



We Create Places

N
Budapest



Budapest. Investment Opportunity in Student Accommodation

INcredible way of living

You
Must
Be
IN



Student Apartments in Budapest City Center

Prices from HUF 41.9 M



17-19. Rottenbiller Street
1077 Budapest, Hungary



A Unique Investment Project. First of its Kind.



A unique student accommodation that is centrally located in the heart of Budapest.

A hub of higher education which offers all-inclusive services under one roof.

The residential complex “IN Budapest” by IN GROUP is the most attractive investment in Hungary today.

Student
Apartments.
An Excellent
Investment.



Hands-Free. A Wise Investment.

Occupancy
December
2025



- “IN Budapest” is a **unique complex** for students, who will enjoy “all-inclusive” services tailored to their needs
- “IN Budapest” is **centrally located** close to the city’s leading institutions of higher education
- 190 Apartments (18-85 m²) starting from **HUF 41.9 Million**
- “IN Budapest” is managed by our **experienced management company** which specializes in the student accommodation sector
- The ownership of the property will be registered in your name in the Land Registry
- **Attractive payment terms** depending on the pace of the construction progress are granted
- **Furniture packages** tailor-made to the student’s needs will be offered by the developer



In proximity
to leading
universities

6-9%
rental income



Property
registered
in the Land
Registry



Professional
management
company



Centrally
located
and easily
accessible



Developer
with proven
experience

Hands-Free. A Wise Investment.

- “IN Budapest” offers innovative management & leaseback services in **3 different management models** which suit all types of investors:

CLASSIC: For an investor who is interested in the standard rental property model following the market conditions - **forecasted 7%**

COMFORT: For an investor looking for long-term fixed income with a 100% occupancy rate, regardless of market conditions - **guaranteed leaseback with 6% rental income for 5 years**

PREMIUM: For an investor who wants to maximize returns by using a property management model that combines **short and long-term** rentals - **forecasted 8%-9%**



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Be Part of the Success.



- Investing in student accommodations has always been a wise choice for income-generating investments, due to their low-risk profiles and assured success indicators. A 100% (85 units) of phase I has been sold and delivered to our investors who are experiencing high returns for their investment
- The long-term rental price per m² at IN Budapest apartments is currently overperforming the market by 46% - the average price per m² of our first phase apartments is 19.5 EUR, vs. the 10.5 EUR per m² average price of newly built apartments in Budapest (ingatlan.com, 2022)
- Value increase of IN Budapest apartments has been **overperforming the market by 30%** - the value of our first phase apartments has increased by 83% in the past 4 years, vs. the 53% average increase of newly built apartments in Budapest (public data by KSH)



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Developer
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experience

Why Invest in Student Apartments?

- ✓ Investing in student housing is a **unique niche**, and proves to be recession resilient (according to CBRE)
- ✓ 91% of surveyed Central European investors think the **student housing sector will surely boom** (research by Colliers)
- ✓ 79% of interviewed **investors see huge potential** and would be highly interested in investing in student accommodations in Europe (survey by PwC)
- ✓ Despite the **high demand**, the purpose-built student accommodations (PBSA) market is in its infancy (by Property Forum)
- ✓ Some **2.6 million more beds are needed** in Europe's main student centers to meet existing demand. (JLL, 2022)
- ✓ Stable **high occupancy** ratios over the years (more than **90%** occupancy over the past decade)



Why Invest in Student Apartments in Budapest?

- ✓ Currently, about **200,000** out of Hungary's 400,000 students are studying in Budapest
- ✓ The number of **international students** studying in Budapest has doubled over the last decade (about **20,000** students)
- ✓ Budapest was and continues to be an **attractive hub** for higher education since it offers **high-quality education** at European standards and leading universities with worldwide prestige
- ✓ Student housing will be **the next big thing** in residential development and investment in Budapest, partly because the shortage of dormitory beds is increasing from the current 1200 to 3600 by 2028 (according to Colliers & CMS)
- ✓ "The **pricing of rooms** in these privately-owned PBSA assets [in CEE] appears to be **highest in Budapest**, perhaps reflecting the relative lack of supply there presently." (Colliers, 2019)

