

The Character of the Past. The Workspace of the Future.

This nearly 130-year-old historic building opens a new chapter in one of Budapest's most dynamically developing districts. Renovated loft offices, warehouse and creative spaces in an inspiring, human-scale environment.

5631 m²

total leasable area

Reinterpreted Industrial Heritage

The former Disinfection Institute on Gyáli Road was built in 1898 to the designs of Dezső Hönig — who also gave the building its name.

This historically significant, character-rich building complex is being transformed through a comprehensive renovation and expansion, resulting in modern office, warehouse and multifunctional spaces along a key urban axis in Budapest's 9th district.

The development will create nearly 4,000 m² of leasable office, storage and ancillary space, where the values of turn-of-the-century architecture meet contemporary, innovative and energy-conscious solutions. The unique identity of Hönig Ház lies in its ability to simultaneously preserve the building's historic character while offering a modern, flexible working environment for tomorrow's businesses.



Where Past and Present Meet

The building's distinctive architectural solutions blend the classical values of turn-of-the-century industrial architecture with the progressive vision of contemporary extension.

Key priorities of the renovation:

- preservation of the original architectural character
- maximising natural light
- energy-efficient operation
- human-centred spatial organisation

The spatial structure organised around three separate yet interconnected internal courtyards creates a unique atmosphere: open, inspiring and community-oriented surroundings for the businesses operating within.

While fully respecting the existing structure, the extension delivers a clearly contemporary, honest and legible building. The dialogue between old and new — a precise marking of passing time and the spirit of each era — gives the spatial composition its tension and completeness, much like the contrast between the building's former function and its current use.

The project's goal is to carry this historic heritage forward in a sustainable and future-oriented manner.



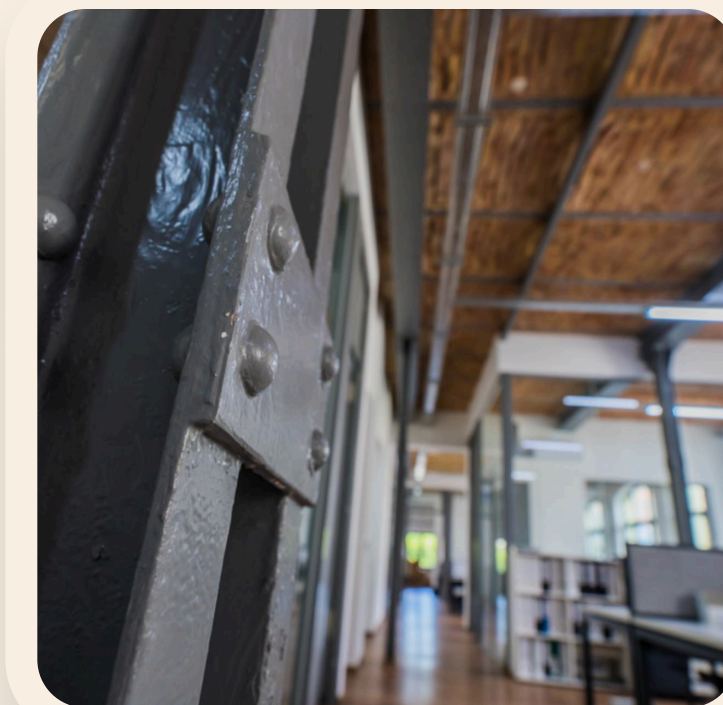
Inspiring Spaces for Modern Businesses

Hönig Ház is an ideal choice for startups, creative studios, technology companies, design and innovation-driven ventures, as well as established businesses looking for a distinctive base.

The spaces within the building simultaneously offer:

- a prestigious, representative presence
- flexible operations
- a natural and inspiring environment
- modern technical infrastructure

The project places particular emphasis on creating a human-scale work environment — a spatial structure that supports collaboration, creativity and long-term sustainable operation.



Flexibly Configurable Functions

loft offices

creative studios

storage areas

back offices

multifunctional business spaces

meeting room rental

Advantages of the spaces:

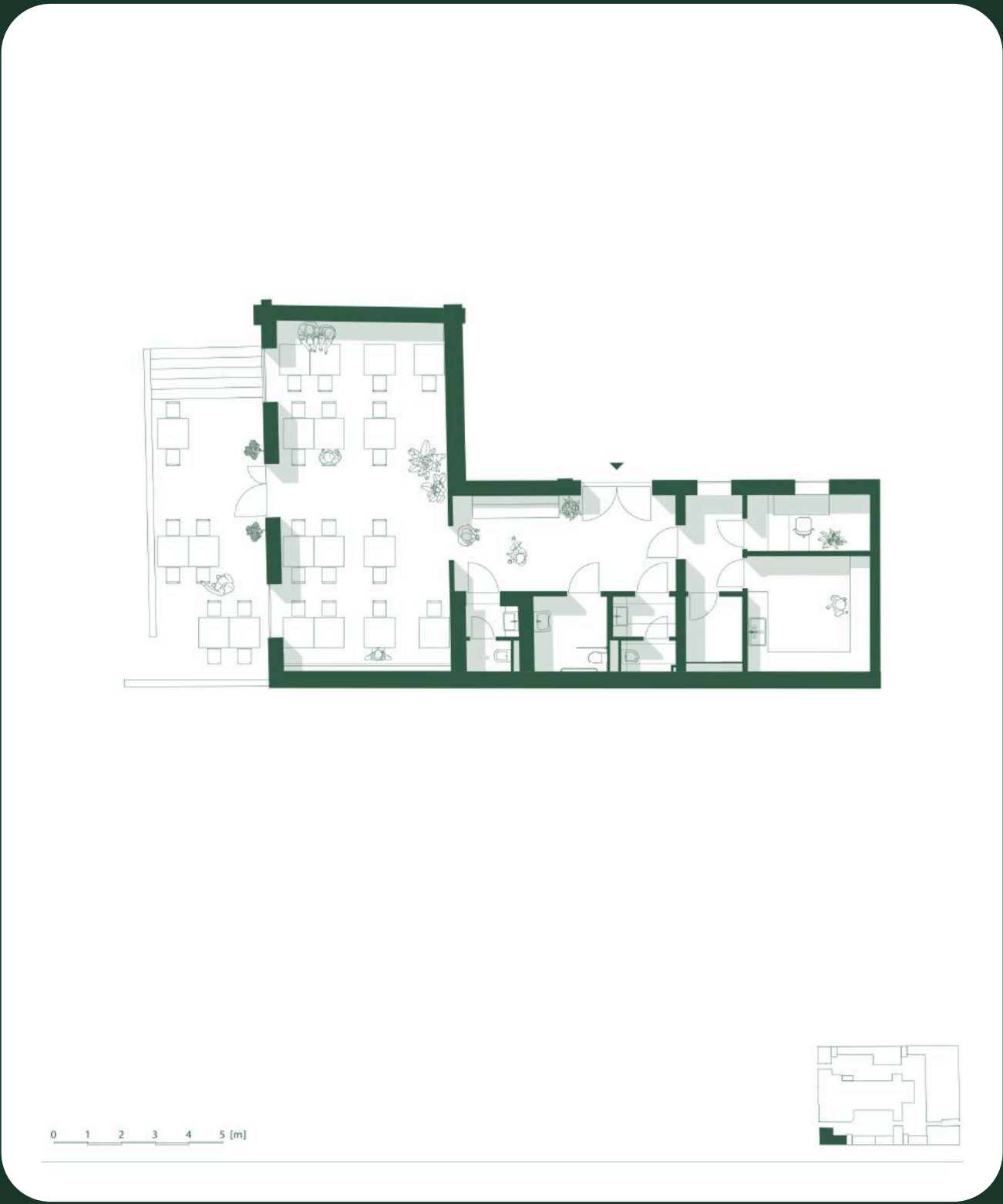
High ceilings, flexible floor plan, industrial character, natural light, modern infrastructure, community courtyard experience.

Location	Function	Area (m²)	Lease Unit
Basement	Storage	99,53	A0
Basement	Storage	96,02	B0.-1
Ground floor	Café	110,59	A1.0
Ground floor	Office+clean area	677,69	B1.0
Ground floor	Storage	70,49	C1.0
Ground floor	Storage	54,97	C2.0
Ground floor	Storage	62,86	C3.0
Ground floor	Storage	55,97	C4.0
Ground floor	Office	127,04	D2.0
Ground floor	Storage	62,47	D3.0
Ground floor	Storage	158,69	E19.0
Ground floor	Workshop	127,61	E24.0
Ground floor	Storage	101,82	E25.0
1st floor	Office	162,61	A3.1
1st floor	Office	676,23	B2.1
1st floor	Office	149,01	C5.1
1st floor	Office	117,87	C6.1
1st floor	Office	121,16	C7.1
1st floor	Office	239,70	D4.1
1st floor	Office	74,91	D5.1
1st floor	Office	200,43	E1.1
1st floor	Office	94,66	E2.1
1st floor	Office/meeting room	140,75	E3.1
1st floor	Office	64,16	E4.1
1st floor	Office	14,19	E7.1
1st floor	Office	130,93	E10.1
1st floor	Office	260,74	E18.1
2nd floor	Office	233,50	A4.2
2nd floor	Office	318,91	A5.2
2nd floor	Office	183,29	A6.2
2nd floor	Office	391,67	B3.2
2nd floor	Office	446,89	B4.2
Total area		5,631.81 m²	

