



VALUE4REAL

Project Management & Engineering

COST MANAGEMENT

ABOUT V4R GROUP

We are local players with global mindset...



- A Group specialized in Real Estate Consultancy,
- Project Management & Engineering and Construction Services
- Growing Companies, experienced Team: Value4Real had been established in Q4 2013, as the successor of an Engineering Company, stable business on the market since 2005.
- Full Client focus, customized services, highly skilled, commercially minded, multi-language Team of Engineers & Economists
- Most demanding, highly reputed international Clients, outstanding satisfaction
- Presents in Hungary (Budapest) and in Poland (Warsaw)
- Outstanding experience in Consultancy, Architecture, Design & Engineering, Construction
- Cutting-edge Services of highest professionalism, experience gained by Value4Real leading projects for clients Stability & steady growth
- Over 80 employed designers, engineers and economists in Team

OUR TRUE VALUES

We are local players with global mindset...

- We work to create value to all those who grant us their trust.
- We act according to our highest capabilities, mobilizing our resources to the greatest efficiency.
- We constantly seek further development of the individuals within our teams in alignment with the development of our organization.
- We enjoy what we do, proud of our achievements and the long-lasting value that we create.



REFERENCES

We are local players with global mindset...



D = Design

PM = Project Management / engineering

TC = Technical Control

QS = Quantity Surveying

TDD = Technical Due Diligence

LDD = Land Due Diligence

YEAR	SECTOR	PROJECT SHORT	LOCATION	CLIENT	VOLUME [SQM]	SERVICES
2019 Q1	Logistic	Warehouse extension	H-Rétság	TREDEGAR FILM PRODUCTIONS	4.000 sqm GBA	D, PM, TC, QS
2019-2021	Logistic	Iron Mountain	All over in Europe	IRON MOUNTAIN	various	PM, QS
2020 Q1, 2021 Q3	Office	Agora	H-Budapest 13	HB REAVIS	66.500 sqm NLA / 112.000 sqm GBA	QS
2020 Q1 - 2021 Q3	Retail	KÖKI Cinema	H-Budapest	ADVENTUM INTERNATIONAL LTD.	5000 sqm GBA (9 rooms / 1250 persons)	PM, QS
2020 Q2	Hospitality	Hotel Visegrád	H-Visegrád	MINERVA V50 INGATLANFEJLESZTŐ ALAP	23.000 sqm GBA, 198 rooms	D, QS
2020 Q3	Logistic	Logistic Center	H-Budaörs	CEETRUS	16.800 sqm GBA	QS
2020 Q3	Office	Heritage Building reconstruction	H-Budapest 2	MAIN STREET KFT.	15.000 sqm GBA	QS
2020 Q3	Hospitality	Apartment Hotel	H-Szeged	NAVIGÁTOR-KIKÖTŐ KFT.	1000 sqm GBA	QS
2020 Q4	Office	Centrum Orlat Office Building reconstruction	PL-Warsaw	ADVENTUM INTERNATIONAL LTD.	20.500 sqm	PM, QS
2020 Q4	Public	Kindergartens - Design examination	All over in Hungary	MAGYAR REFORMÁTUS EGYHÁZ	cc. 800 sqm GBA x 23 kindergartens	QS
2020 Q4	Office	Antares Office Building reconstruction	PL-Warsaw	FUTUREAL	12.500 sqm GBA	D, PM, QS
2020 Q4	Office spaceplan	Confidential	H-Budapest 13	SKANSKA	2.700 sqm NLA	D, QS
2020 Q4 - 2022 Q2	Hospitality	Conference Center	H-veszprém county	Confidential	11.000 sqm GBA	QS
2020 Q4	Office spaceplan	Confidential	H-Budapest 13	SKANSKA	2.800 sqm NLA	D, QS
2021 Q1-	Office, Retail, Residential	City Center	H-Budapest	BAYER CONSTRUCT	350.000 sqm GBA	QS
2021 Q1-2021 Q4	Logistic	GLP Sziget Logistics Centre DCB	H-Szigetszentmiklós	GLP	23.000 sqm GBA	PM, TC, QS
2021 Q1	Public	Residential Building Development	H-Budapest 12	BBSZ INGATLAN 2022 KFT.	17.000 sqm	D, QS
2021 Q1	Public	Embassy of Vietnam	H-Budapest 14	Confidential	2.600 sqm NLA	QS
2021 Q1	Office	ÉMI TÜV Office Building	H-Szentendre	ÉMI TÜV KFT.	1.500 sqm GBA	D, QS
2021 Q1	Hospitality	Hyatt Place Hotel Antares	PL-Warsaw	FUTUREÁL	12.500 sqm GBA, 210 room	QS
2021 Q1	Logistic	Hunyadi16 Logistic Center	H-Budapest 22	BUDAFOKEONE	9.000 NLA sqm	TDD
2021 Q1	Office	HELLO PARK - Center Building	H-Maglód	FUTUREAL	1500 sqm GBA	QS
2021 Q2	Office	Lionbridge Fit-Out	PL-Warsaw	ADVENTUM	9000 sqm NLA	QS
2021 Q2	Logistic	WestGatePark	H-Törökbálint	Confidential	20.000 sqm GBA total	TDD
2021 Q3	Office spaceplan	Airbus	H-Budapest	SKANSKA	500 sqm NLA	D, QS
2021 Q3	Hospitality	Puro Hotel Budapest	H-Budapest	PURO HOTEL	16.500 GBA, 158 rooms	TDD, QS
2021 Q3	Industrial	Knaus Tabbert	H-Nagyoroszi	KNAUS TABBERT	28.000 m2 GBA	D, QS
2021 Q3	Industrial	Saint Gobain / RIGIPS	H-Halmajugra	SAINT GOBAIN	2.000 sqm base area	D, QS
2021 Q4	Cultural	Museum	H-Budapest	Confidential	8.600 sqm Net area	QS
2021 Q4	Industrial	LDD - Industrial Hall	H-Göd	JV EUROPE	80.000 sqm GBA	LDD, QS
2021 Q4	Logistic	LDD - Logistic Center	Confidential	PANATTONI	20.000 sqm GBA	LDD, QS
2021 Q4	Industrial	Industrial building	H-Rétság	FITESA	13.000 m2 GBA	D, QS
2021 Q4	Industrial	Production facility	H-Miskolc	CHERVON	30.350 m2 GBA	TC, QS
2022 Q1	Retail	Multifunctional Project	H-Budaörs	NHOOD	28.000 m2 GBA	QS