Be a trailblazer in a promising investment in a flourishing real estate market





The right thing

A unique complex for both students and investors



at the right time

A wise investment in an attractive, burgeoning market
not yet spotted by many investors



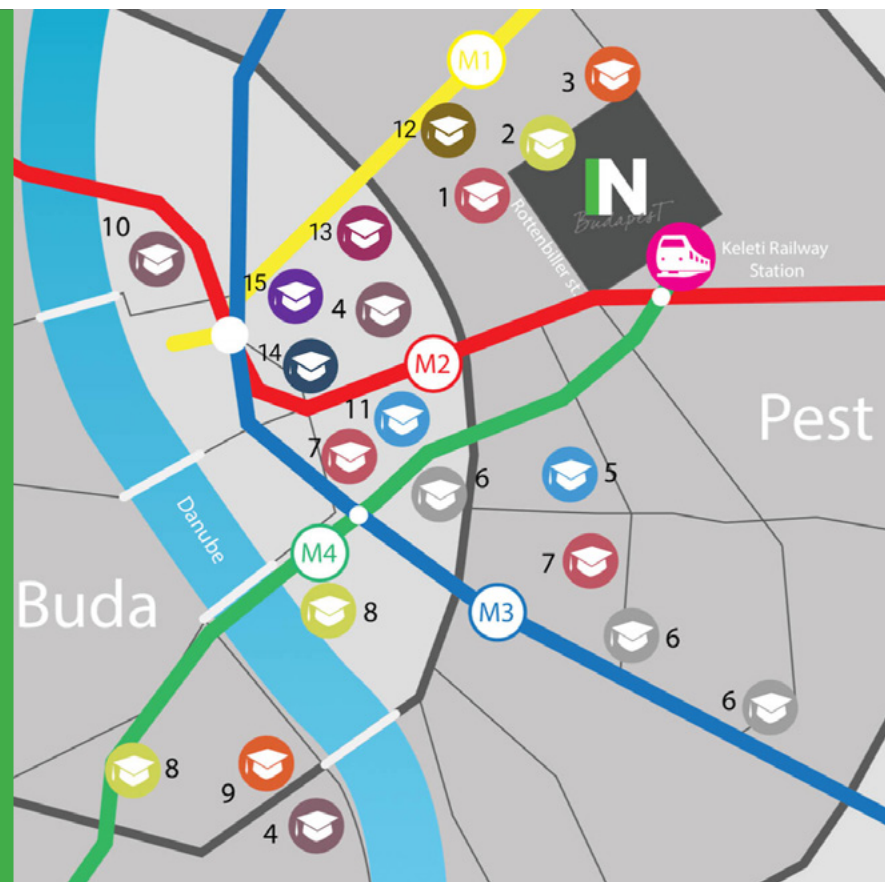
in the right place

A centrally located complex, in close proximity to leading
universities attended by more than 20,000 students



The Location is the Key to Success

1. Budapest Metropolitan University - 1 min walk
2. University of Veterinary Medicine - 1 min walk
3. McDaniel College Budapest - 3 mins walk
4. Eötvös Loránd University - 15 mins via public transport
5. Budapest Business School - 17 mins via public transport
6. Semmelweis University - 18 mins via public transport
7. Pázmány Péter Catholic University - 14 mins via public transport
8. Corvinus University of Budapest - 12 mins via public transport
9. Budapest University of Technology and Economics - 15 mins via public transport
10. Central European University - 19 mins via public transport
11. University of Theatre and Film Arts - 12 mins via public transport
12. Hungarian University of Fine Arts - 6 mins via public transport
13. Liszt Ferenc Academy of Music - 13 mins via public transport
14. Andrássy Gyula German Speaking University Budapest - 15 mins via public transport
15. Óbuda University - 17 mins via public transport



Major public transport lines:



Metro line 1



Metro line 2



Metro line 3



Metro line 4



Close to 19 leading universities

The First Student Complex of its Kind in the City

**190 apartments
18-85 m²**

**Residential area
of 10,000 m²**

**Commercial
areas**

**Fitness
complex**

**Central
courtyard**

**Roofed
parking garage
for cars and
bicycles**

**Storage rooms in
every floor**

The student accommodation project, “IN Budapest”, which is located in the hottest neighborhood in central Budapest, the 7th district, is a unique complex of four picturesque buildings built around a single inner courtyard.

