



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://www.keszgroup.com)

KÉSZ GROUP IN NUMBERS



40+ years
of experience



HUF 167 billion
of annual revenue



6 million m²
of reference projects



5 countries
in Europe



2 500
employees

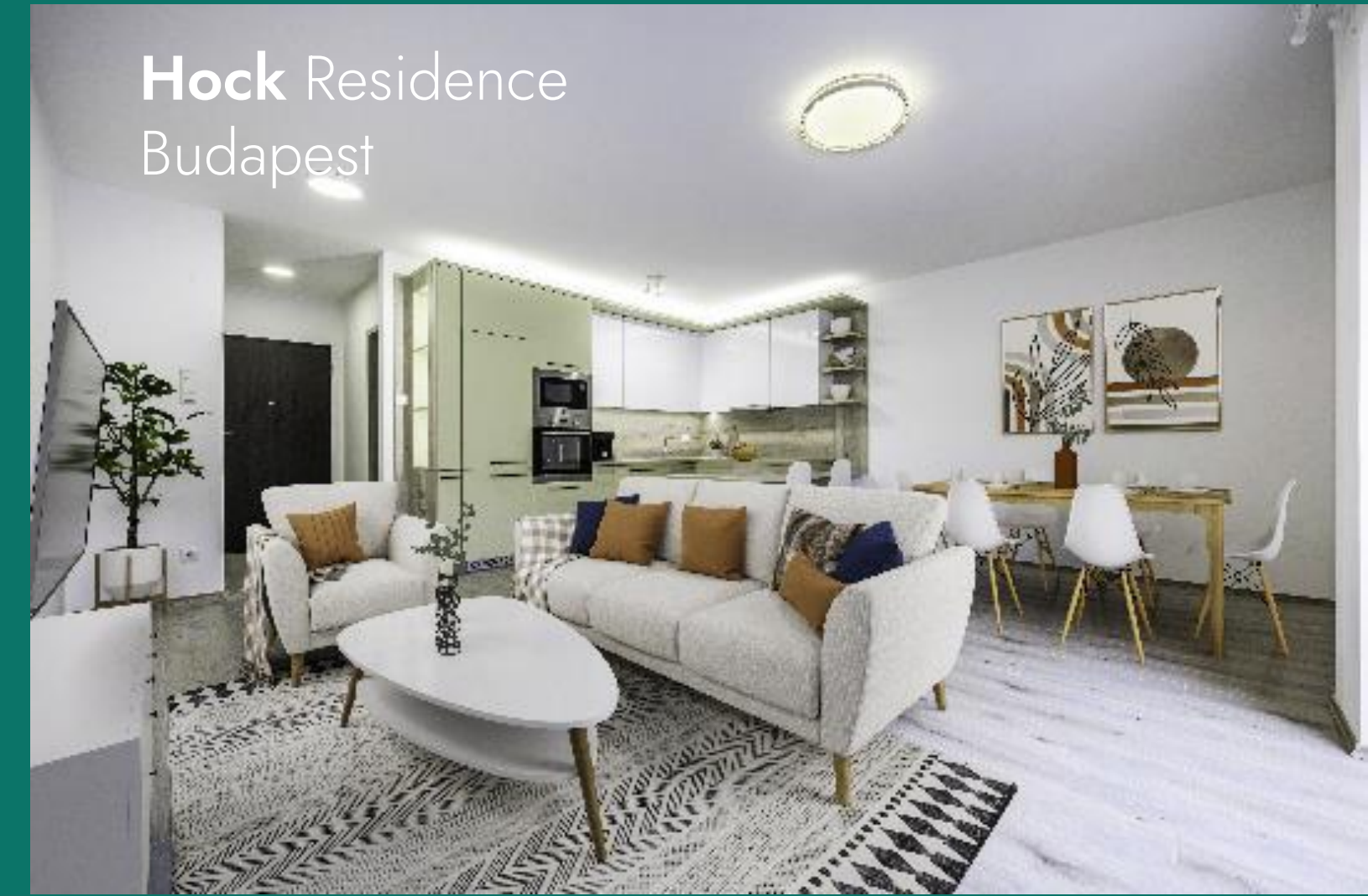
OUR DEVELOPMENT REFERENCES

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