Warehouse extension

H-Rétság

Services: D, PM, TC, QS

Client: Tredegar Film Productions

Size: 4.000sqm GBA

Year: 2019 Q1



Iron Mountain Warehouses

H-Gyál, RS-Belgrade, RP-
Bucharest, A-Vienna, SK-Bratislava,
DK-Hvidovre

Services: PM, QS

Client: Iron Mountain

Size: various

Year: 2019-2021



Agora

H-Budapest

Services: QS

Client: HB Reavis

Size: 112.000sqm GBA

Year: 2020 Q1



KÖKI Cinema

H-Budapest

Services: PM, QS

Client: Adventum International

Size: 5.000sqm GBA

Year: 2020 Q1-



Hotel Visegrád

H-Visegrád

Services: D, QS

Client: Minerva V50 Ingatlanfejlesztő Alap

Size: 23.000sqm GBA

Year: 2020 Q2



Logistic Center

H-Budaörs

Services: QS

Client: Ceetrus

Size: 16.800 sqm GBA

Year: 2020 Q3



Heritage Building reconstruction

H-Budapest

Services: QS

Client: Main Street Kft.

Size: 15.000 sqm GBA

Year: 2020 Q3



Apartman Hotel

H-Szeged

Services: QS

Client: Navigátor-Kikötő Kereskedelmi és
Szolgáltató Kft.

Size: 1.000 sqm GBA

Year: 2020 Q3



Centrum Orlat Office Building reconstruction

PL-Warsaw

Services: PM, QS

Client: Adventum International Ltd.