“IN Budapest” residential complex attracts both local and foreign students who find its special atmosphere conducive to their studies and social life, while meeting their academic and everyday needs.

Two leading universities, Szent Istvan and McDaniel University, operate within a 2 minute walk from the complex, ensuring a high potential volume of student tenants.

The complex offers a wealth of common areas for the students’ benefit and the development of their community life – beautiful courtyard, cafe rooftop bar, restaurant, luxurious lobby, fitness complex, photocopier stations, cozy seating areas, study group rooms and more.

The complex also includes a roofed parking garage for cars and bicycles.



The complex contains all of the following services:



- A luxurious lobby
- Elevators
- 24 hour security services
- Fitness complex
- Laundry room
- Group Study rooms
- Coffee shop / restaurant
- Rooftop bar and terrace
- Cleaning and maintenance services
- Photocopiers
- Bicycle storage space
- 22 roofed parking spaces



All inclusive

All apartments will be offered fully furnished and decorated. The rental fee includes all expenses: water, electricity, Wi-Fi, heating and air-conditioning.

**View of
the inner
courtyard**



**Common
area for
student
activities**



**A stunning
rooftop bar
with a city
view**





Common area for studies

View of a group study room

Building A - Double Loft Apartment

Furnished
'Double Loft
Apartment'
for up to four
students
37-50m²



Study with Peace of Mind

Students only need to bring their suitcase of clothes and textbooks.

"IN Budapest" is fully customized for students' academic and social needs which will elevate the unique atmosphere created by the student environment.

The fully furnished living spaces are fitted with a young and modern decor which are joint with the numerous services provided by us, making it a truly unforgettable experience.

Building A - Double Penthouse Apartment

Furnished
'Double
Penthouse
Apartment'
with a balcony,
designed for up
to four students
48-56 m²



Building B - Single Loft Apartment



Furnished
'Single Loft
Apartment'
for one or two
students

22-28 m²



All inclusive

Building B - Double Loft Apartment

Furnished
'Double Loft
Apartment'
for up to four
students

45-56 m²



Building B - Single Penthouse Apartment

Furnished
'Single
Penthouse
Apartment'
for one or two
students

35-59 m²



All inclusive

Building D - Single Loft Apartment



Furnished
'Single Loft
Apartment'
for one or two
students

27-30 m²

All Inclusive

The apartments will be marketed to students as an "all-inclusive" rental plan covering all services. The rooms are furnished and decorated. The rental fee includes the water, electricity, Wi-Fi, heating and air-conditioning expenses.