Ground floor



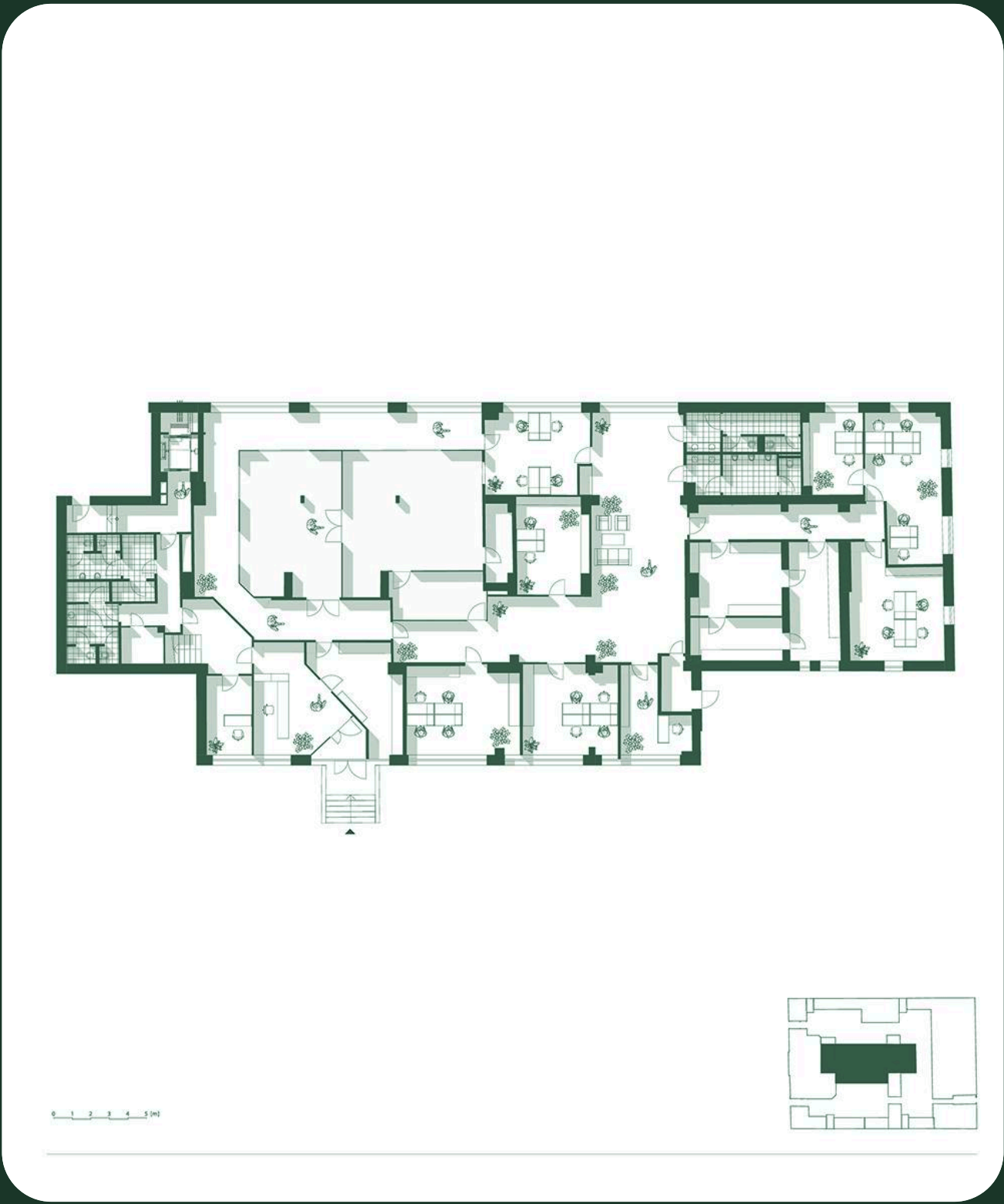
Ground floor



A1.0

110,61 m²

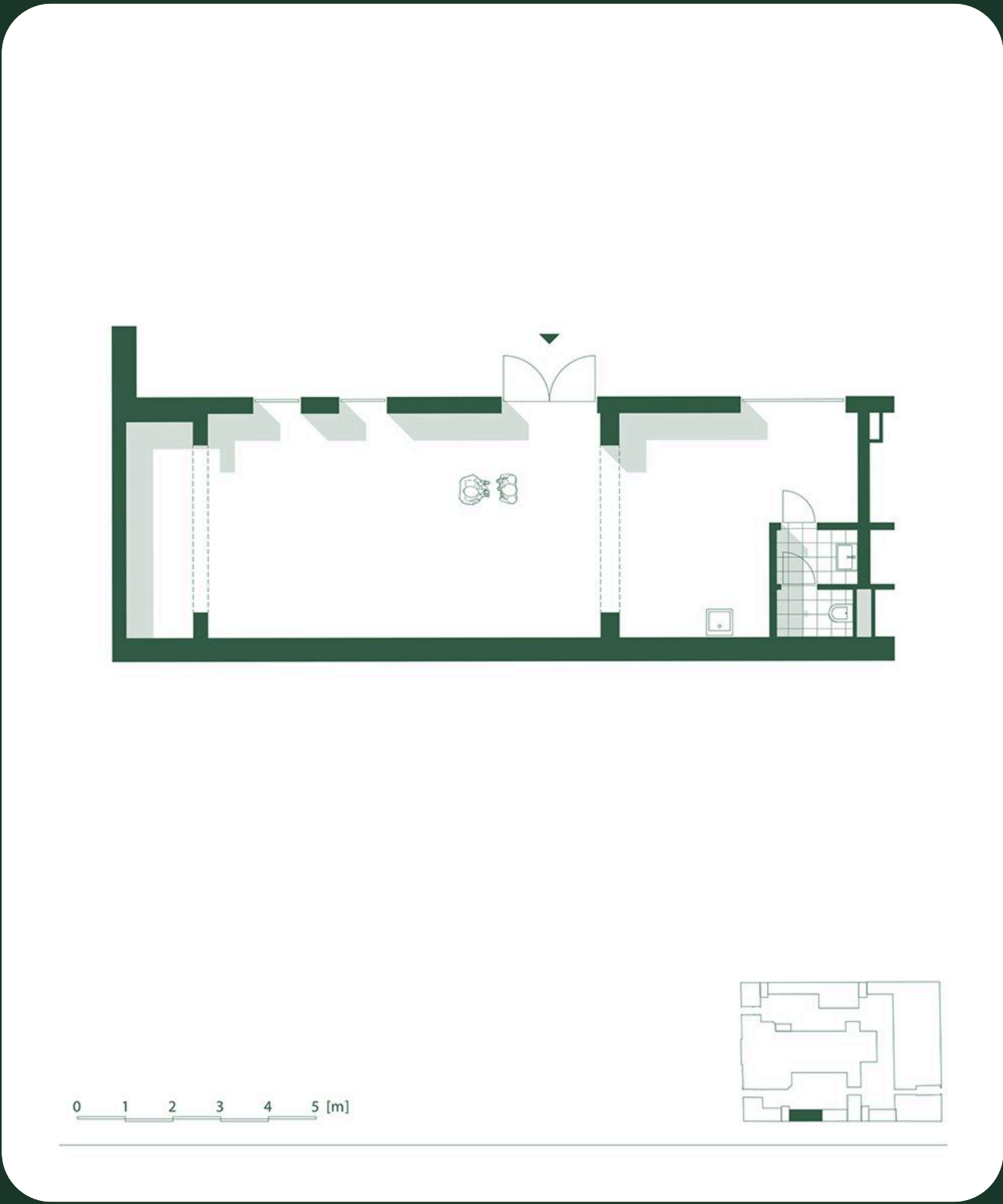
Café



B1.0

601,16 m²

Office



C1.0

70,49 m²

Storage

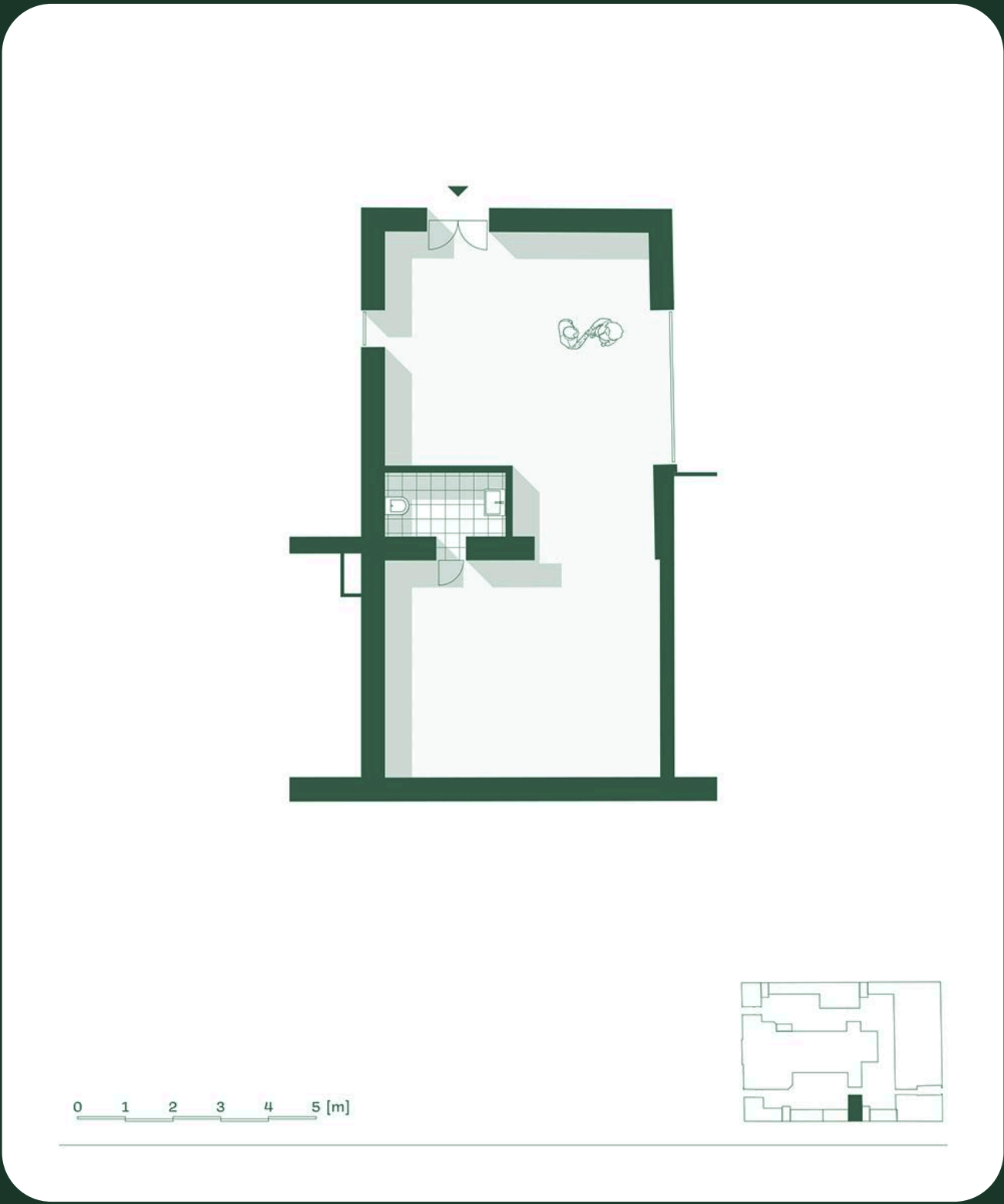
Ground floor



C2.0

54,97 m²

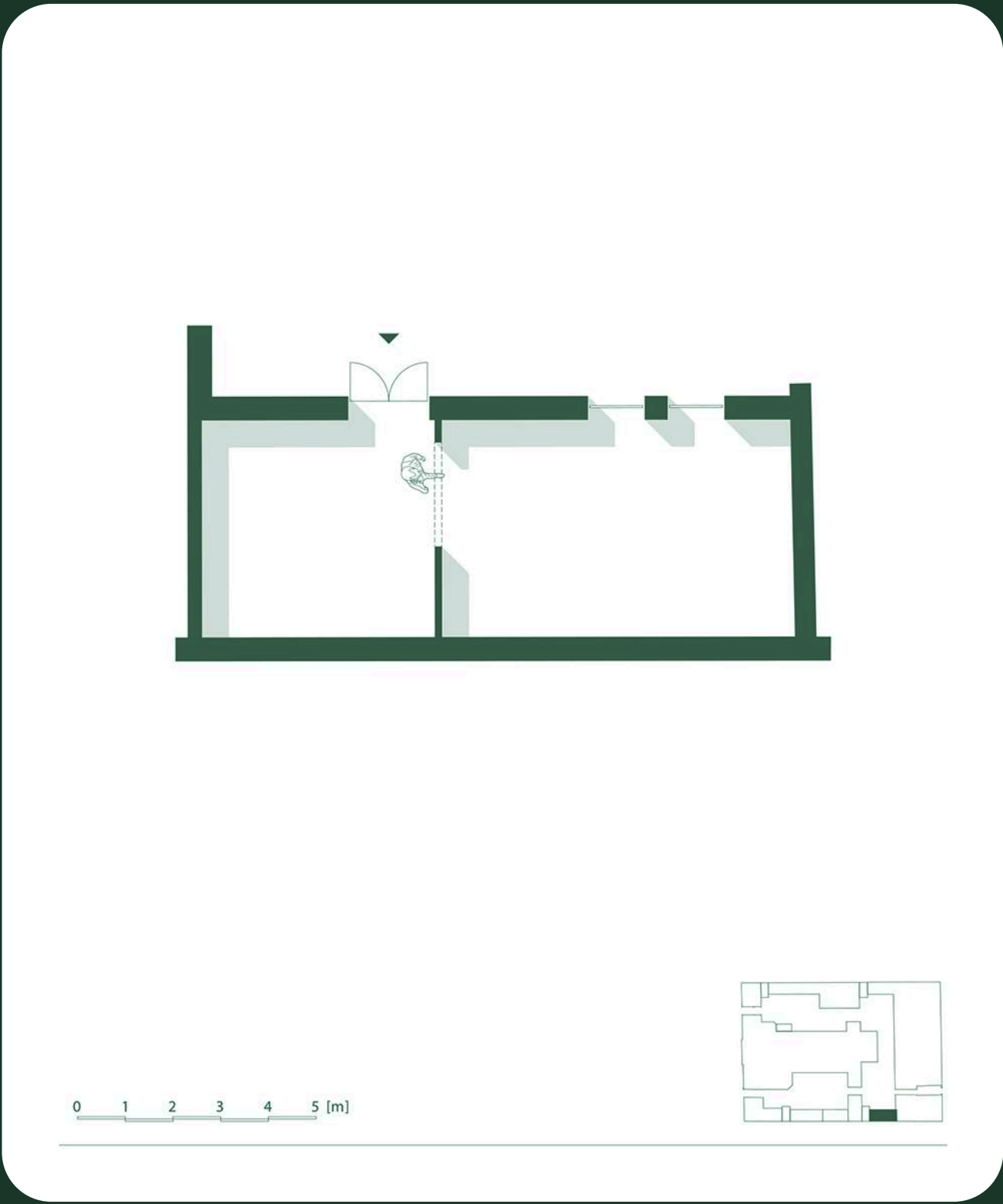
Storage



C3.0

62,86 m²

Storage

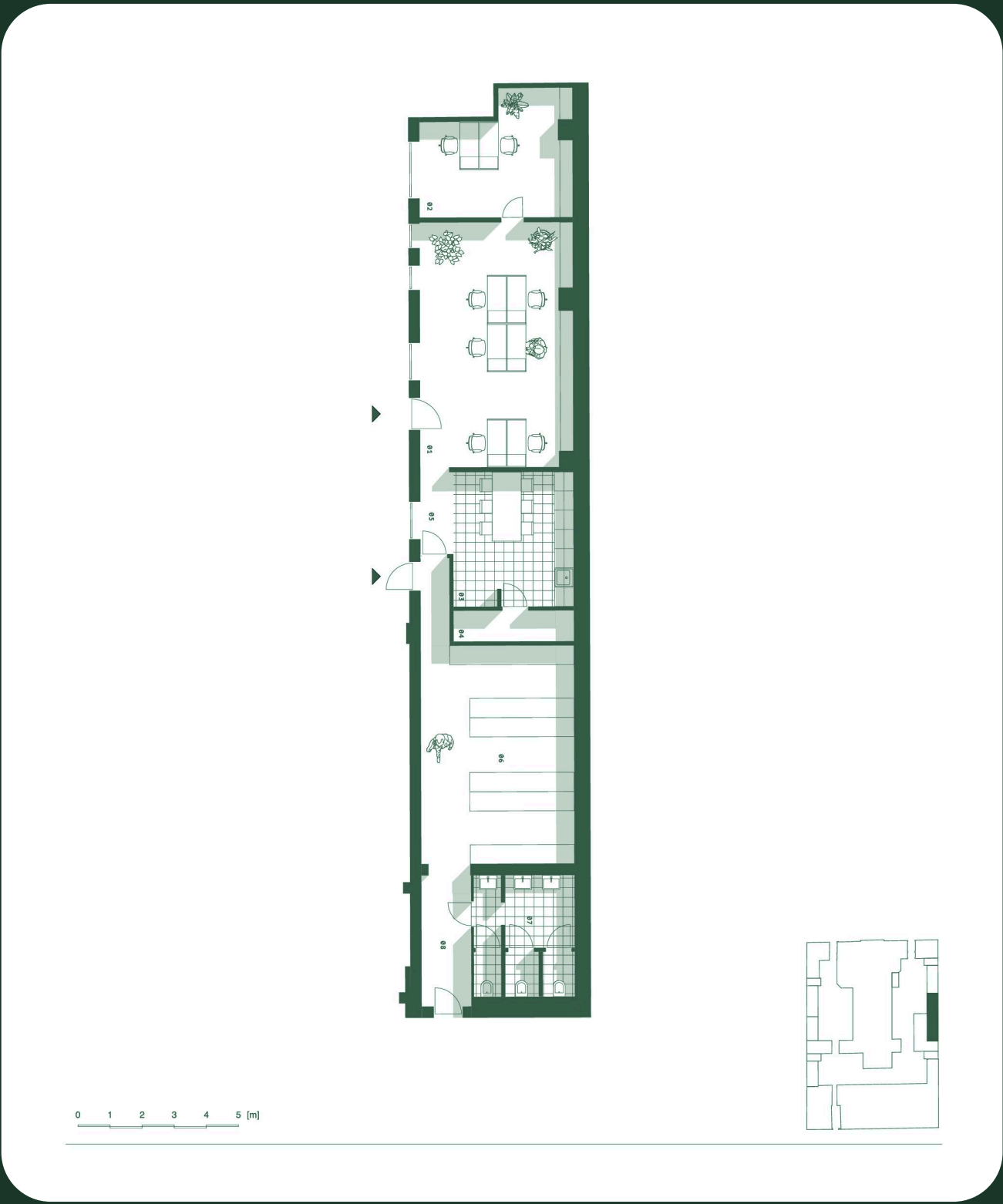


C4.0

55,97 m²

Storage

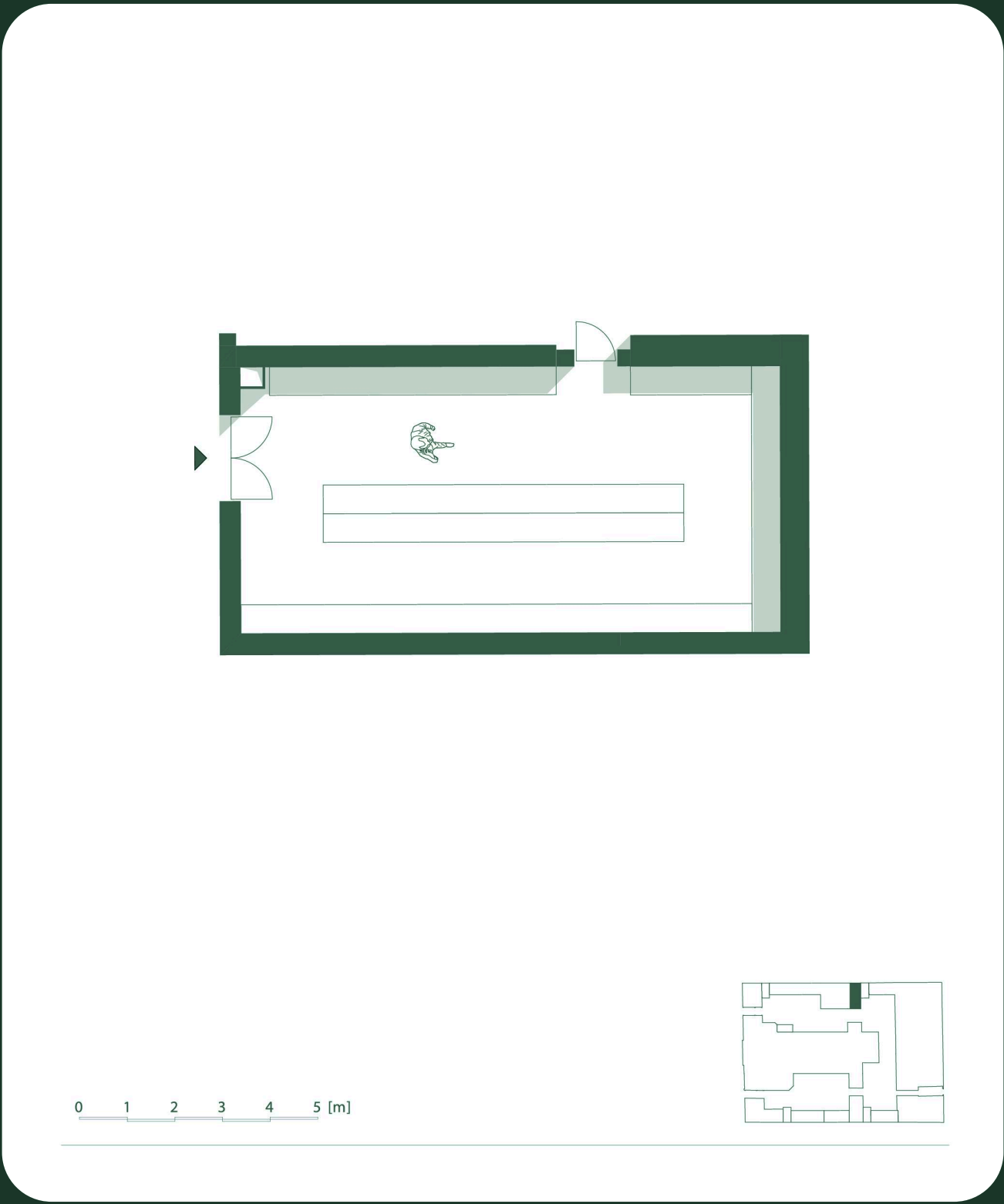
Ground floor



D2.0

127,4 m²

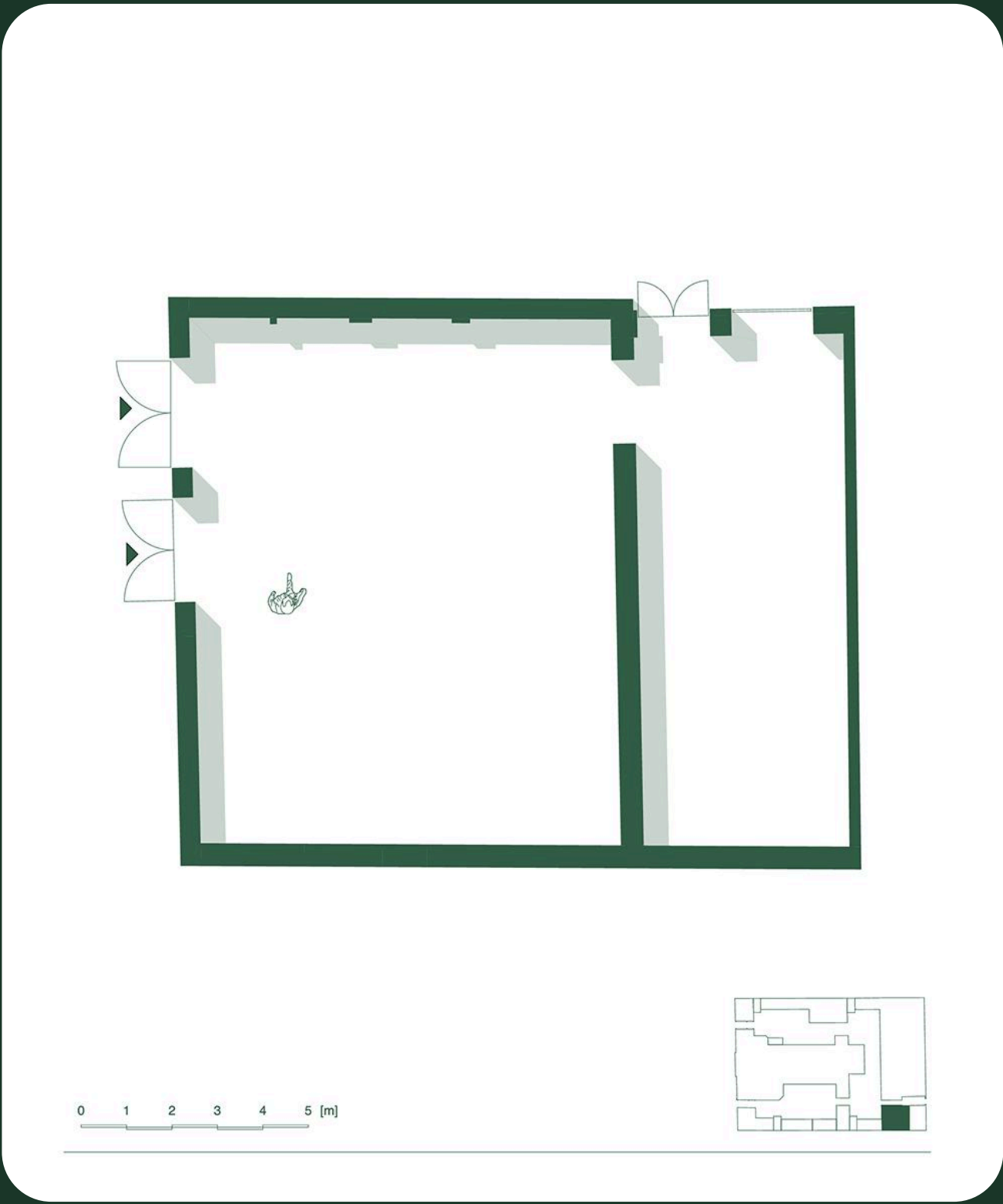
Office



D3.0

