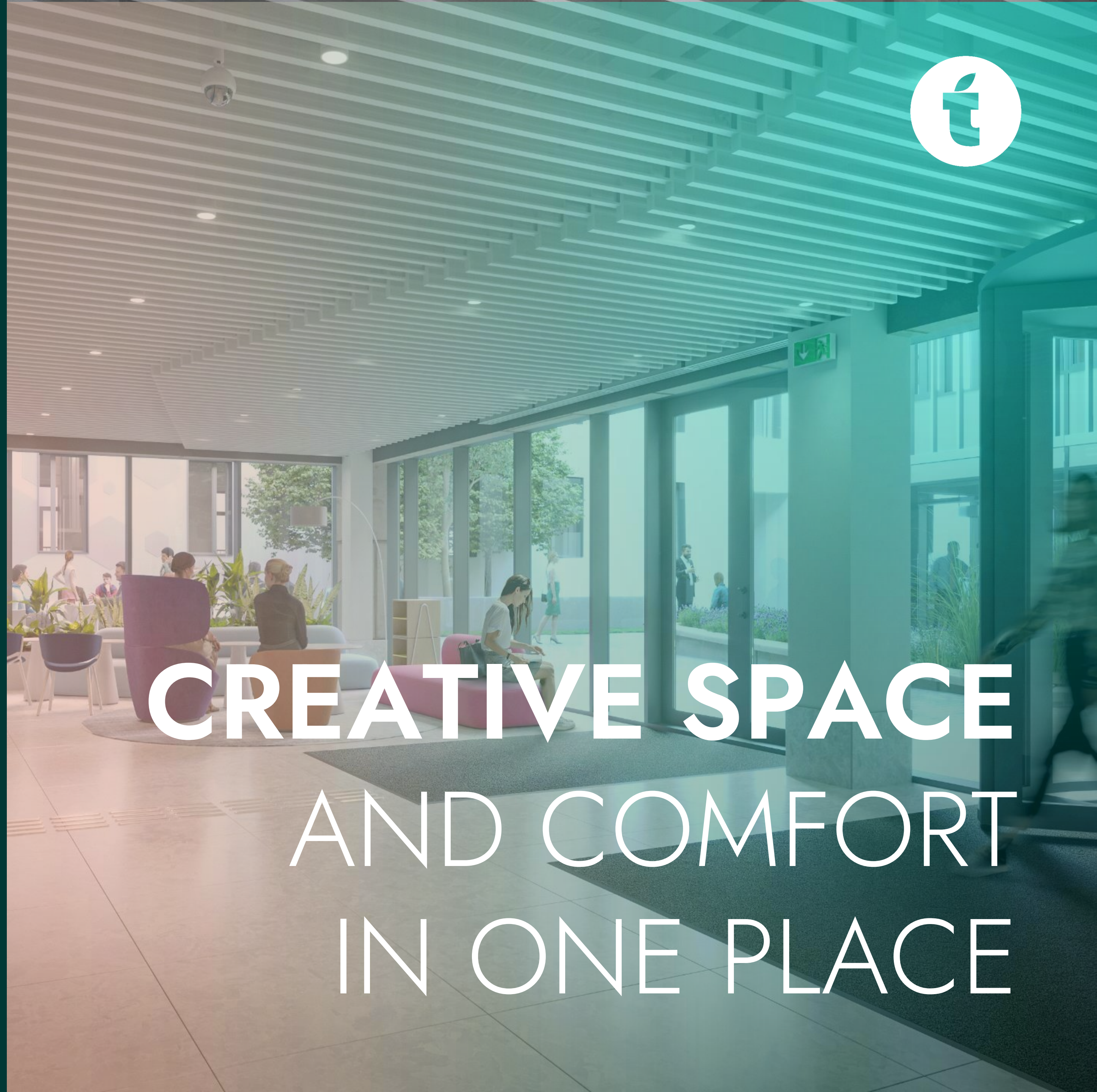
WHERE GREEN  
THINKING  
FINDS A HOME





**EMPOWERING  
YOUR BUSINESS  
WITH THE RIGHT  
SPACE TO WORK**





**CREATIVE SPACE  
AND COMFORT  
IN ONE PLACE**

# WELL BEING & SUSTAINABILITY



**Bike storage combined with shower facilities**