All
IN
One

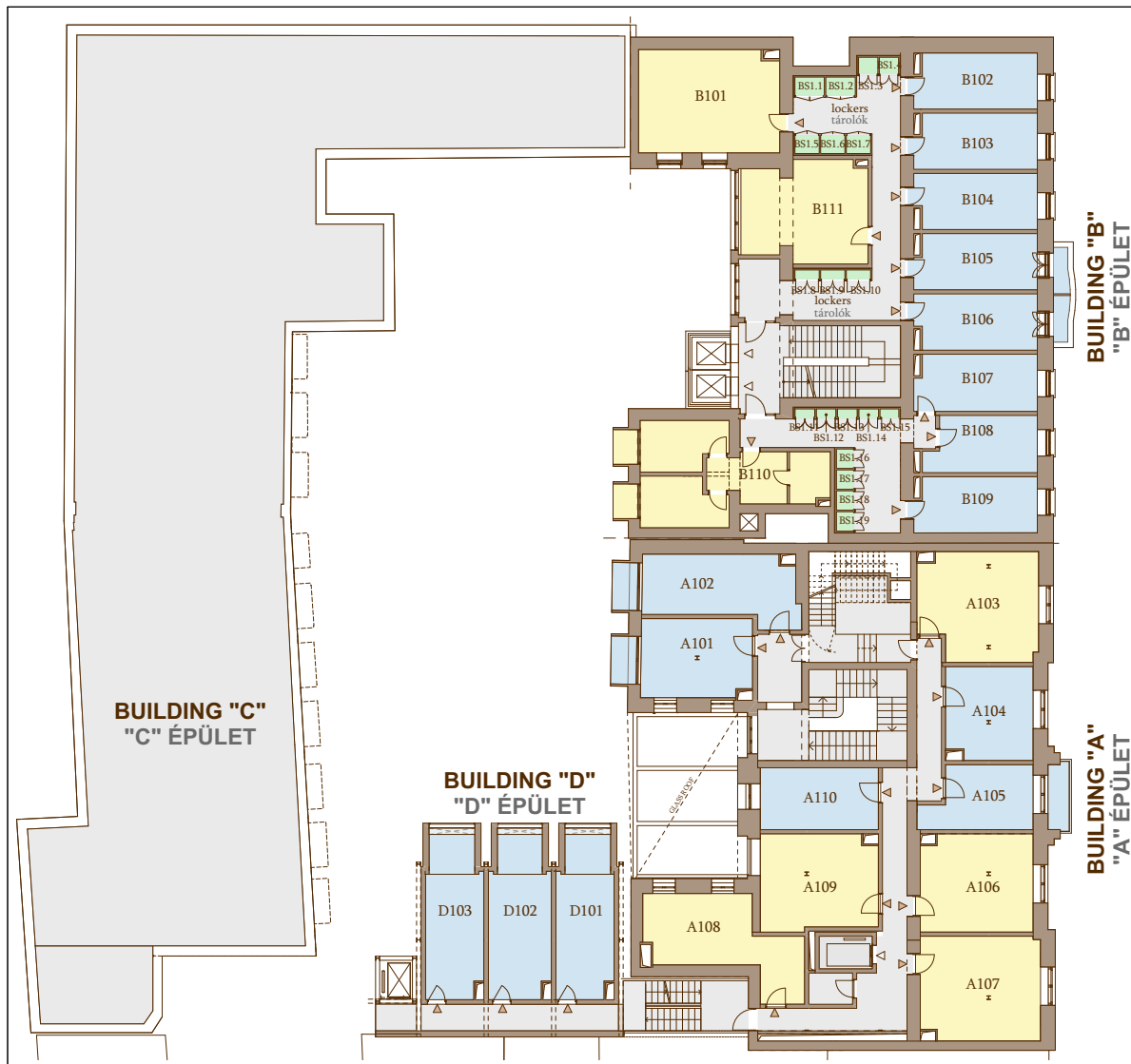
Building D - Studio Apartment

Furnished
'Studio
Apartment',
designed for
one or two
students

22-24 m²



Typical Floor Plan – 1st floor



STUDENT HOUSE / DIÁKSZÁLLÓ

1

FLOOR PLAN EMELET

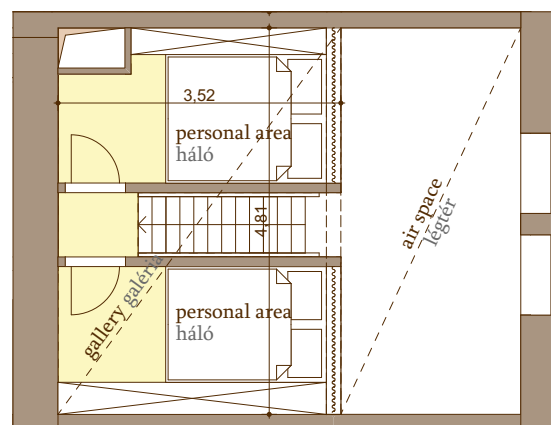
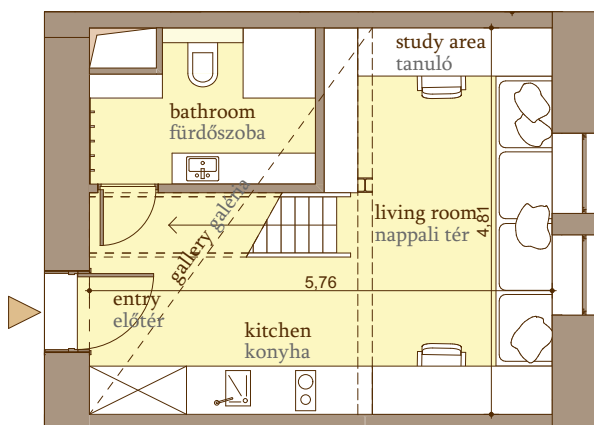
| NUMBER SZÁM | AREA TERÜLET | TYPE TÍPUS | PEOPLE FŐ |
|---------------------------|----------------------------|----------------------------|----------------------------|
| BUILDING A/ÉPÜLET A | | | |
| A101 | 30+3m ² | DOUBLE | 2 |
| A102 | 31+3m ² | DOUBLE | 2 |
| A103 | 47m ² | 2xDOUBLE | 4 |
| A104 | 28m ² | DOUBLE | 2 |
| A105 | 26m ² | DOUBLE | 2 |
| A106 | 40m ² | 2xDOUBLE | 4 |
| A107 | 45m ² | 2xDOUBLE | 4 |
| A108 | 38m ² | 2xDOUBLE | 4 |
| A109 | 40m ² | 2xDOUBLE | 4 |
| A110 | 28m ² | DOUBLE | 2 |
| BUILDING B/ÉPÜLET B | | | |
| B101 | 54m ² | 2xDOUBLE | 4 |
| B102 | 24m ² | DOUBLE | 2 |
| B103 | 24m ² | DOUBLE | 2 |