Size: 20.500 sqm

Year: 2020 Q4



Kindergartens - design examination

All over in Hungary

Services: QS

Client: Magyar Református Egyház

Size: cca 18.000 sqm

Year: 2020 Q4



Antares Office Building reconstruction

PL-Warsaw

Services: D, PM, QS

Client: Futreal

Size: 12.500 sqm GBA

Year: 2020 Q4



Zugló - City Center

H-Budapest-XIV

Services: QS

Client: Bayer Construct

Size: 350.000 sqm GBA

Year: 2021 Q1-



GLP Sziget Logistics Centre DCB

H-Szigetszentmiklós

Services: PM, ME, QS

Client: GLP

Size: 23.000 sqm GBA

Year: 2021 Q1-



Residential Building Development

H-Budapest

Services: D, QS

Client: BBSZ Ingatlan 2022

Size: 17.000 sqm

Year: 2021 Q1



Embassy of Vietnam

H-Budapest

Services: QS

Size: 2.600 sqm NLA

Year: 2021 Q1



ÉMI TÜV Office Building

H-Szentendre

Services: D, QS

Client: ÉMI TÜV Kft.

Size: 1.500 sqm GBA

Year: 2021 Q1



Hyatt Place Hotel Antares

PL-Warsaw

Services: QS

Client: Futureal

Size: 12.500 sqm GBA

Year: 2021 Q1



Hunyadi16 - Logistic Center

H-Budapest

Services: TDD

Client: BudafokOne

Size: 9.000 sqm NLA

Year: 2021 Q1



HELLO PARK - Center Building

H-Maglód

Services: QS

Client: Futureal

Size: 1.500 sqm GBA

Year: 2021 Q1



South facade | scale 1:250



West facade | scale 1:250



East facade | scale 1:250



North facade | scale 1:250

Lionbridge

PL-Warsaw

Services: QS

Client: Adventum International

Size: 9.000 sqm NLA

Year: 2021 Q2

DESIGNER:

CLIENT:

RENAISSANCE PLAZA

Facade views

PLN Rzecz 03

SCALE: 1:250



VALUE4REAL POLAND
ul. Białołęka 19
02-572 Warszawa

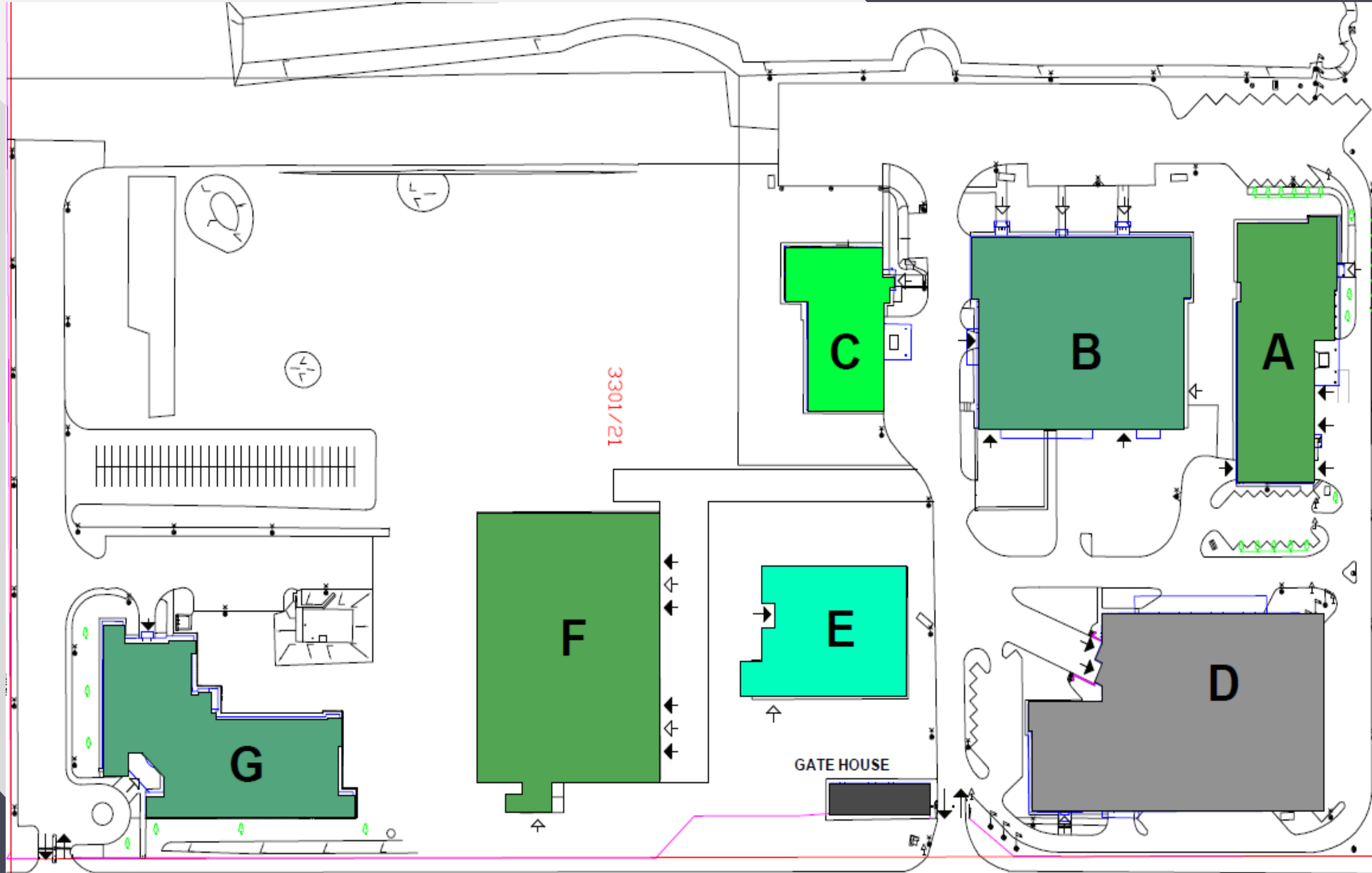


Adventum International Ltd.
215/1, Old Belton Street
Valletta VLT 1201, Malta

ul. Koszykowa 18/20
Warszawa, 01-011

LIONBRIDGE

7 May, 2021



WestGatePark

H-Törökbálint

Services: TDD

Size: 20.000 sqm GBA

Year: 2021 Q2



Puro Hotel

H-Budapest

Services: TDD, QS

Client: Puro Hotel

Size: 16.500sqm GBA (158 rooms)