KÉSZ HQ
Budapest



Hock Residence
Budapest



**Four Points by Sheraton Hotel &
Conference Center,**
Kecskemét



Hexagon Office
Cluj



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



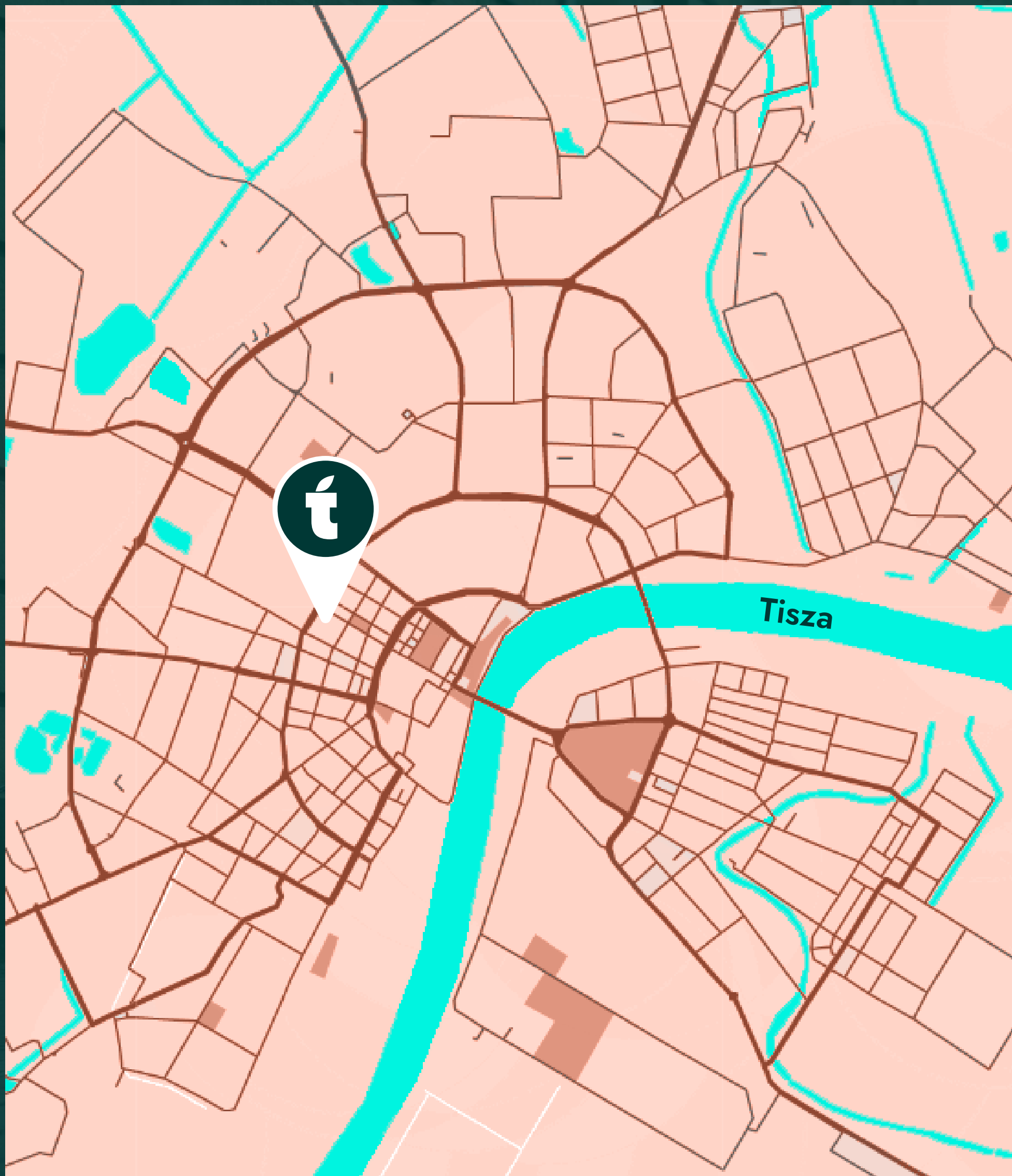
talia

Office development



talia

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.