| B104 | 24m ² | DOUBLE | 2 |
| B105 | 24+2m ² | DOUBLE | 2 |
| B106 | 24+2m ² | DOUBLE | 2 |
| B107 | 25m ² | DOUBLE | 2 |
| B108 | 22m ² | DOUBLE | 2 |
| B109 | 24m ² | DOUBLE | 2 |
| B110 | 44m ² | 2xDOUBLE | 4 |
| B111 | 45m ² | 2xDOUBLE | 4 |
| BUILDING D/ÉPÜLET D | | | |
| D101 | 22m ² | DOUBLE | 2 |
| D102 | 24m ² | DOUBLE | 2 |
| D103 | 22m ² | DOUBLE | 2 |
| LOCKERS/TÁROLÓ | | | |
| BUILDING B | | | |
| BS3.1 - 1.3m ² | BS3.6 - 1.1m ² | BS3.11 - 0.4m ² | BS3.16 - 0.8m ² |
| BS3.2 - 1.3m ² | BS3.7 - 1.1m ² | BS3.12 - 0.4m ² | BS3.17 - 0.8m ² |
| BS3.3 - 0.8m ² | BS3.8 - 0.5m ² | BS3.13 - 0.4m ² | BS3.18 - 0.8m ² |
| BS3.4 - 0.8m ² | BS3.9 - 0.5m ² | BS3.14 - 0.4m ² | BS3.19 - 0.8m ² |
| BS3.5 - 1.1m ² | BS3.10 - 0.5m ² | BS3.15 - 0.4m ² | |



NOTE: for illustrative purposes only, sizes are approximate, not to scale, not to measurement!

MEGJEGYZÉS: csak bemutató célú készült, méretek közelítőek, nem szabványos léptékű ábra, méretek nem ellenőrizhetők!