**Electric car chargers**



**Selective waste collection**



**Solar panel & ground source heat pump system**



**LED lighting energy efficient mechanical & electrical systems**



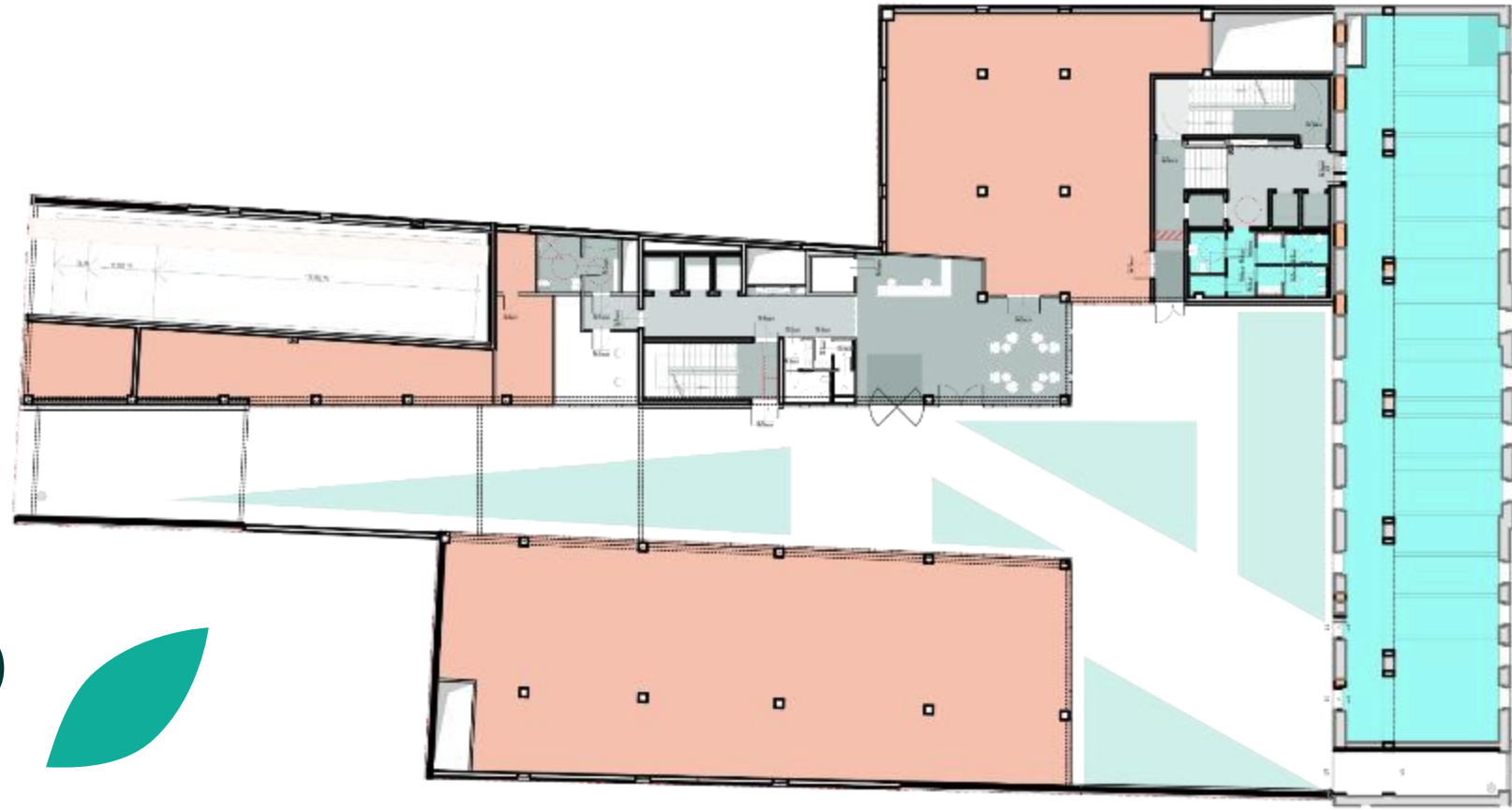
**We plant a tree after every 20 workstation**



