



HOTEL AVAS PROJECT - MISKOLC

PROPOSAL FOR PROPERTY DEVELOPMENT



MISKOLC CITY IS LOOKING FOR A PROFESSIONAL INVESTOR !



A short history of the AVAS HOTEL:

The hotel can be found on the main pedestrian walking street, at the most central location of our town. Based on the plans of local architect Adler Károly, the hand-over of the building took place in 1894, has been renovated several times since then while reaching its current status in the '50s. It used to be a very popular institution where politicians and public figures attended regularly. The nearby Erzsébet Bath and the popularity of the main street brought a decent crowd into the Hotel as well. Each and every citizen of our town is aware of what the Hotel AVAS stood for and where it is located. It is an extraordinary, emblematic building in our city where generations grew up and enjoyed their leisure time. The Hotel Avas could be called a cultural institution in modern terms which had a distinct function and meant quality. It was a privilege to be within the walls of this building that offered quality services to numerous guests visiting our town as well as locals of Miskolc city. The hotel was a popular meeting place for the young and a gorgeous venue for events and balls.

Our determined will is to preserve and restore the tarnished reputation of this historic building. While doing so we are aiming at combining the expectations of our modern age with the traditions and values of the historic past.

Current situation:

The building was jointly owned, partially by the local municipality, partially by a private entity. The municipality of Miskolc have just acquired the property back to regain full control over it and with the cooperation of a professional investor find the most efficient utilization and future function of the building.

There has been restoration and renovation works taking place in the last few years which were stopped in the meantime. It would be vital to continue these rebuilding, restoration works as soon as possible.

Describing the location:

The property is located in Miskolc, in the historical downtown area, at probably one of the most valuable locations of the town. From south, from the foot of the Avas hill, the recently renovated Elizabeth square separates it. The northern neighbor is a friendly, urbanistically inhibited inner square, the Patak street parking square, where an underground parking garage is being built offering space for 160 cars. From east is the Patria block neighboring, which has been long in need of renovation, from west is the Almássy Mansion and its inner court that is a compelling heritage monument.

The southern front of the property opens onto the pedestrian walking street. Buildings of the local municipality, polity and justice, as well as the downtown business, shopping and leisure units can all be found within minutes.

Accessibility of the property is superb. Whether on road or the pedestrian walking alley, it is very simple to reach the hotel from any direction. The tram stop lays only approximately 80 meters away. Recent rehabilitation of the downtown buildings has continued, where most of the key buildings from the cityscape's perspective in the Széchenyi street were already restored, while still on some buildings we are currently working on. As a result of this a civilized area of high standards has been created where most of the trading and servicing companies have a branch office, and the official representative buildings can be found as well.

Basic information, description of the Hotel AVAS:

Miskolc, Széchenyi István st. nr. 1.

Lot Nr.: Miskolc, I. district, inner zone 2527/3

Address: Miskolc, Széchenyi István st. 1.

Land size of the property: 4003 m²

Description: Hotel

Specification: Heritage monument

The property comprises of wings A, B and D.



The zoning plan puts the territory into the Vt—115480 (V) zone, meaning that the allowed maximal building proportion to land value is 80 %. The building is under heritage protection. The total size of the plot is 4003 m². The building collective comprises of several wings, a total building size of 5982 m². The property with lot nr. 2527/3/A/1 (movie theatre and attached stairs) measures 1297 m². The property with lot nr. 2527/3/A/2 is of size 4940 m² (hotel with the attached 614 m² inner courtyard as well as the “B” building from bottom to top.) The property with land registry nr. 2527/3/A/3, size of 149 m² is defined as “other” building.

The property has connection to all public utilities, such as water, sewage, electricity, gas and telecommunication. The surface can be considered flat, fully surrounded, forming an irregular rectangle. The uncovered part of the property is an unsettled building site without any plants or vegetation.



Envisioned utilization possibilities:

Considering the provisions of the local building restrictions, the specific location of the property in the city, as well as the shape and form of the buildings, there is several options to change the function if desired. The buildings can easily be divided enhancing the possibilities for a change in function.

Retail / catering function seems to be the most logical on the ground level of the emblematic main building that is facing the pedestrian walking street. On the upper level and in other wings of the property, hotel, office, residential, retail or catering functions can be imagined, even as a combination of these. It is also possible to bring the healing water of the nearby Erzsébet bath into the hotel, thus allowing us to create a conference and wellness hotel. We can also envision creating such a cultural and leisure complex, where larger groups can enjoy quality entertainment, conference, catering and accommodation services.

Our main priority is to find the professional investor who has access to capital to independently or jointly, with the Municipality of Miskolc develop this property. Undoubtedly this is one of the most valuable and most significant projects in the life of our city. The local government of Miskolc shall provide all and every help given its available resources to successfully develop this grand masterpiece.

LOCAL GOVERNMENT OF MISKOLC



Further information to be gathered on the available contacts below:

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