Building A - Double Loft Apartment



NOTE: for illustrative purposes only, sizes are approximate, not to scale, not to measurement! $\pm 5\%$ possible deviation! Scale = 1:50

MEGJEGYZÉS: csak bemutatási céllal készült, méretek közelítőek, nem szabványos léptékű ábra, mérésre nem alkalmas! $\pm 5\%$ eltérés lehetséges! m = 1:50



10. Puskás Tivadar út
2040 Budaörs, Hungary

TYPE TÍPUS

2xDOUBLE

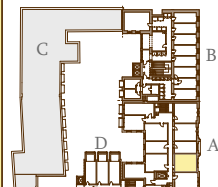
AREA TYPE HELYISÉGEK

Kitchen / Konyha
Living area / Nappali tér
Bathroom / Fürdőszoba
2 x Study area / Tanuló
2 x Personal area (gallery) / Háló (galéria)

TOTAL including interior walls
belső válaszfalakkal 41,7 m²

UNITLAKÁS

A206



SECOND FLOOR 2. EM.

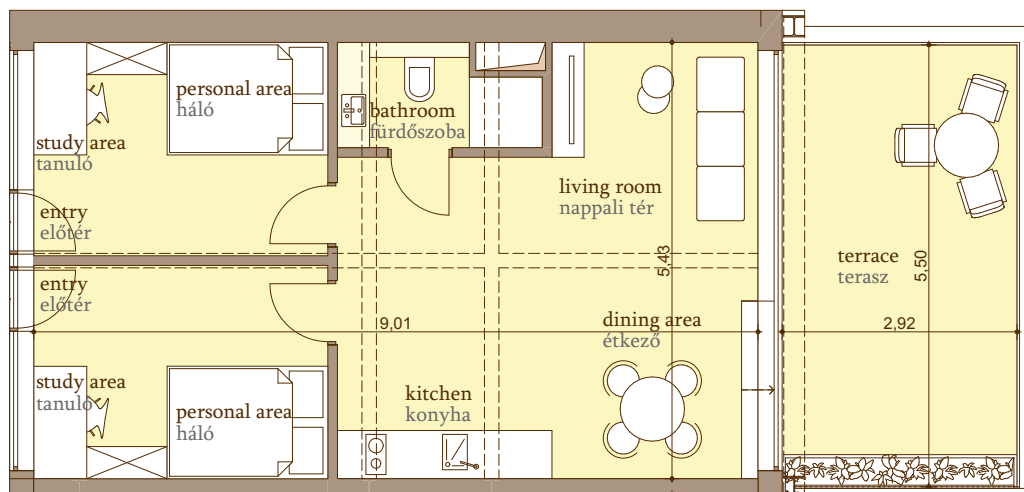


NORTH ÉSZAK




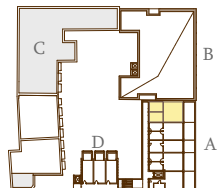
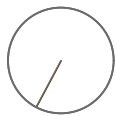