62,72 m²

Storage

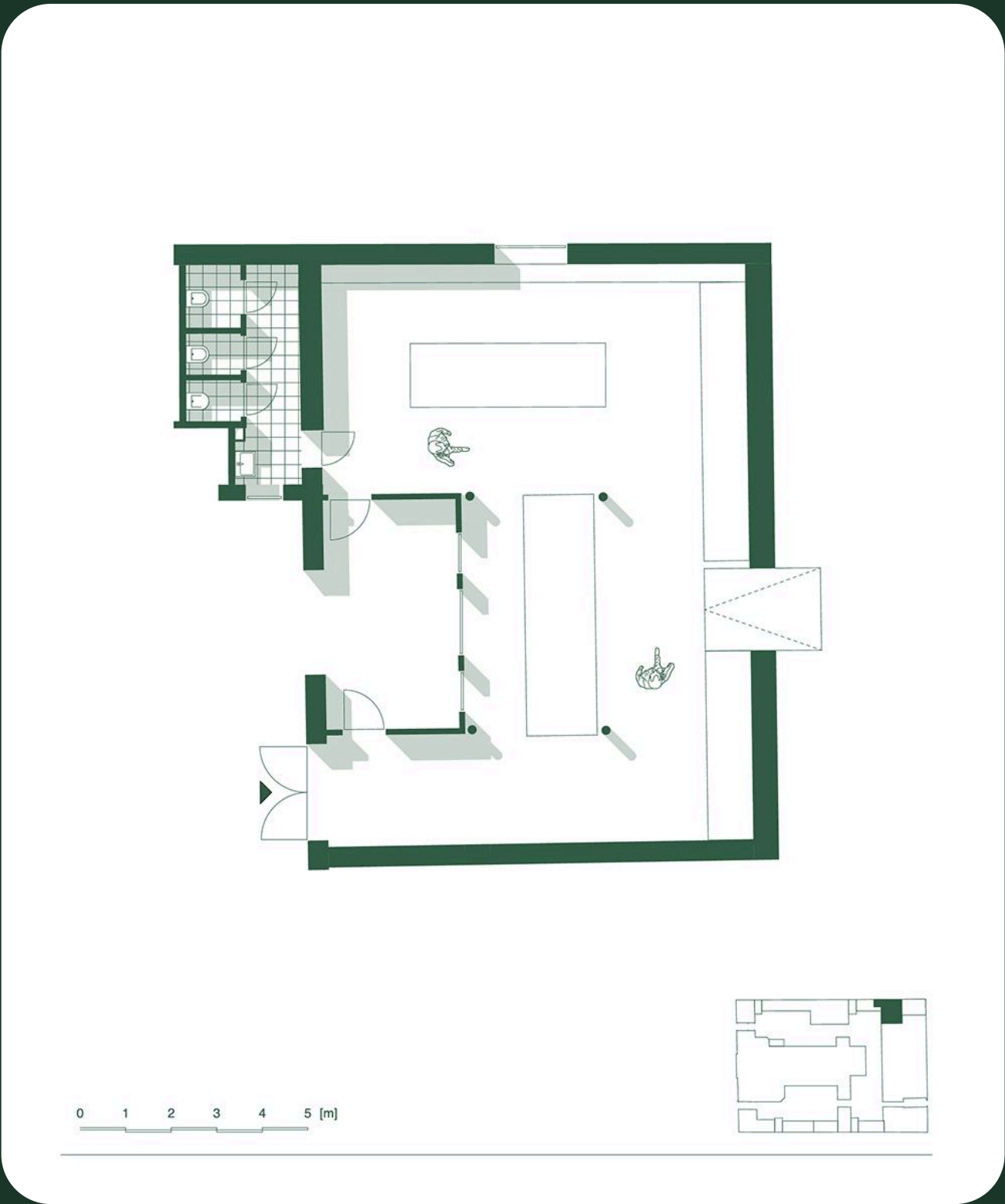


E19.0

158,69 m²

Storage

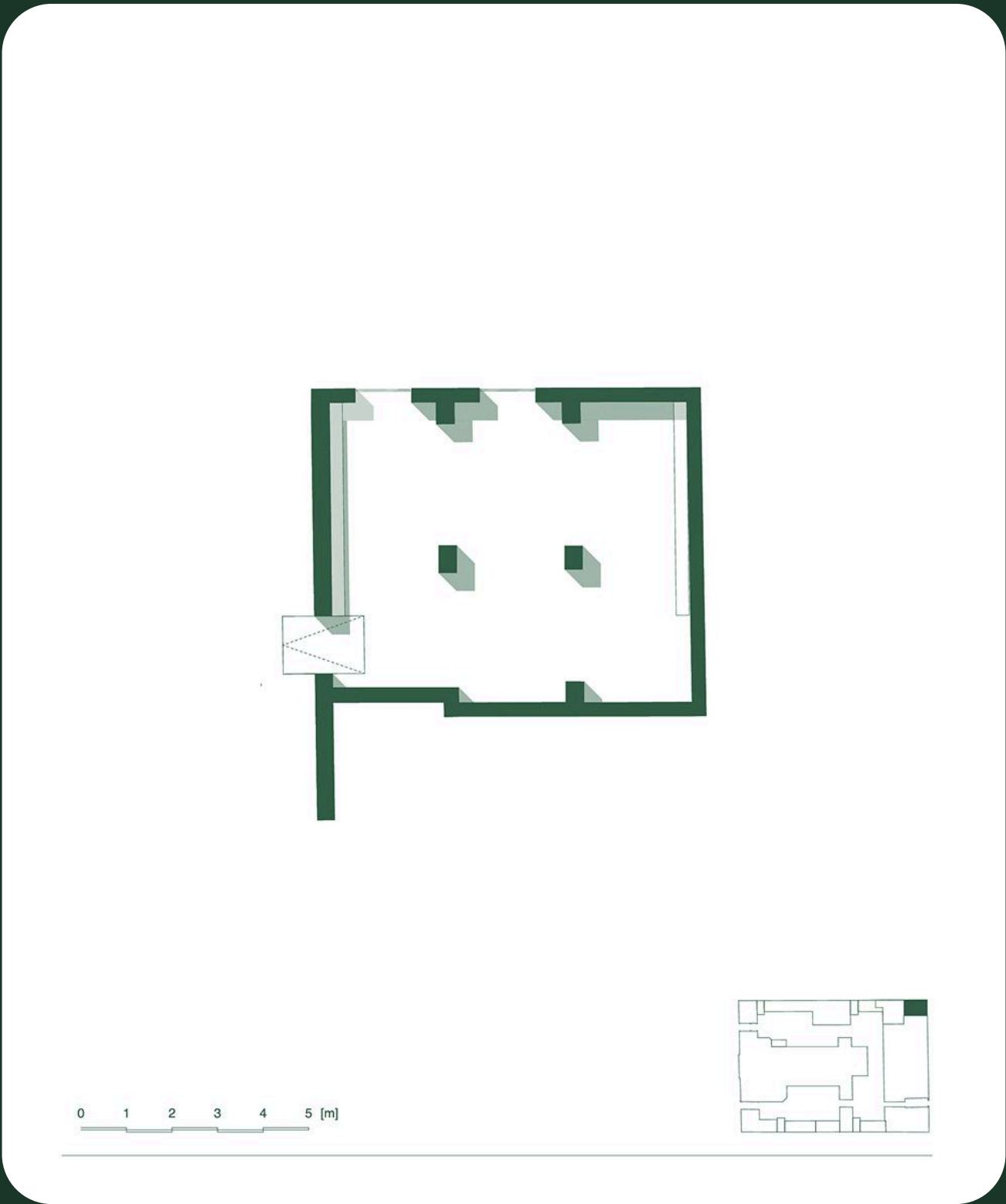
Ground floor



E24.0

127,61 m²

Workshop



E25.0

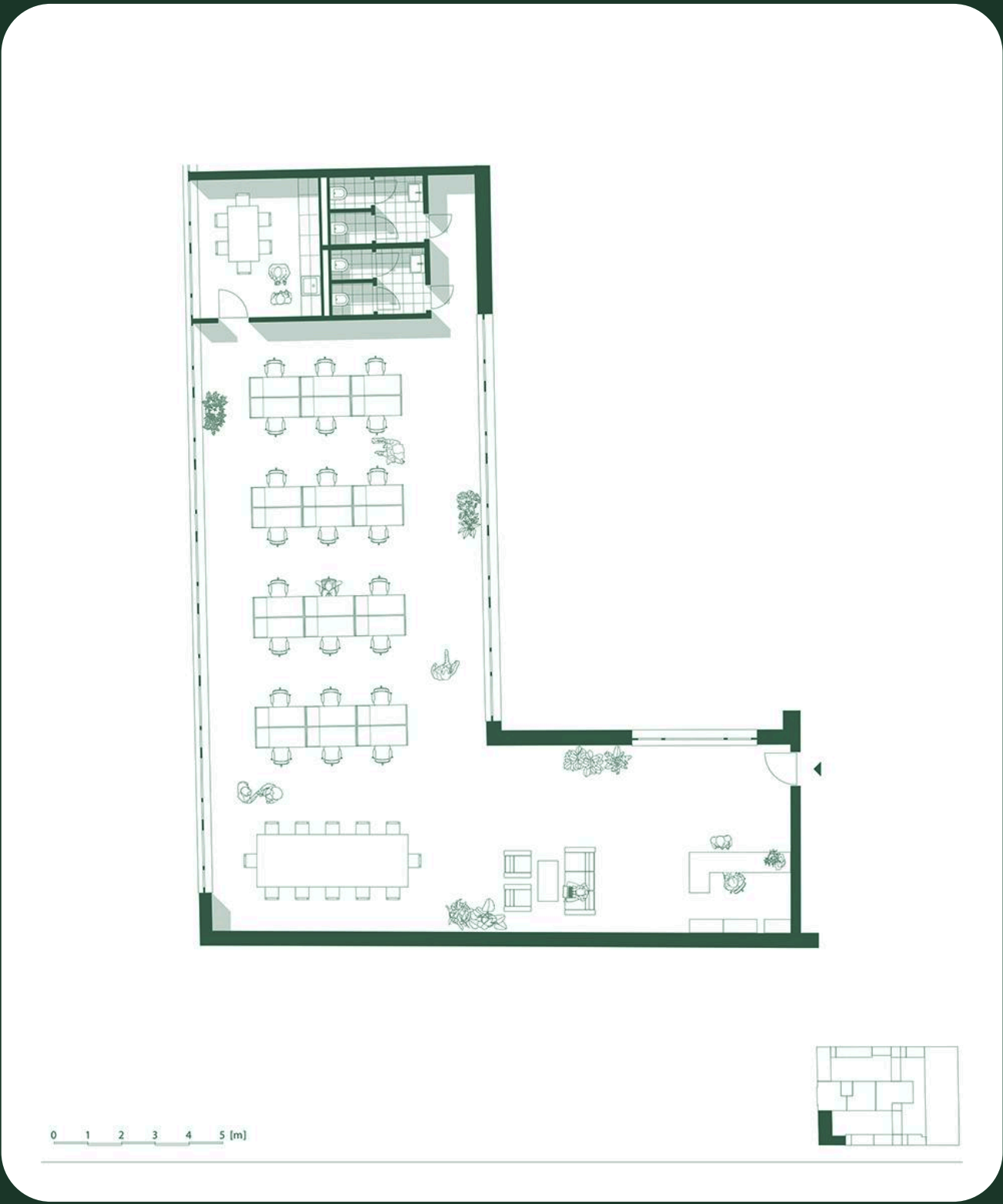
101,82 m²

Storage

1st floor



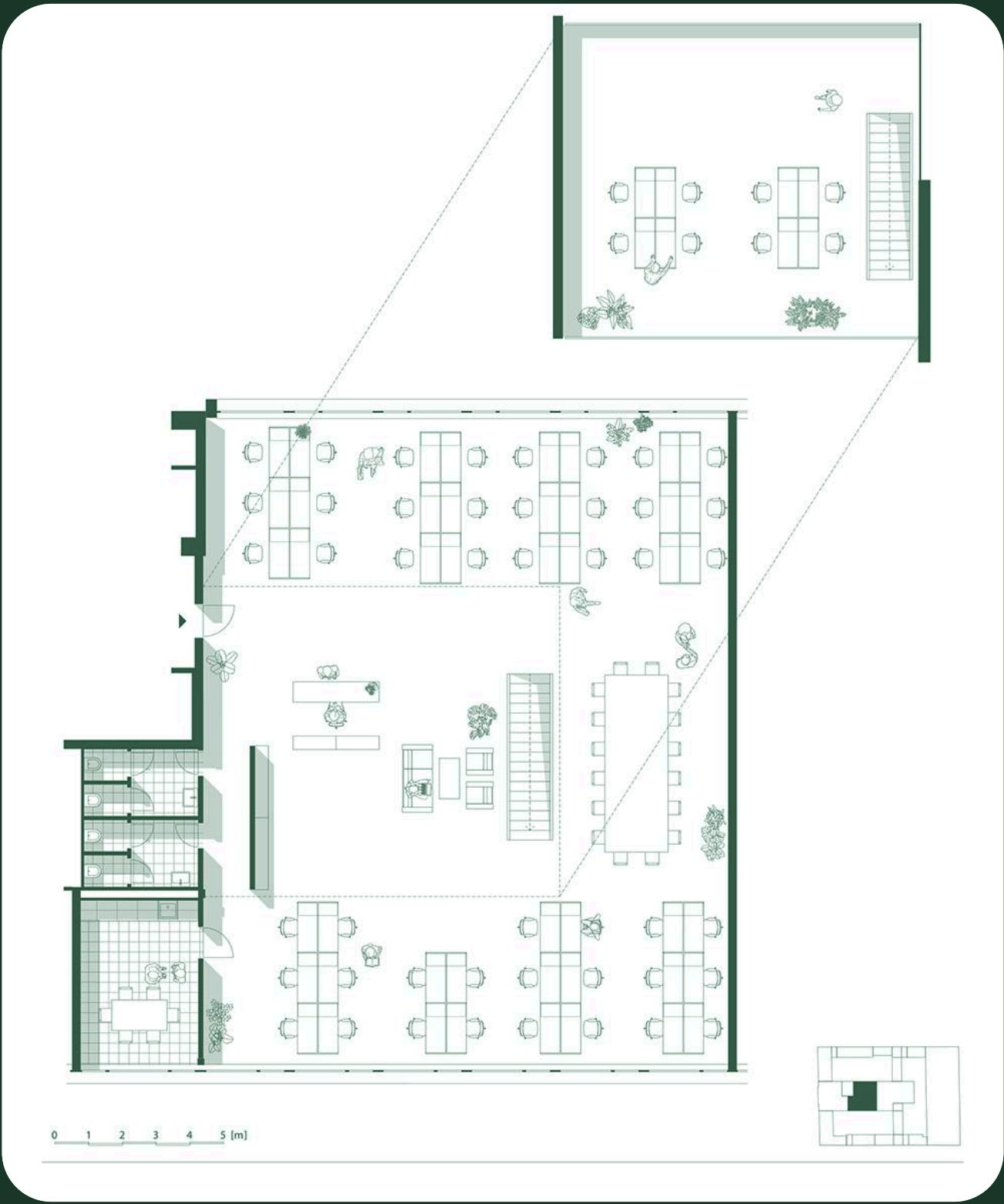
1st floor



A3.1

162,61 m²

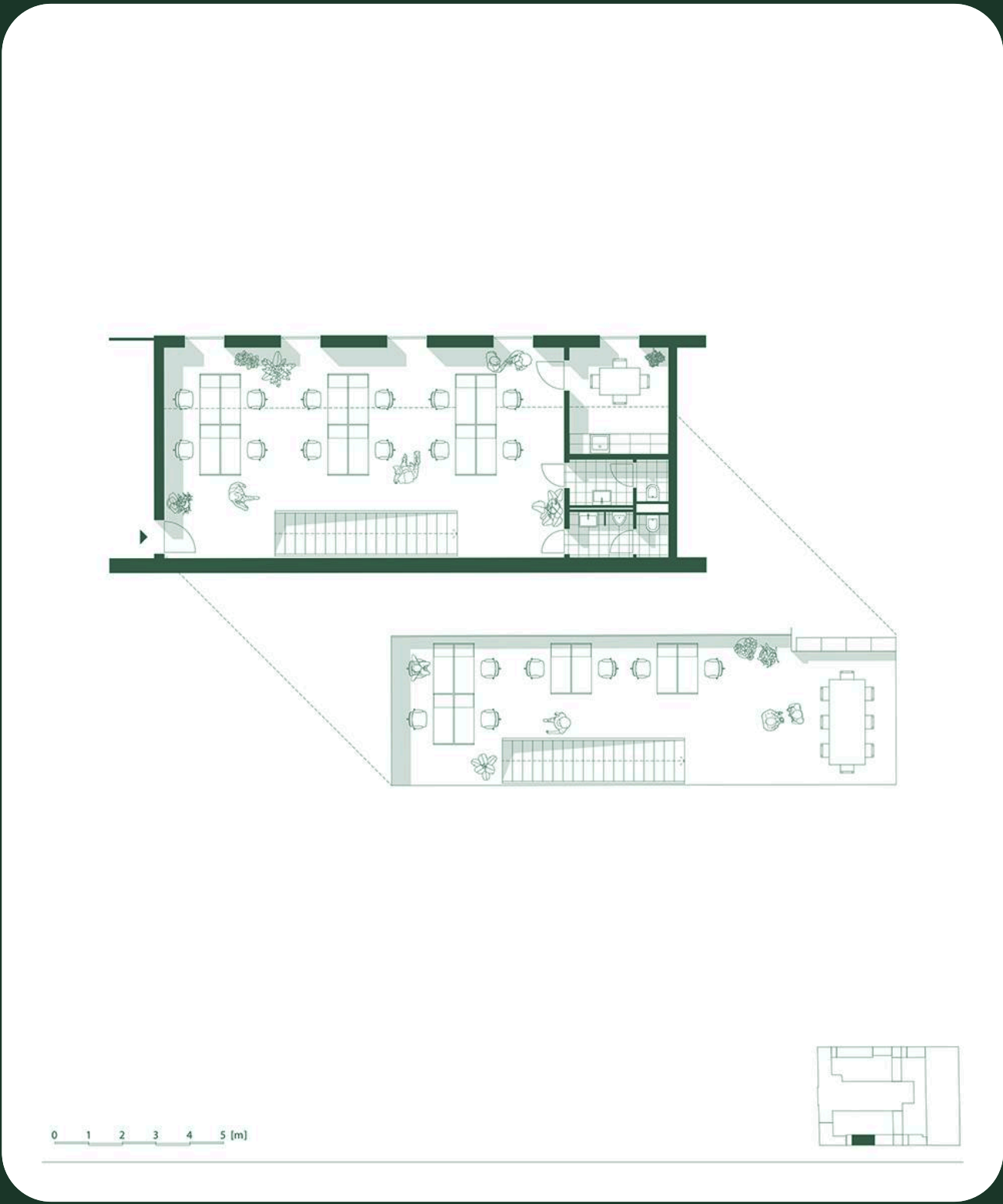
Office



B2.1

684,47 m²

Office

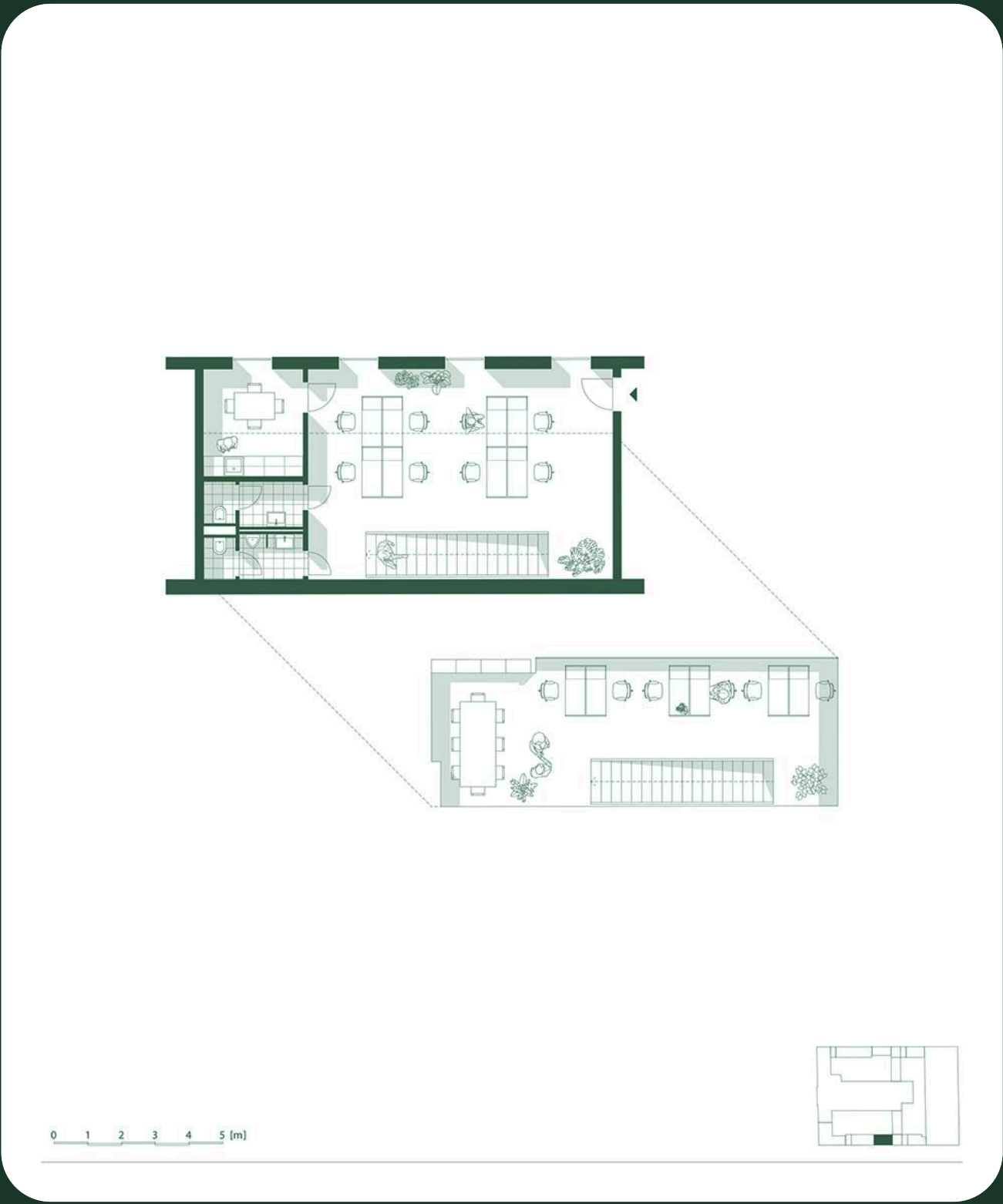


C5.1

149,01 m²

Office

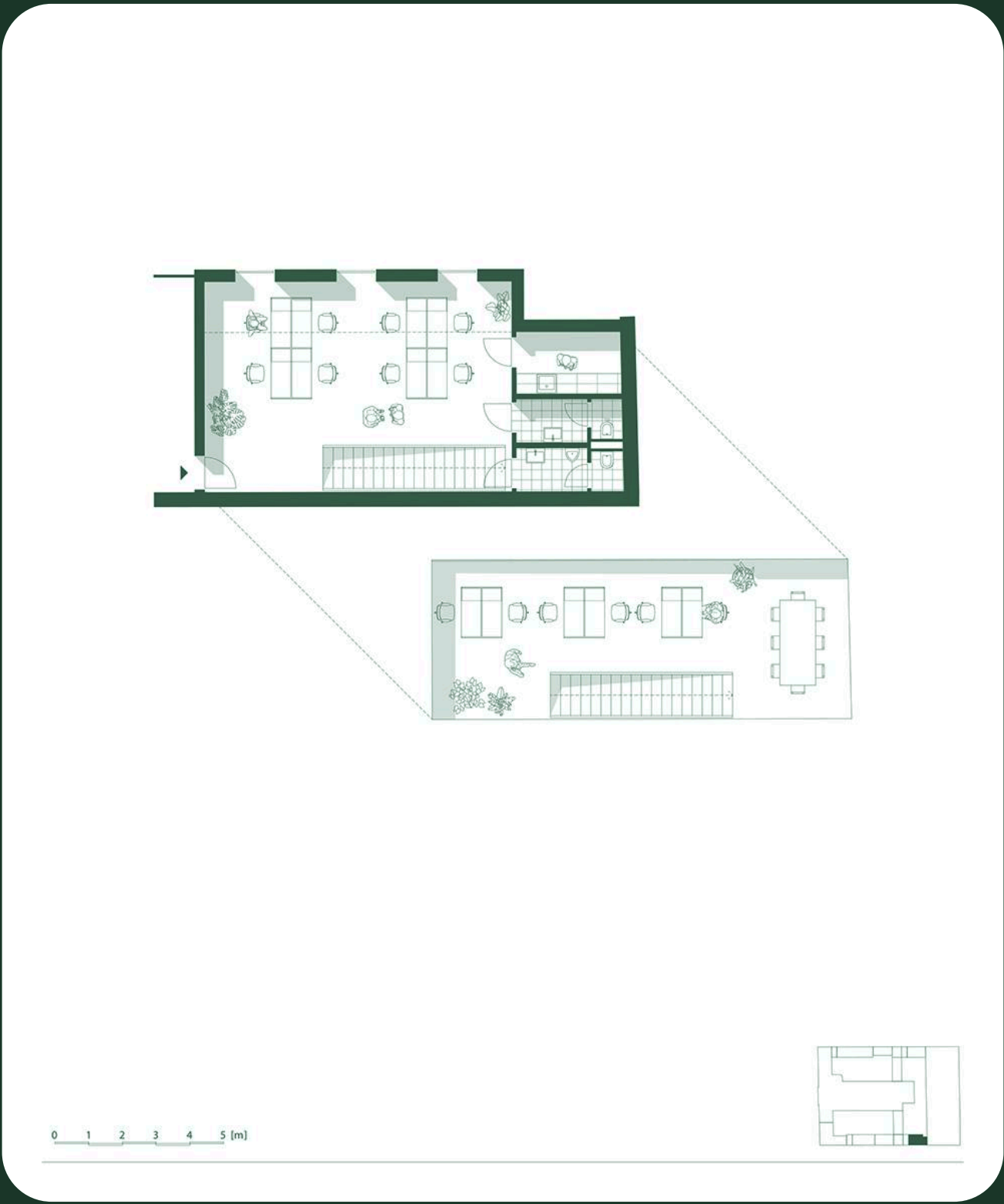
1st floor



C6.1