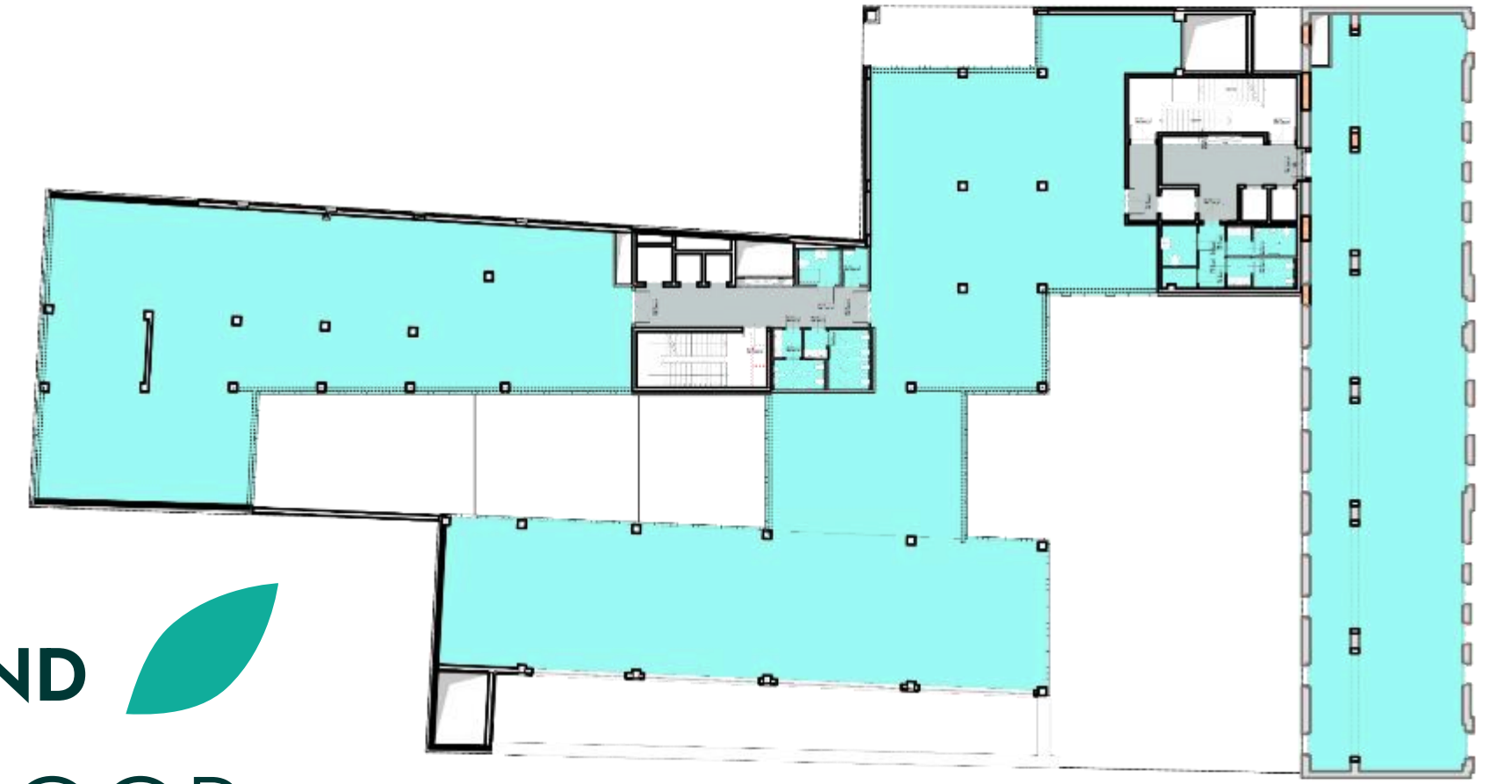
**Fully accessible and barrier-free building**