Year: 2021 Q3



Knaus Tabbert

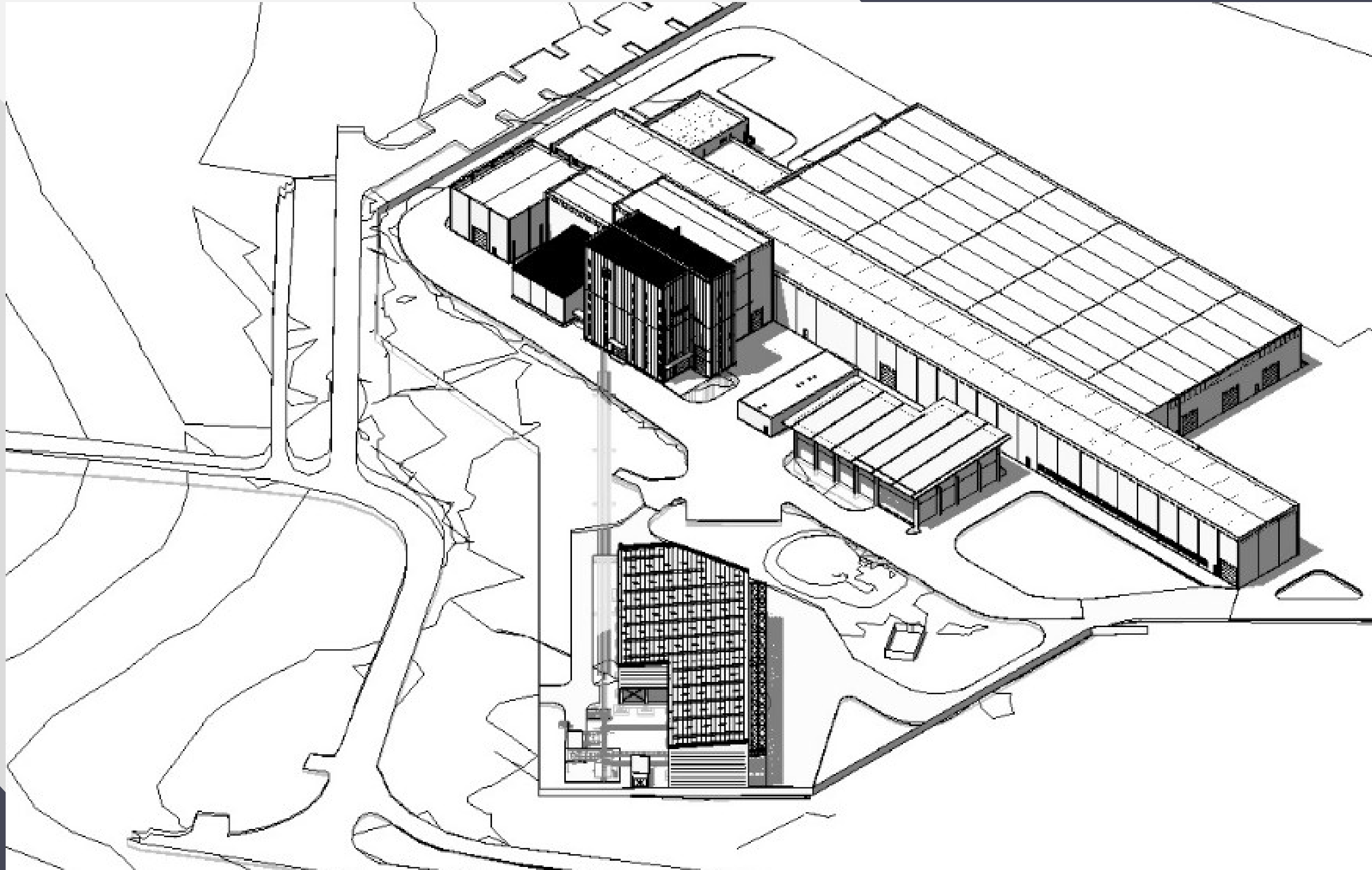
H-Nagyoroszi

Services: D, QS

Client: Knaus Tabbert

Size: 28.000sqm GBA

Year: 2021 Q3



Saint Gobain RIGIPS

H-Halmajugra

Services: D, QS

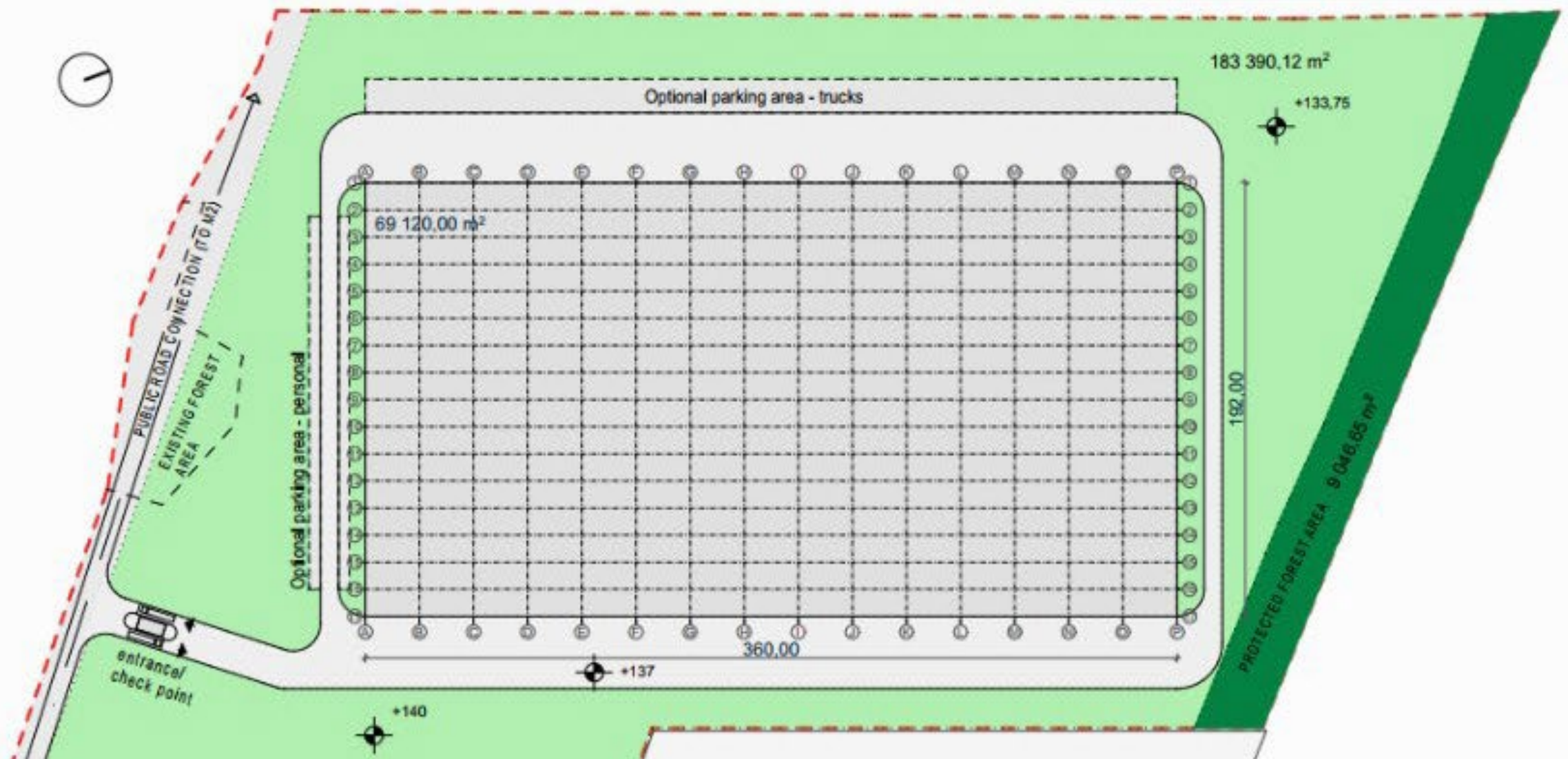
Client: Saint Gobain

Size: 2.000sqm Base area

Year: 2021 Q3



Plot no.:	6975, 6976, 6977, 6978
Plot size:	183.390 m ²
(according to title deed)	
Protected forest area:	9047 m ²
Plot size:	174.343 m ²
(without protected forest area)	
Max. buildability:	40% (69.732 m ²)
Actual buildability:	37,7% (69.120 m ²) OK
Min. green area:	35% (61.020m ²)
Actual green area:	35,25% (61.457 m ²) OK
Pavement:	30.000 m ² (+optional Parking area: 7050m ²)
Plot ratio:	0,78 (max.:1,2) OK
Max. building height:	4,5-18m
Actual building height:	15m OK



Tervező	
Levelezési cím	New Logistic Park, Göd
Munkaszám	2021-090
Tervezési (projekt) állapot	Preliminary TOD
Építési státusz	
Megjegyzések	
Rajz megnevezése	Site Plan
Lépték	M= 1:2000
Dátum	2021. 07. 06.