117,87 m²

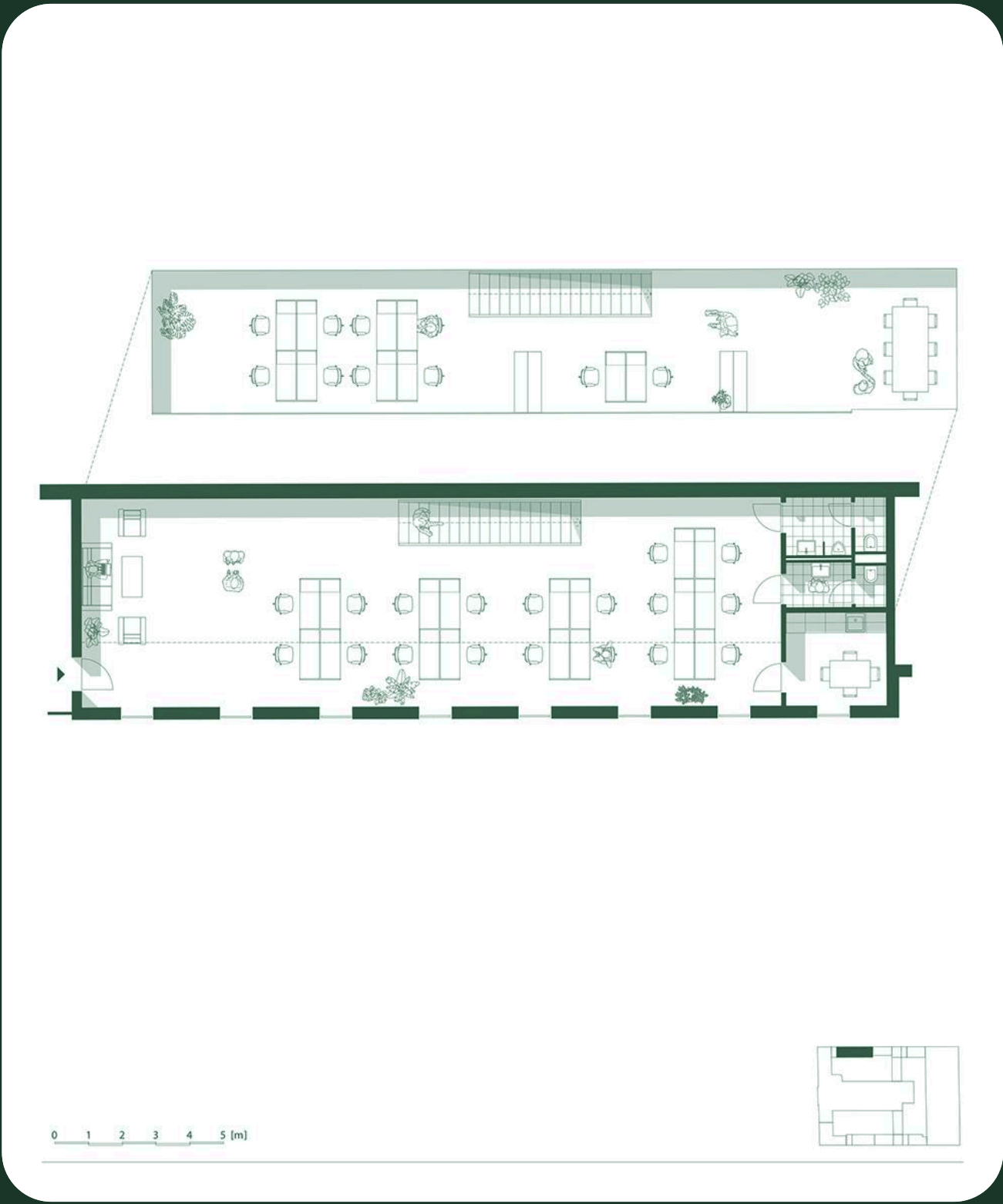
Office



C7.1

121,16 m²

Office



D4.1

239,70 m²

Office

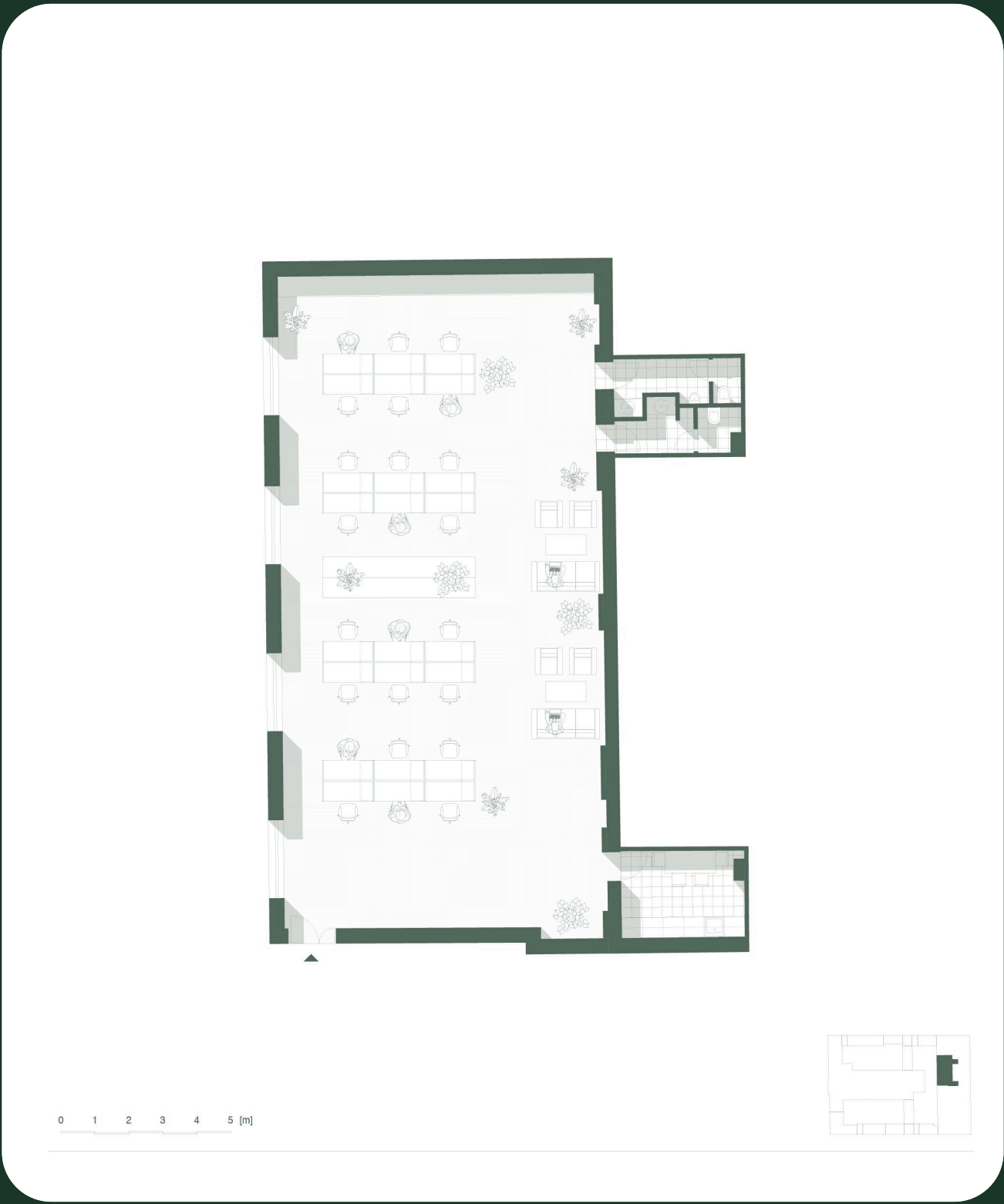
1st floor



D5.1

74,91 m²

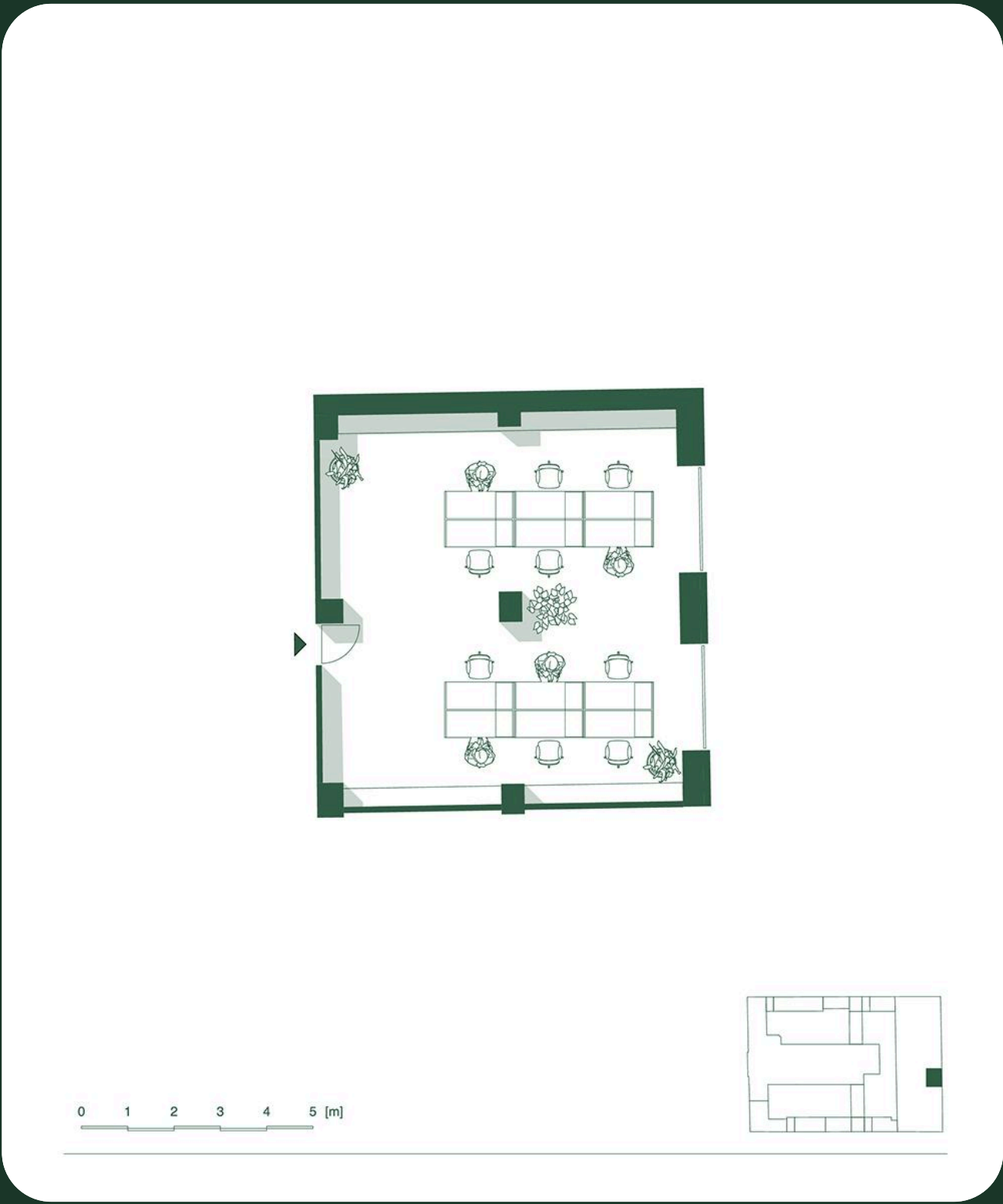
Office



E1.1

200,43 m²

Office



E2.1

64,16 m²

Office

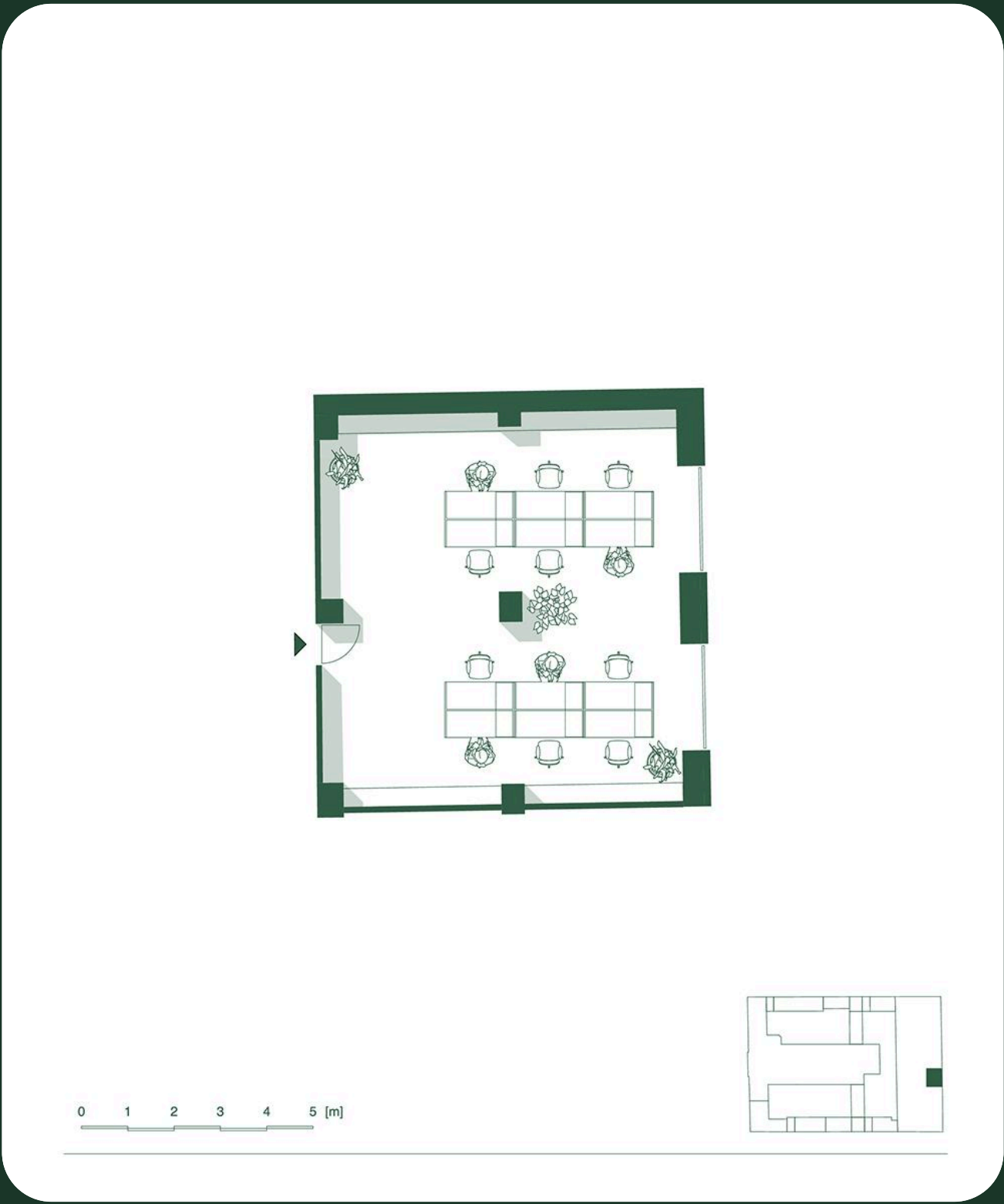
1st floor



E3.1

140,75 m²

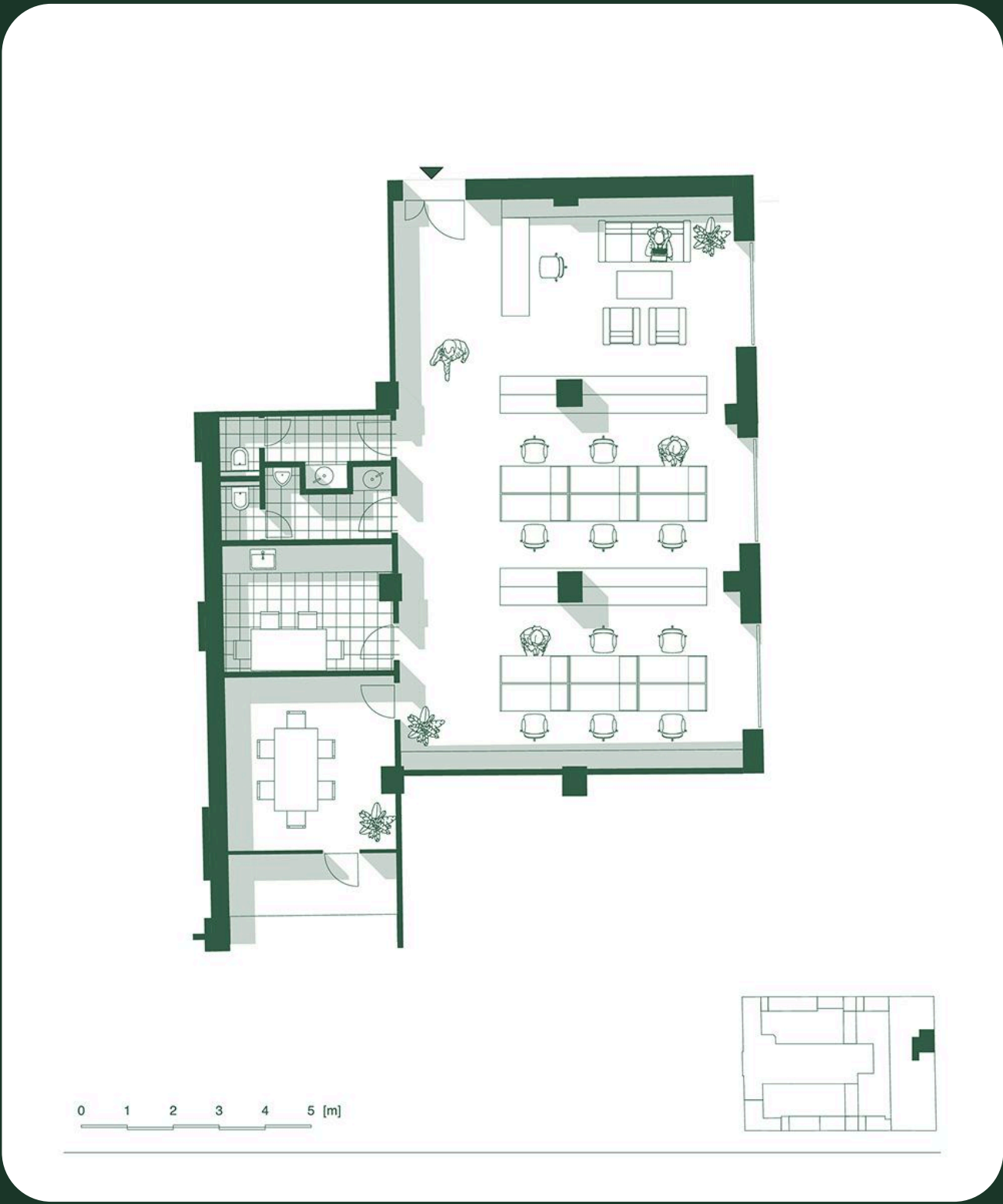
Office



E4.1

64,16 m²

Office



E10.1

130,93 m²

Office

1st floor

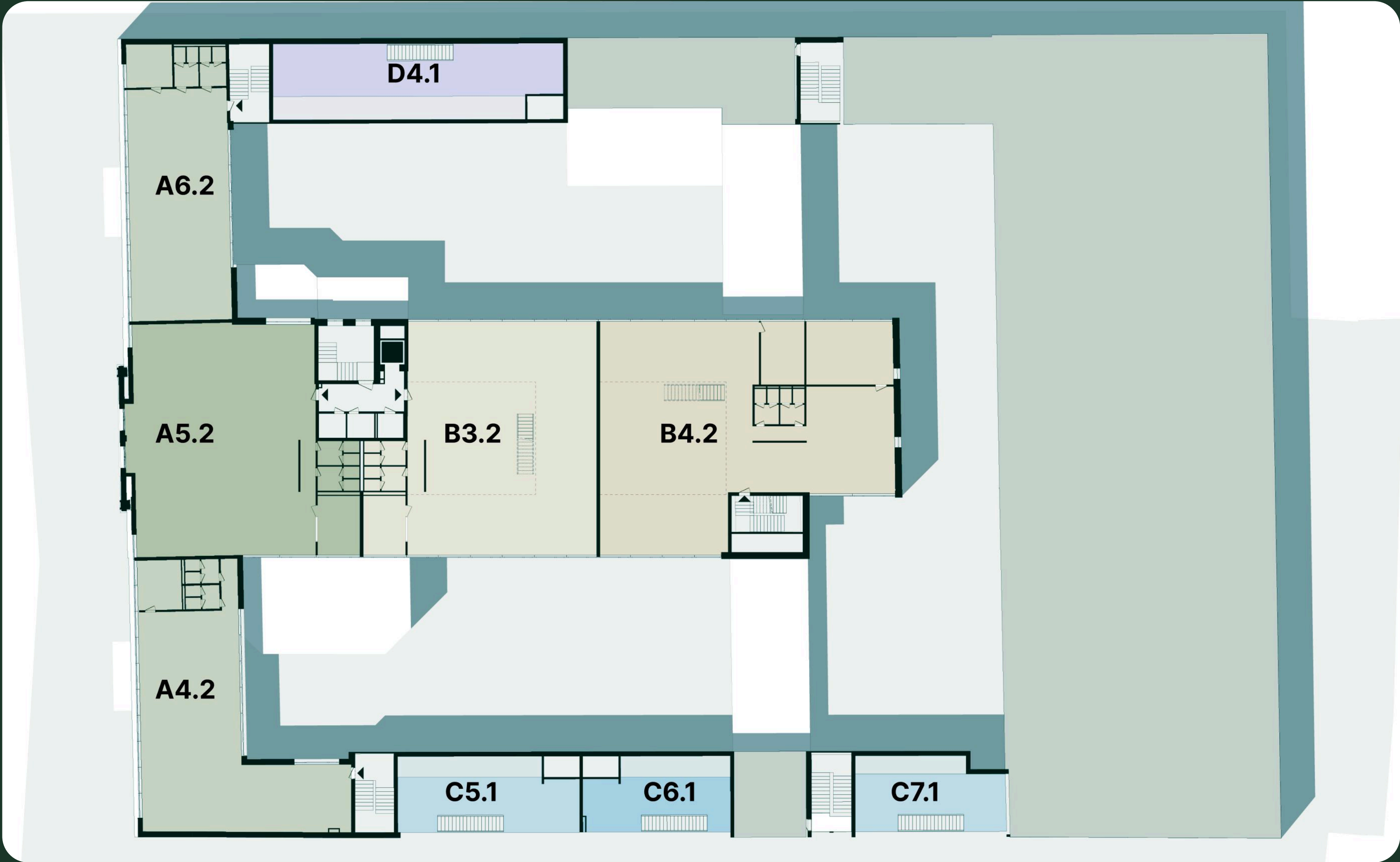


E18.1

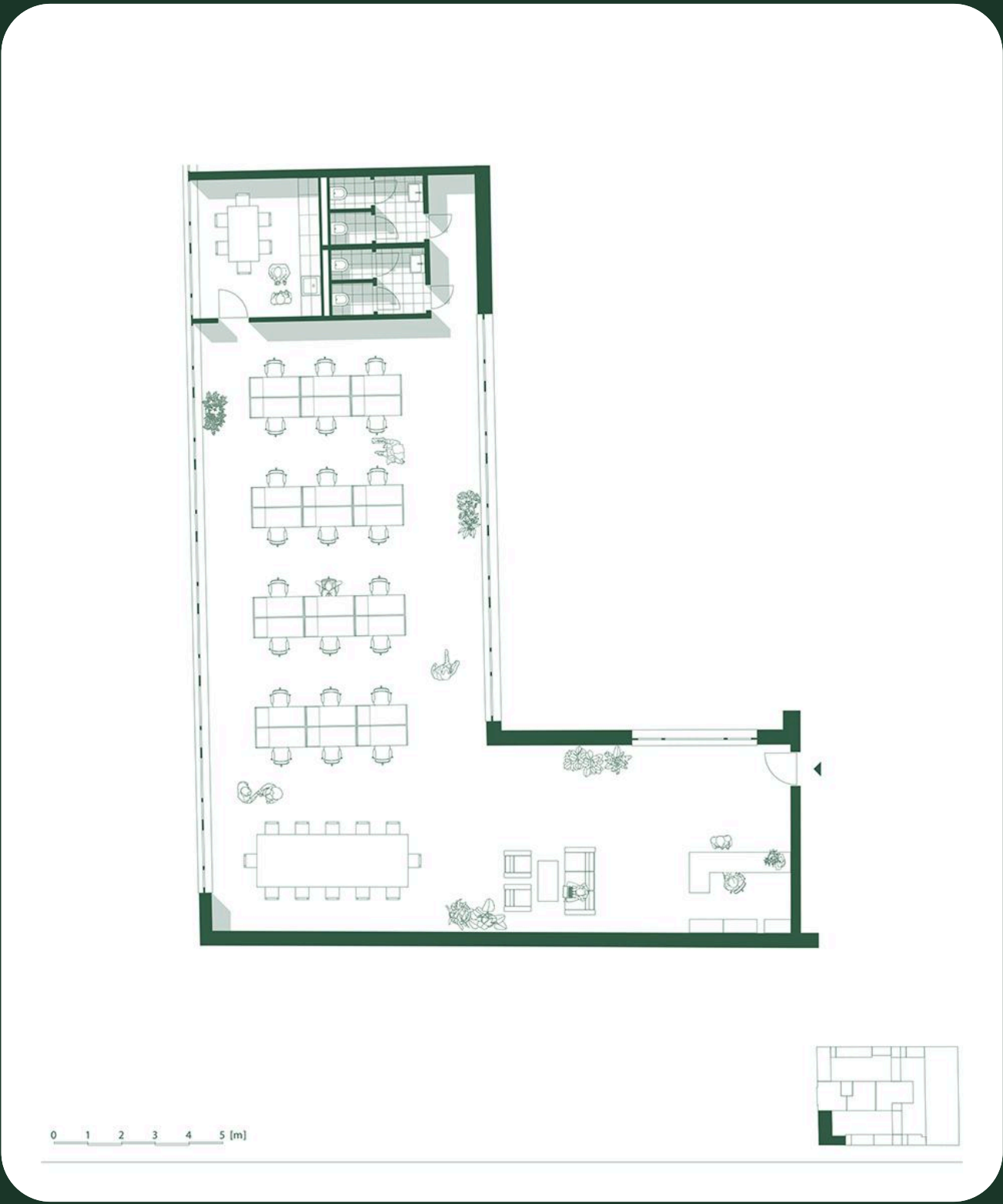