# FLOORPLANS

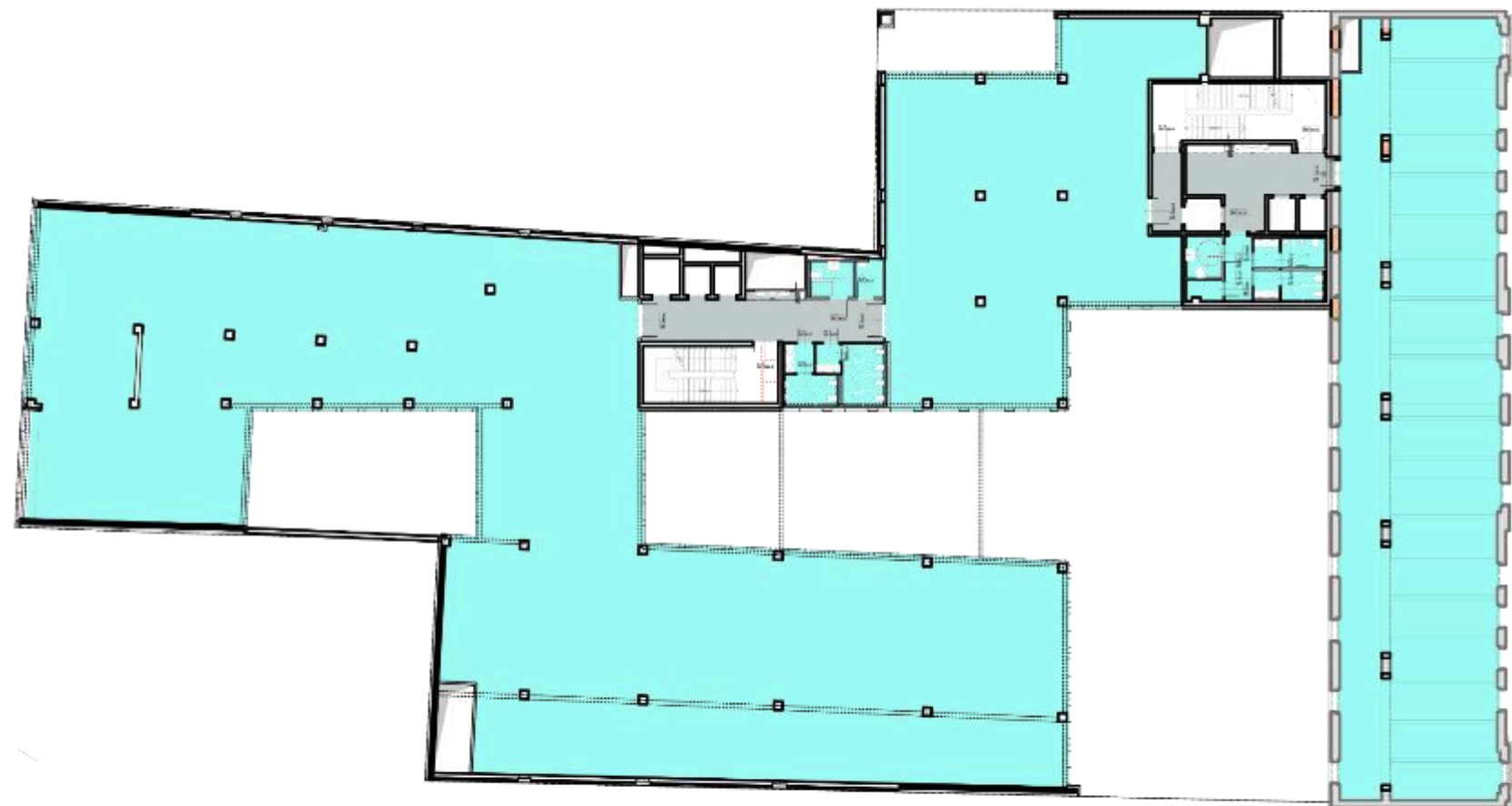
**GROUND**  
FLOOR



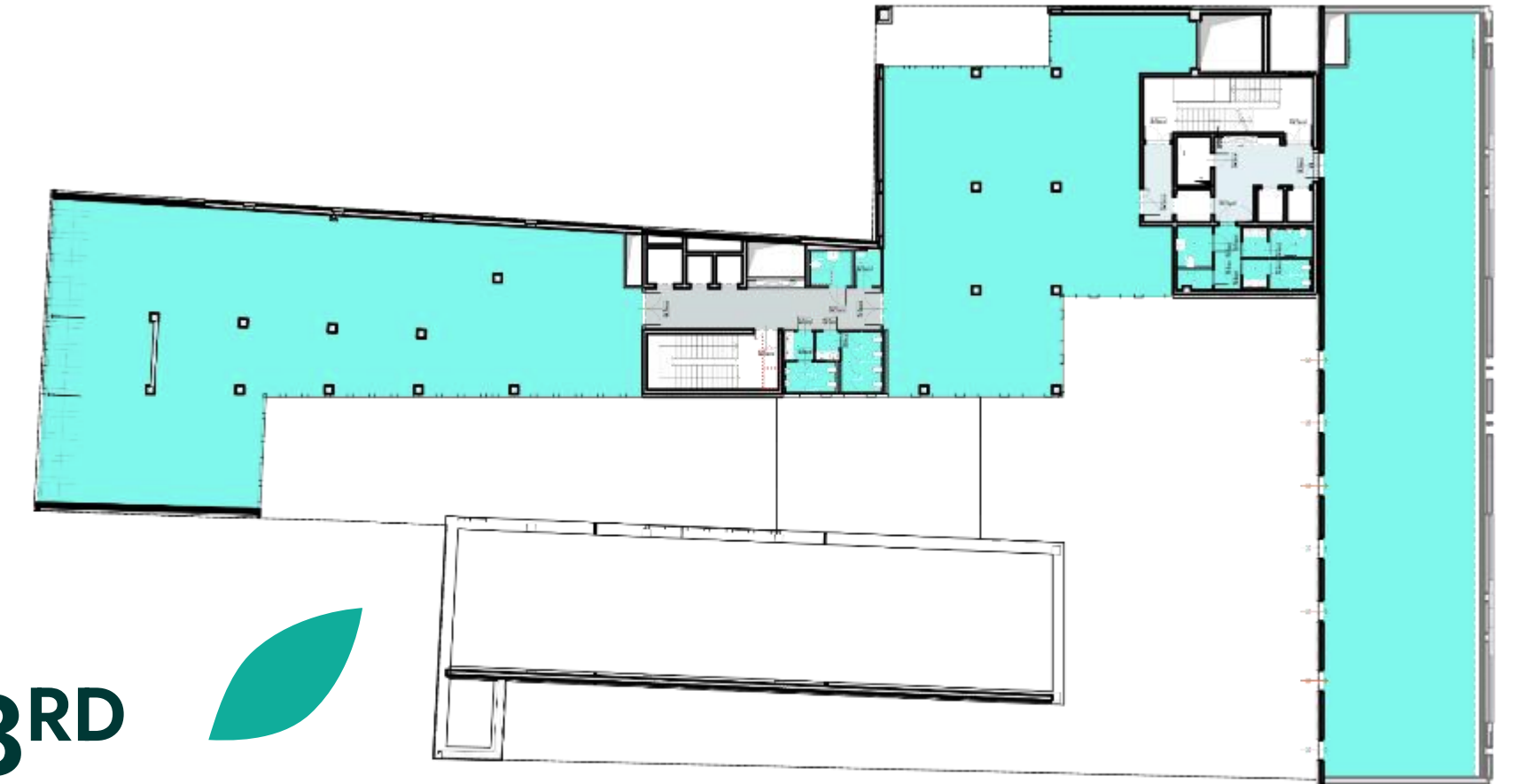
**2<sup>ND</sup>**  
FLOOR



**1<sup>ST</sup>**  
FLOOR



**3<sup>RD</sup>**  
FLOOR





# KEY TAKEAWAYS



The most modern & innovative office building in Szeged



The green passage featuring a design centered around social interactions

We are supporting your ESG targets.  
Easy access & excellent location



An ideal setting to grow your team and engage with the next generation of employees





## **Gabriella Szilvássy**

Sales manager

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**Thank you**  
for your attention!

**tila**