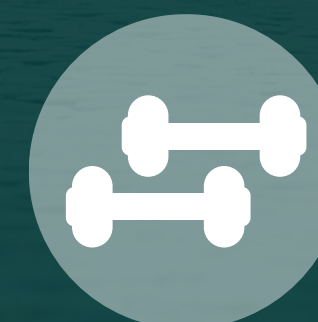
Join the thriving business community of Szeged and seize every opportunity in style with us!

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 m² **office** & 120 m² **private terrace** on the 2nd & 3rd floors,
860 m² **retail**, 130 m² **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



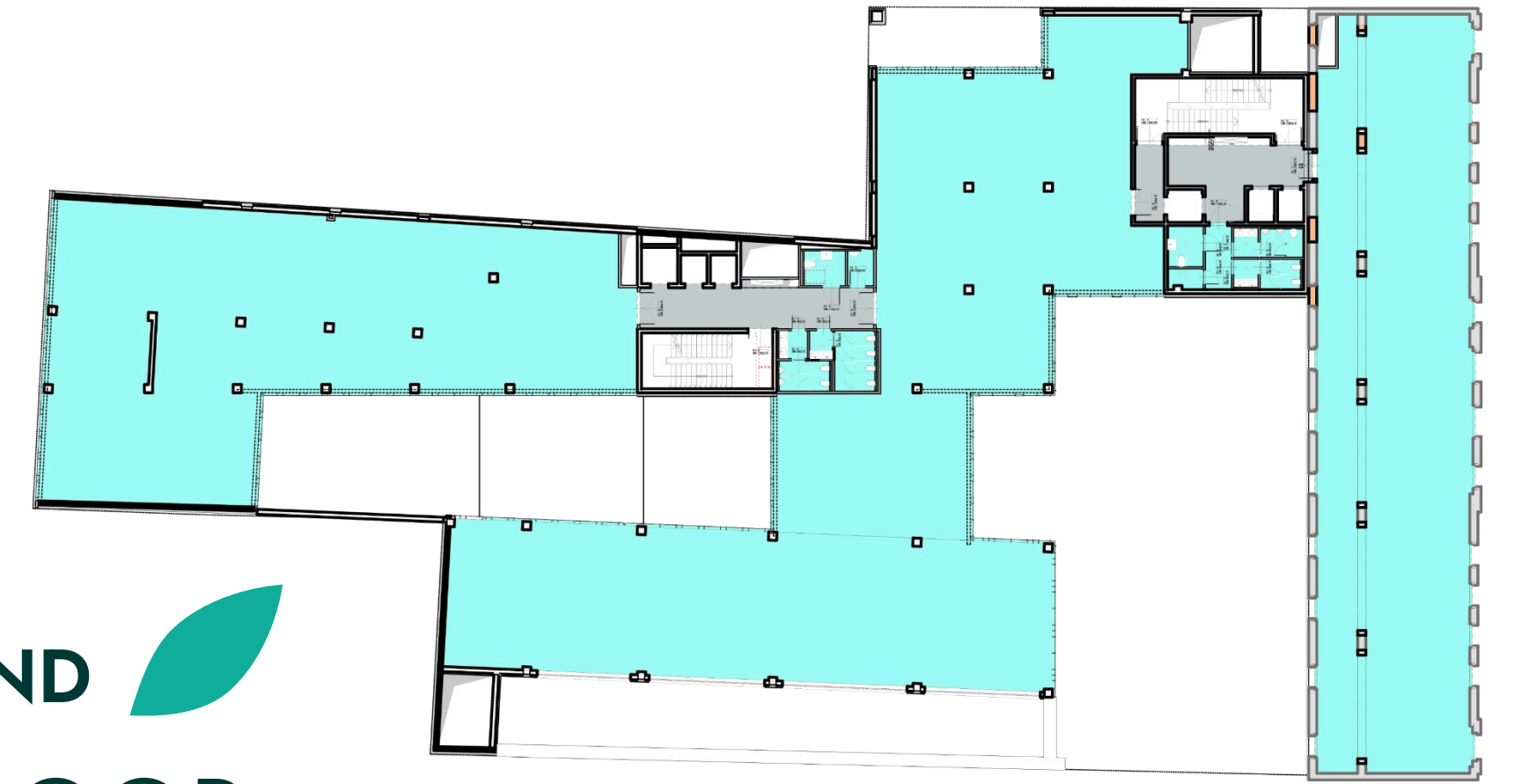
Fully accessible and barrier-free building