260,74 m²

Office

2nd floor



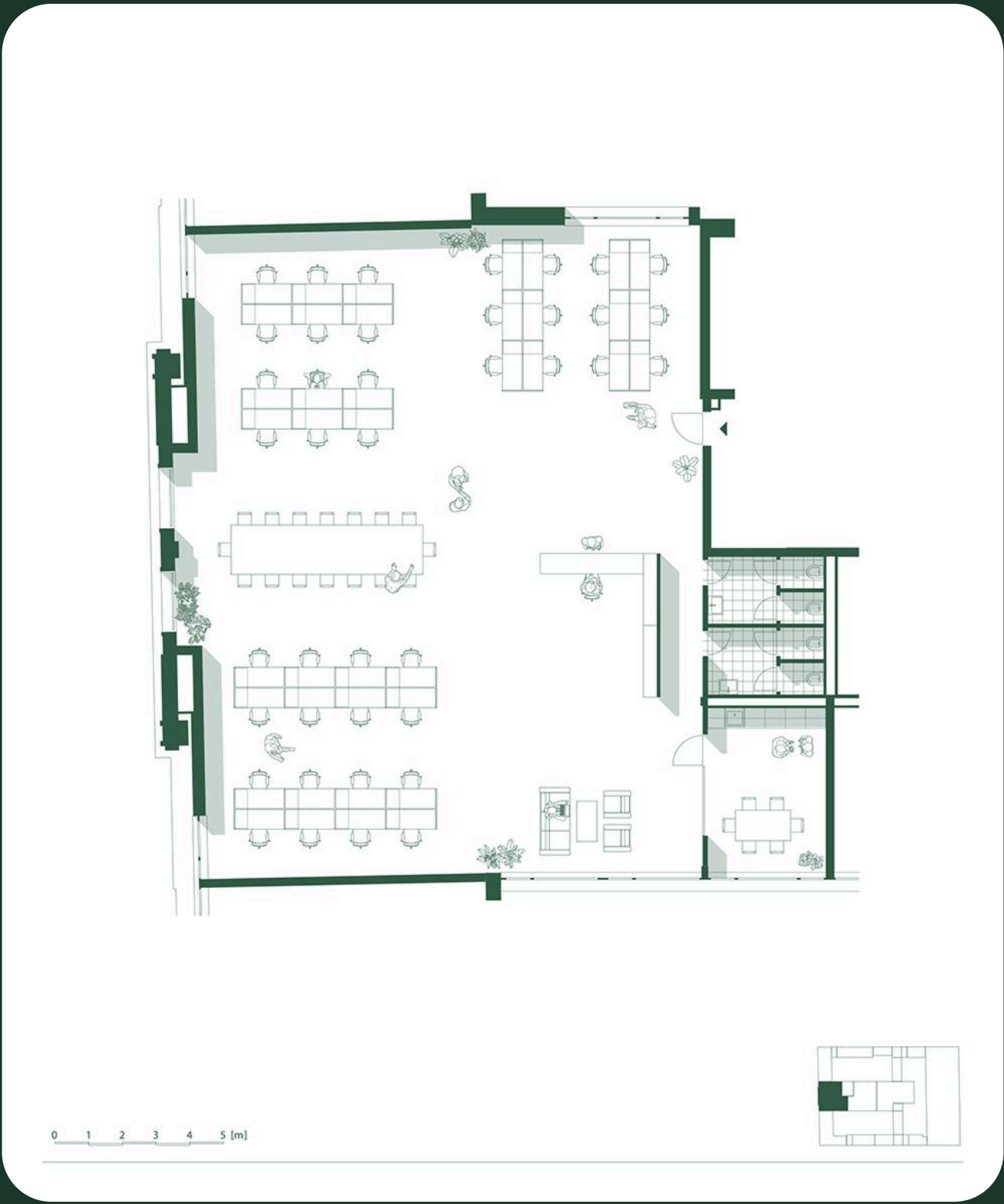
2nd floor



A4.2

233,24 m²

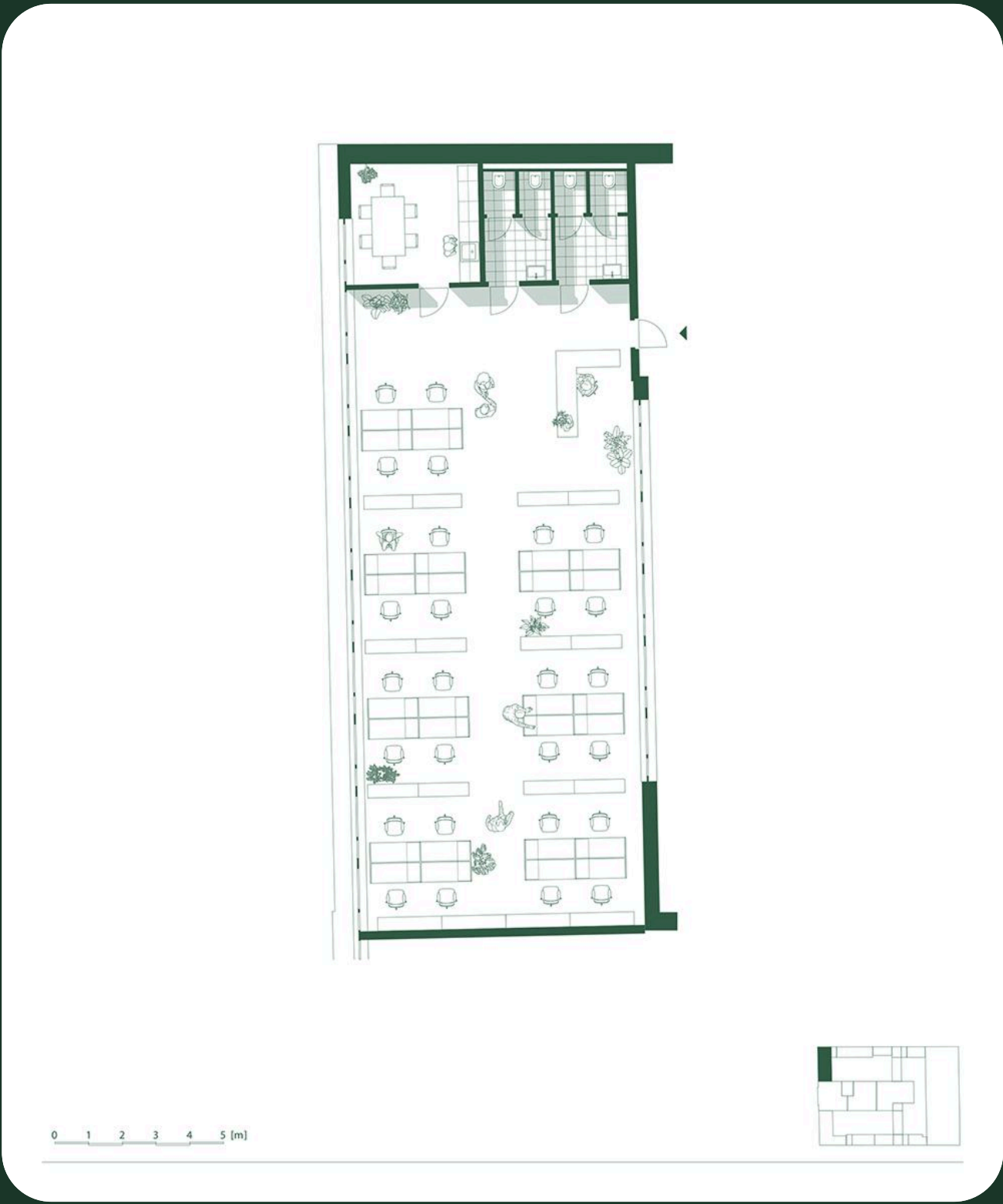
Office



A5.2

318,91 m²

Office

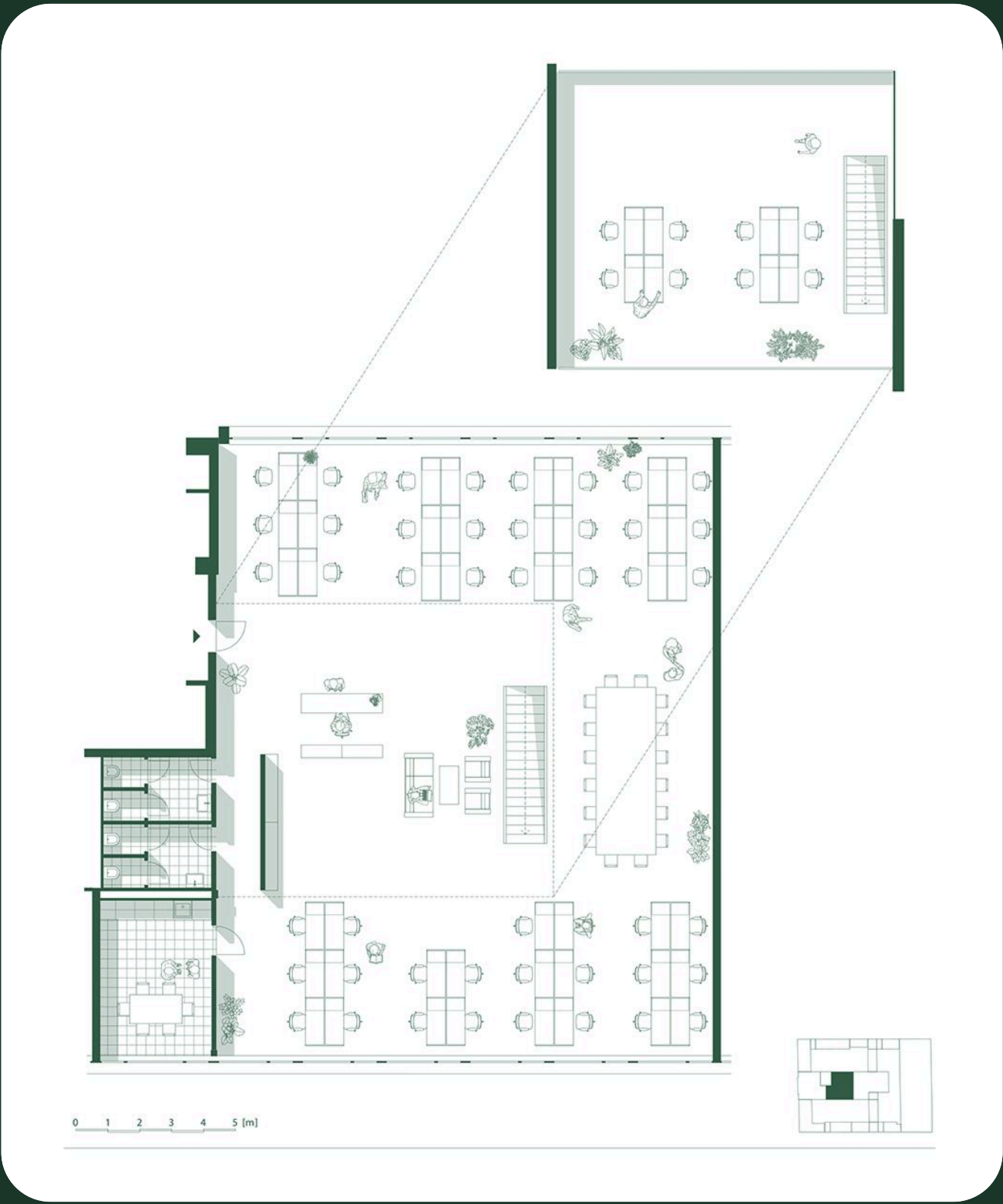


A6.2

183,29 m²

Office

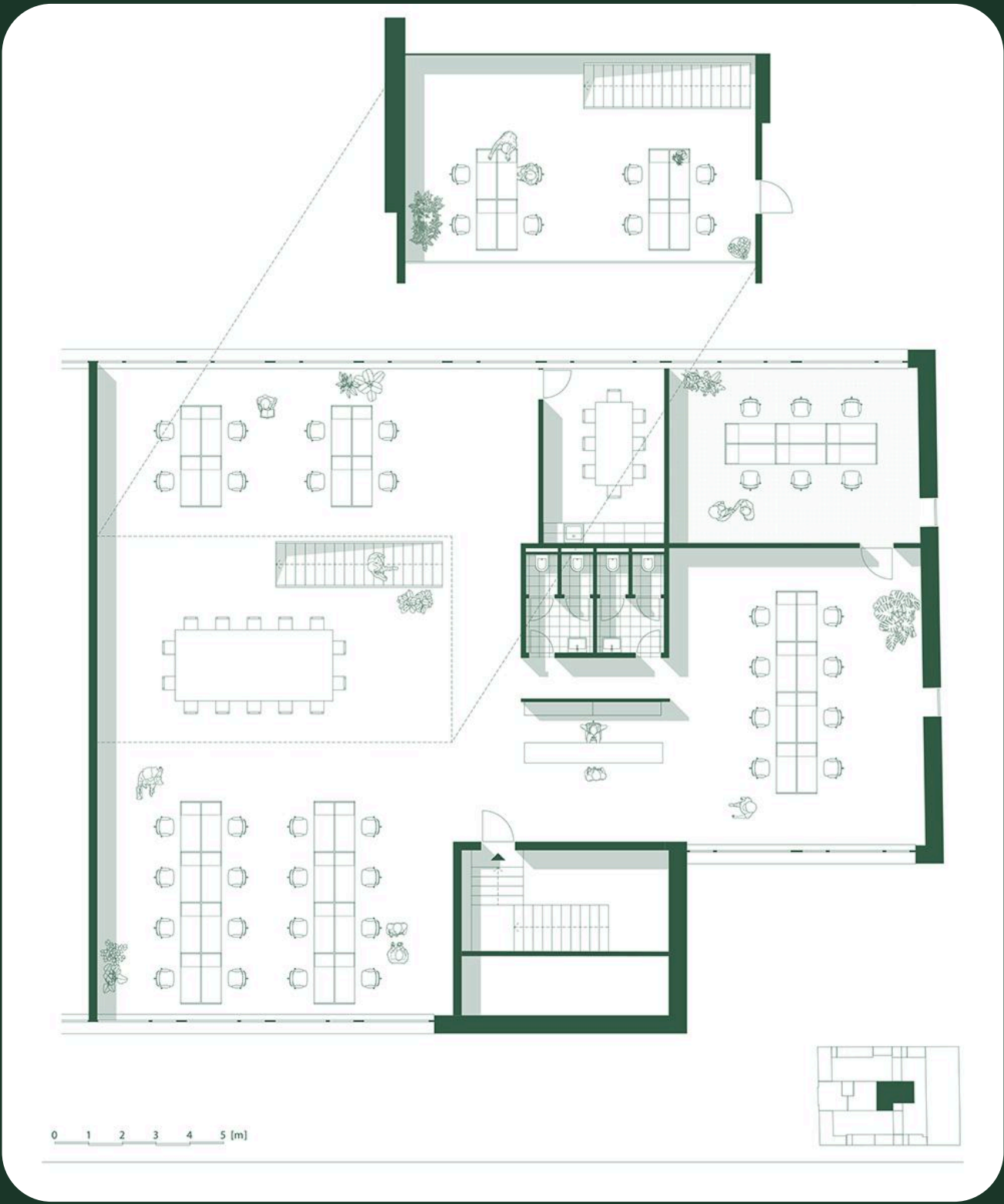
2nd floor



B3.2

391,67 m²

Office



B4.2

447,71 m²

Office

An Energy-Conscious Future

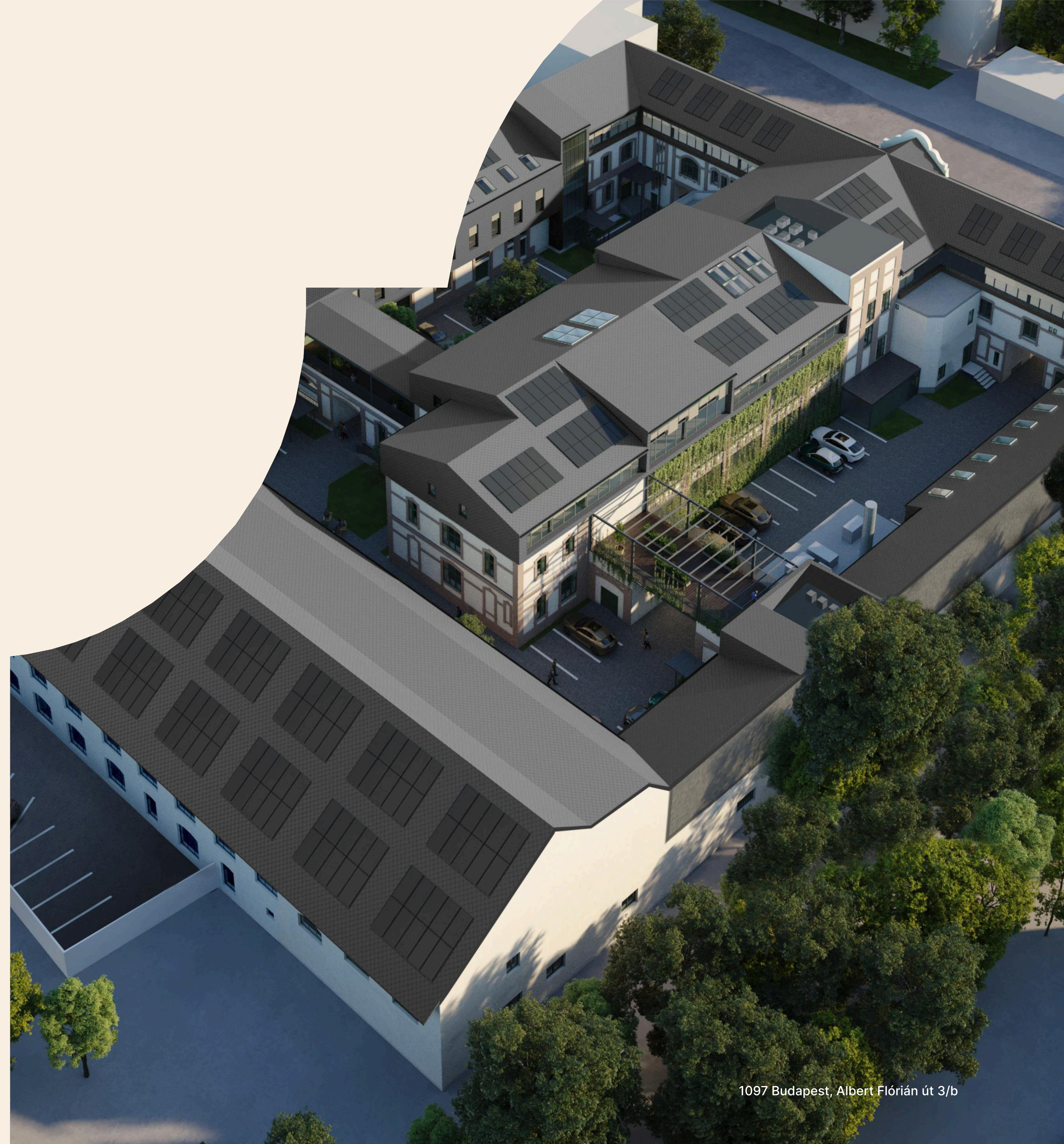
Sustainability and energy efficiency are fundamental design principles throughout the development of Hönig Ház.