Industrial Hall

H-Göd

Services: LDD, QS

Client: JV Europe

Size: 80.000sqm GBA

Year: 2021 Q4

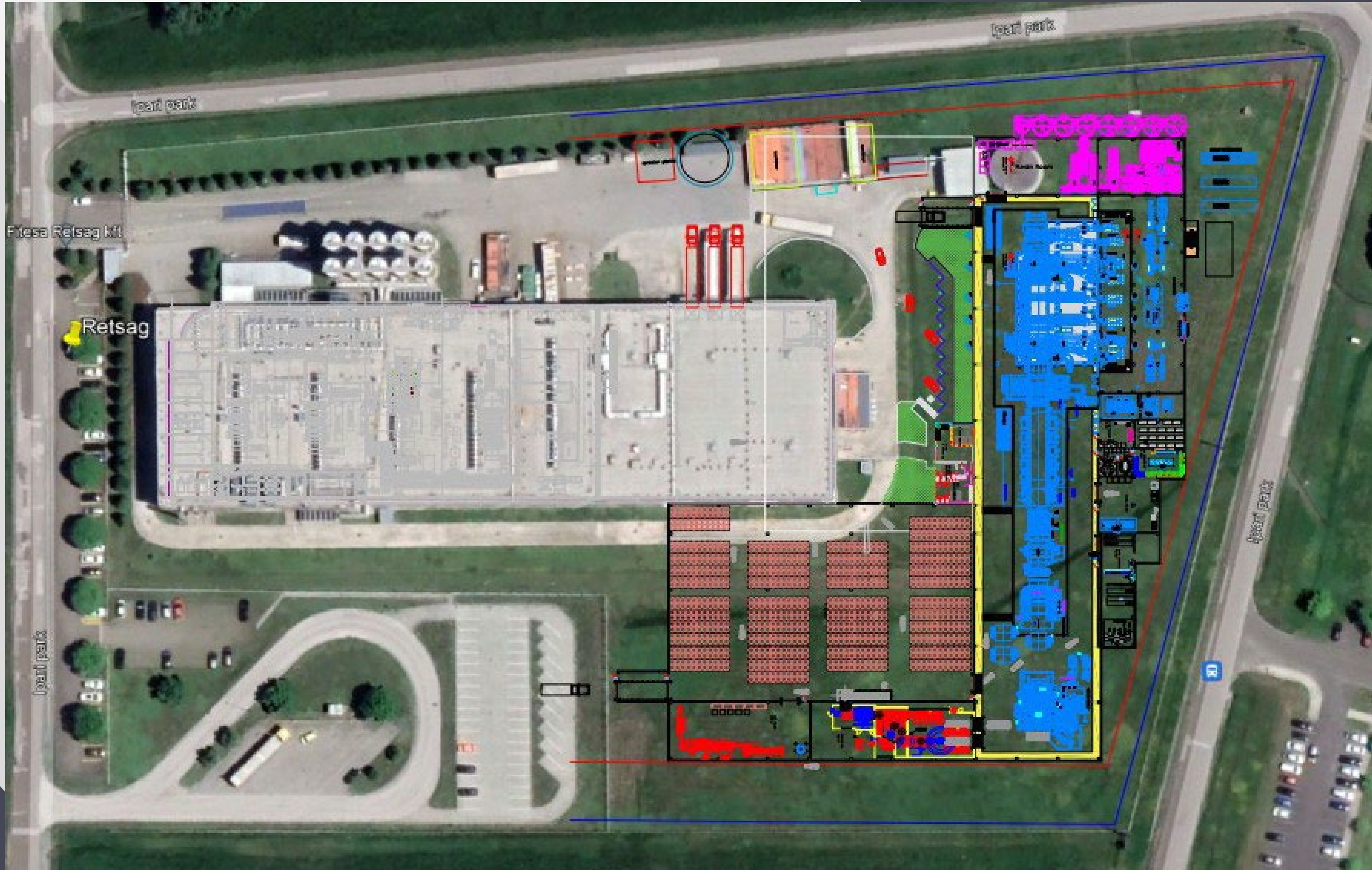


Logistic Center

Services: LDD, QS
Client: Panattoni
Size: 20.000sqm GBA
Year: 2021 Q4

Industrial

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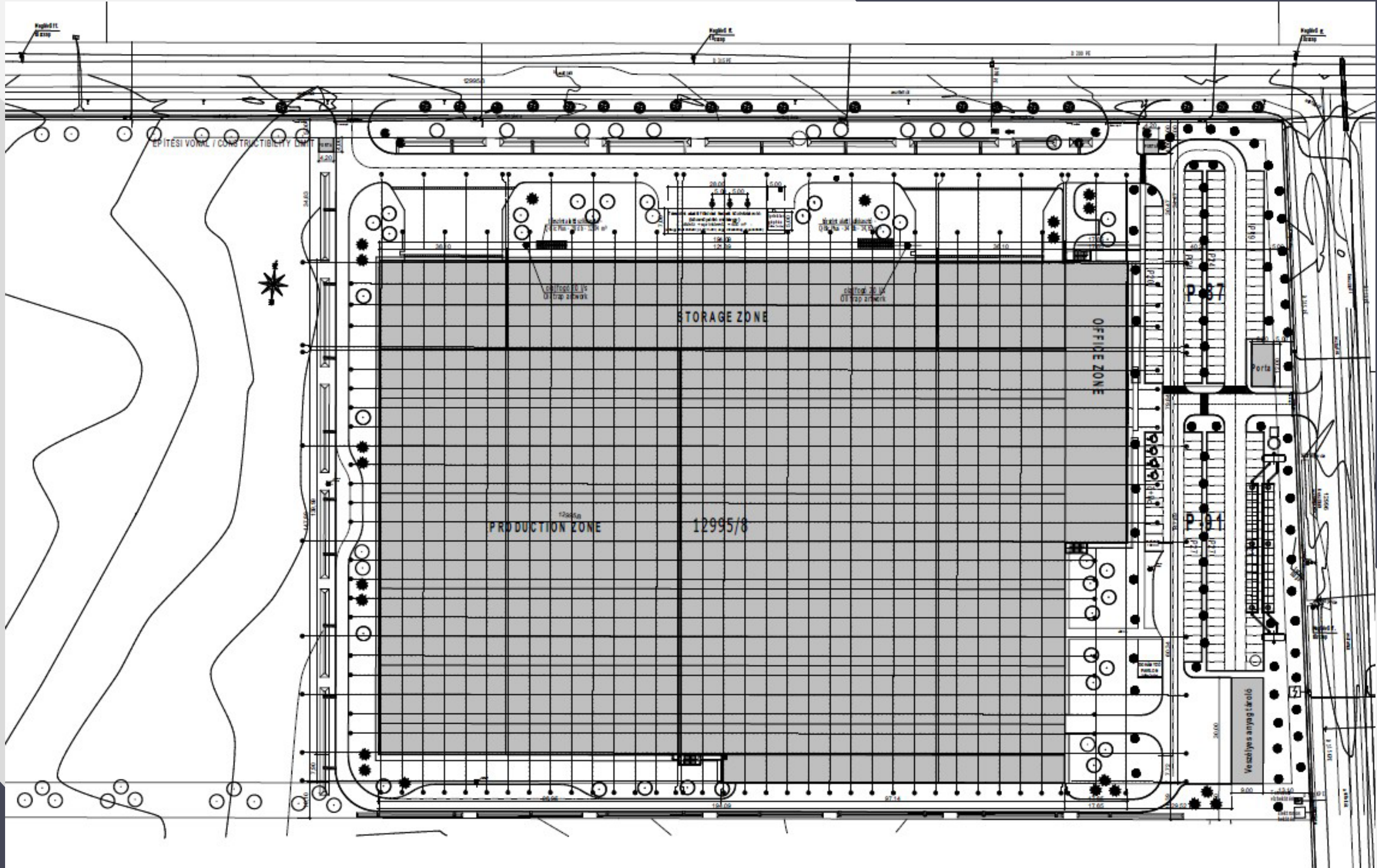
Industrial building

Services: D, QS

Client: Fitesa

Size: 13.000sqm GBA

Year: 2021 Q4



Production facility

Services: TS, QS
Client: Chervon
Size: 30.350sqm GBA
Year: 2021 Q4

Retail

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Multifunctional Project

Services: QS
Client: NHOOD
Size: 28.000sqm GBA
Year: 2022 Q1

TRUE VALUE ADDED TO YOUR REAL ESTATE BUSINESS...



VALUE4REAL

Project Management & Engineering

VALUE4REAL GROUP HOLDING

Alkotás Point Office Center, block C, floor 6
50 Alkotás str. 1123 Budapest, Hungary

info@value4real.com

www.value4real.com