FLOORPLANS

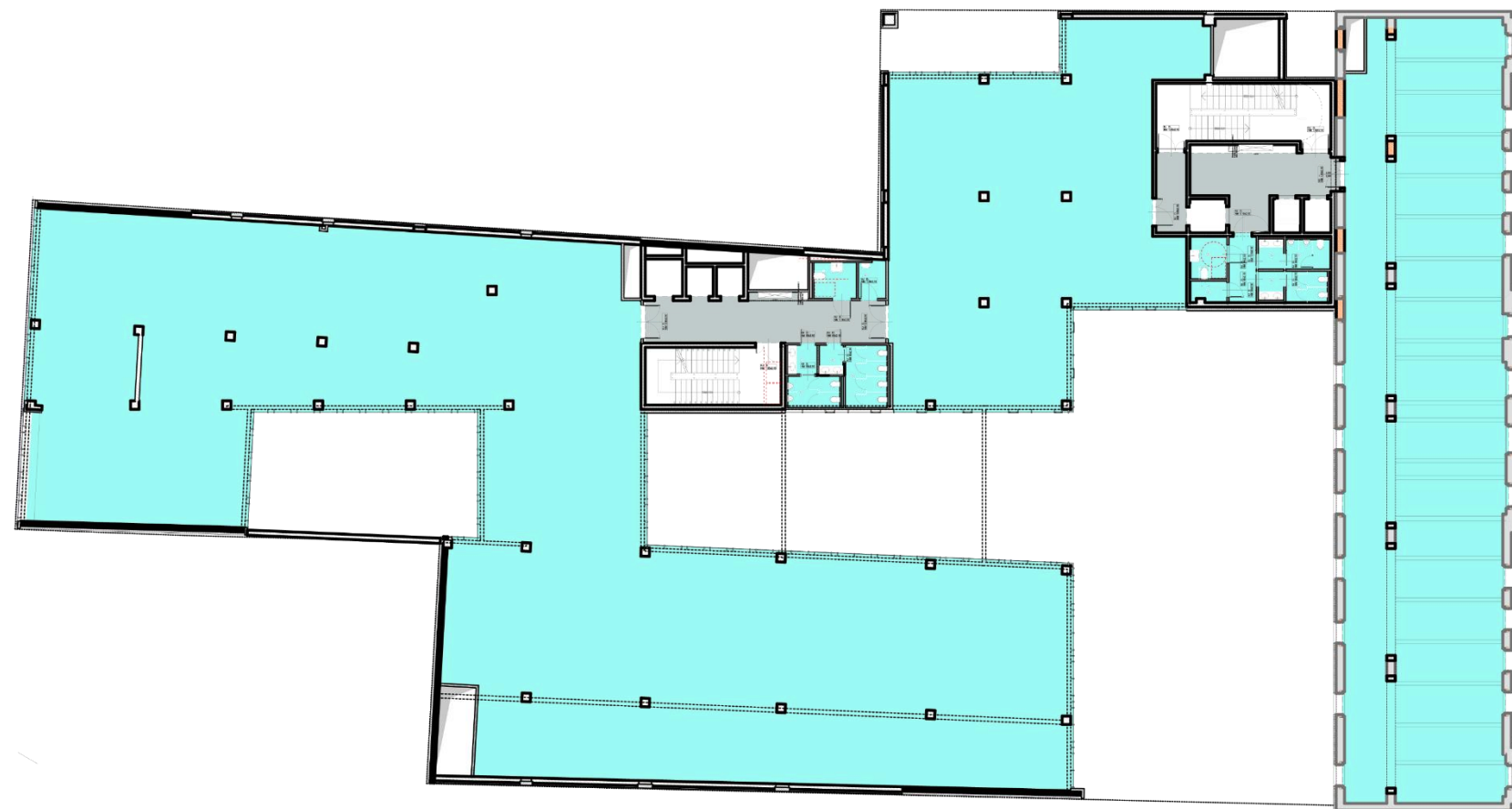
GROUND
FLOOR



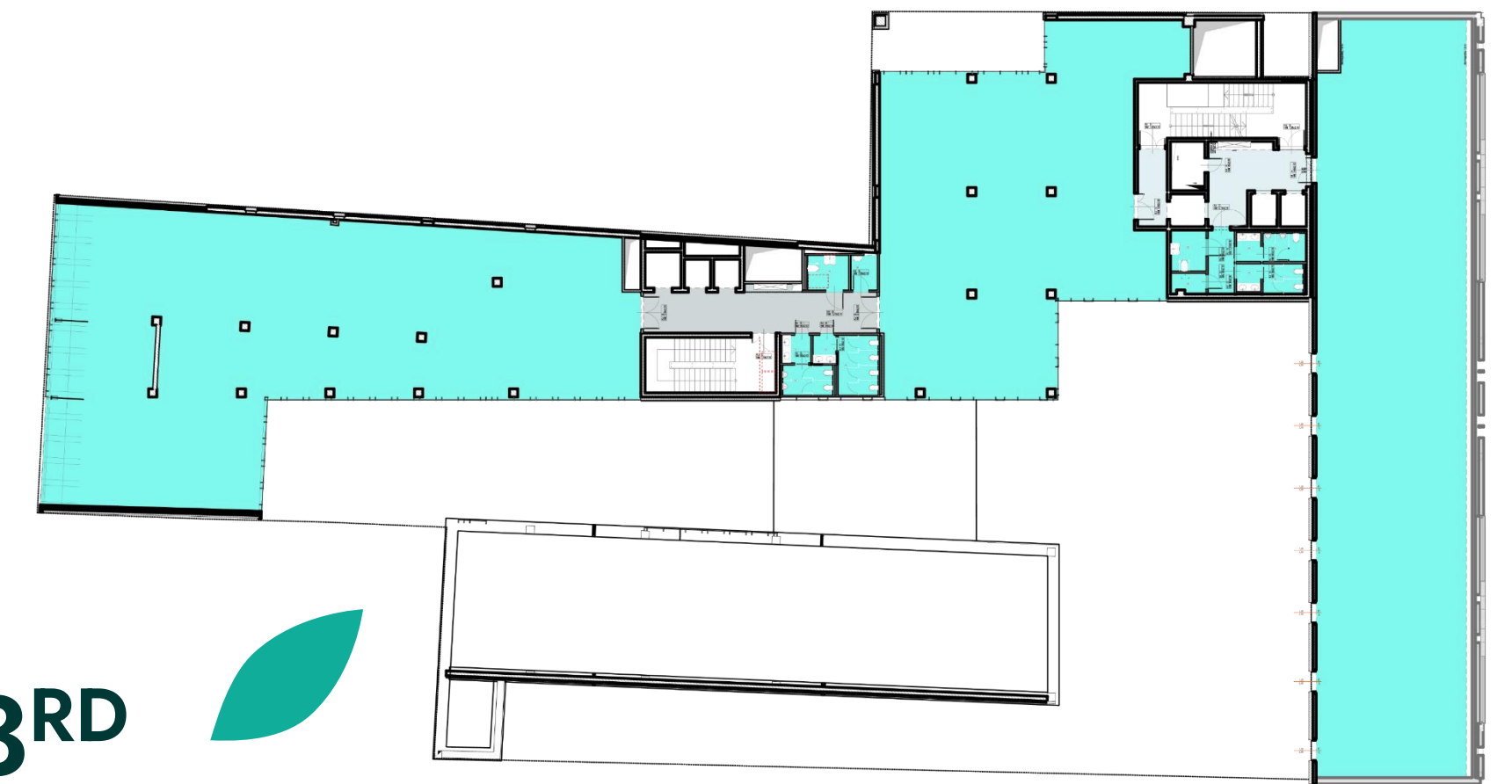
2ND
FLOOR



1ST
FLOOR



3RD
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





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Thank you
for your attention!

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