Advanced technical solutions and the use of renewable energy sources enable the building to operate in a sustainable manner over the long term.

The development focuses on:

- energy-efficient mechanical systems
- state-of-the-art thermal engineering solutions
- environmentally responsible building management
- preservation of architectural heritage values

The complex aims to continue its century-long story under the banner of architectural sustainability.



One of Budapest's Best-Connected Business Locations

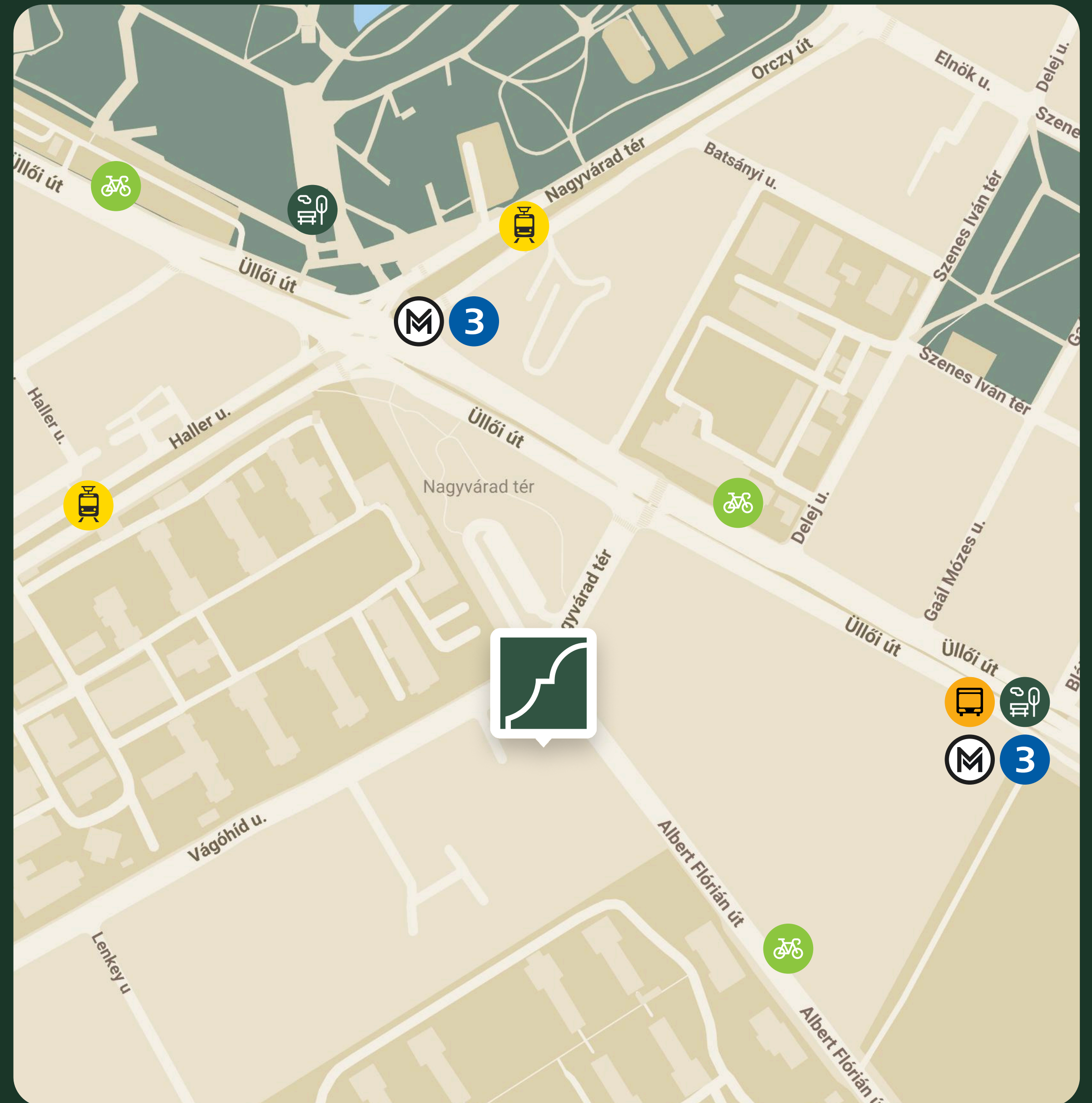
Hönig Ház is situated in the 9th district's developing business and regeneration zone, with excellent transport connections.

Direct connections:

- Könyves Kálmán körút (ring road)
- Üllői út (main arterial road)
- M3 metro line
- Tram No. 1
- Népliget (city park / major transport hub)
- Fast access to Liszt Ferenc International Airport

The location simultaneously offers:

- excellent urban connectivity
- logistical advantage
- an inspiring urban environment



Modern Infrastructure

renovated historic façade

modern mechanical systems

energy-efficient building management

air-conditioned offices

fibre optic network

state-of-the-art electrical infrastructure

CCTV and access control system

on-site parking

flexible spatial layout

communal courtyards





Historic Heritage. Contemporary Workspace.

The Hönig House is not just a renovated building — it is a new generation workspace where historical character and contemporary functionality form a harmonious unity.

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