17-19. Rottenbiller Street
1077 Budapest, Hungary

Building A - Double Penthouse Apartment

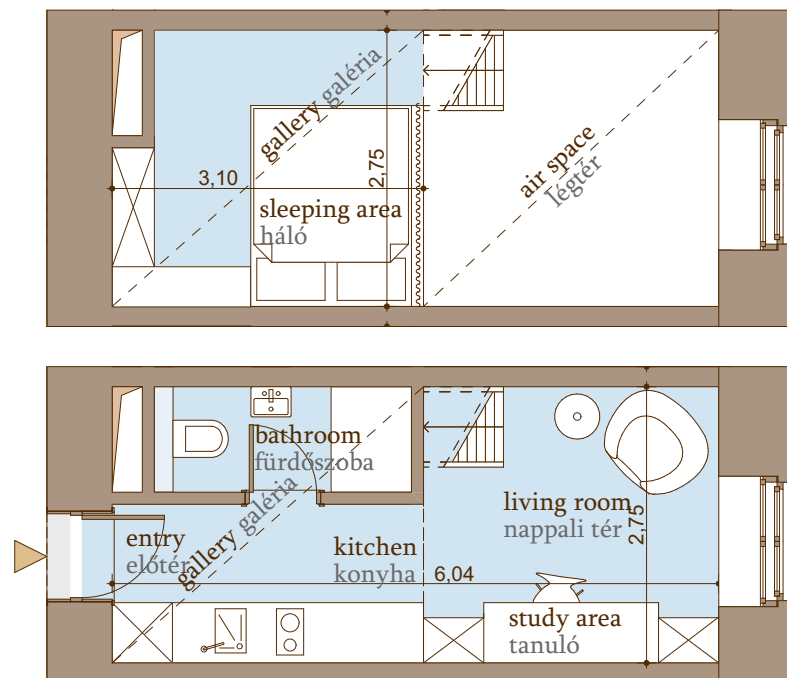


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MEGJEGYZÉS: csak bemutató céllal készült, méretek közelítőek, nem szabványos léptékű ábra, mérésre nem alkalmas! $\pm 5\%$ eltérés lehetséges! m = 1:50


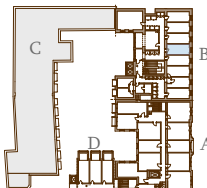
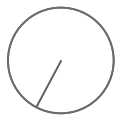

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|  <p>10. Puskás Tivadar út 2040 Budaörs, Hungary</p> | <p>TYPE TÍPUS</p> <p>2xDOUBLE</p> <p>AREA TYPE HELYISÉGEK</p> <p>Kitchen / Konyha Dining area / Étkező Living area / Nappali tér Bathroom / Fürdőszoba 2 x Study area / Tanuló 2 x Personal area / Háló</p> <p>TOTAL including interior walls including interior walls including interior walls 48,5 m²</p> <p>TERRACE/TERASZ 16,0 m²</p> <p>UNITAKÁS</p> <p>A401</p> |  <p>FOURTH FLOOR 4. EM.</p> |  <p>NORTH ÉSZAK</p> |  <p>17-19. Rottenbiller Street 1077 Budapest, Hungary</p> |
|--|--|--|---|--|

Building B - Single Loft Apartment

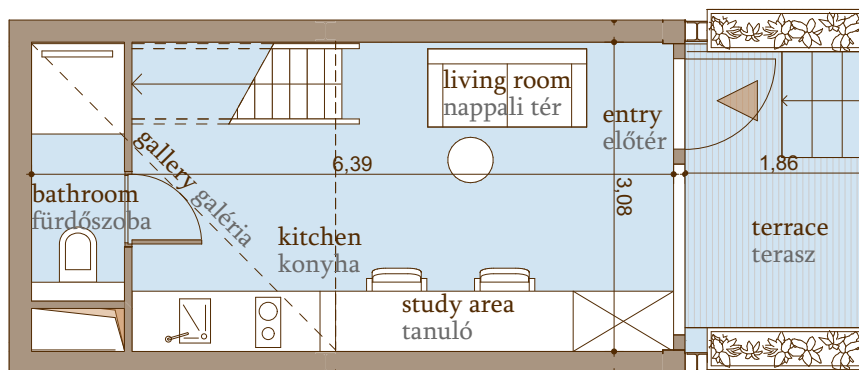
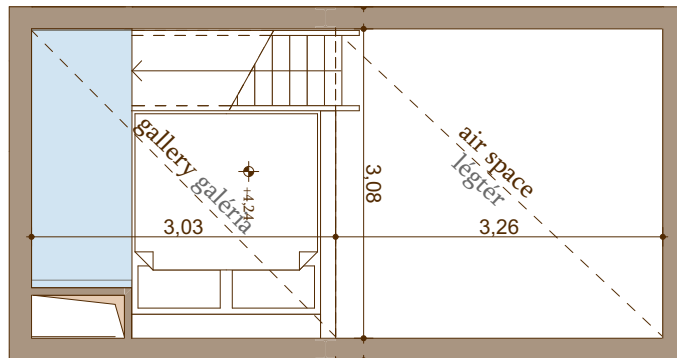


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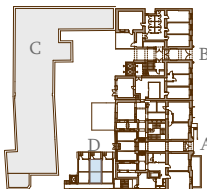
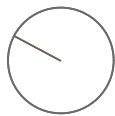

MEGJEGYZÉS: csak bemutató céllal készült, méretek közelítőek, nem szabványos léptékű ábra, mérésre nem alkalmas! $\pm 5\%$ eltérés lehetséges! m = 1:40

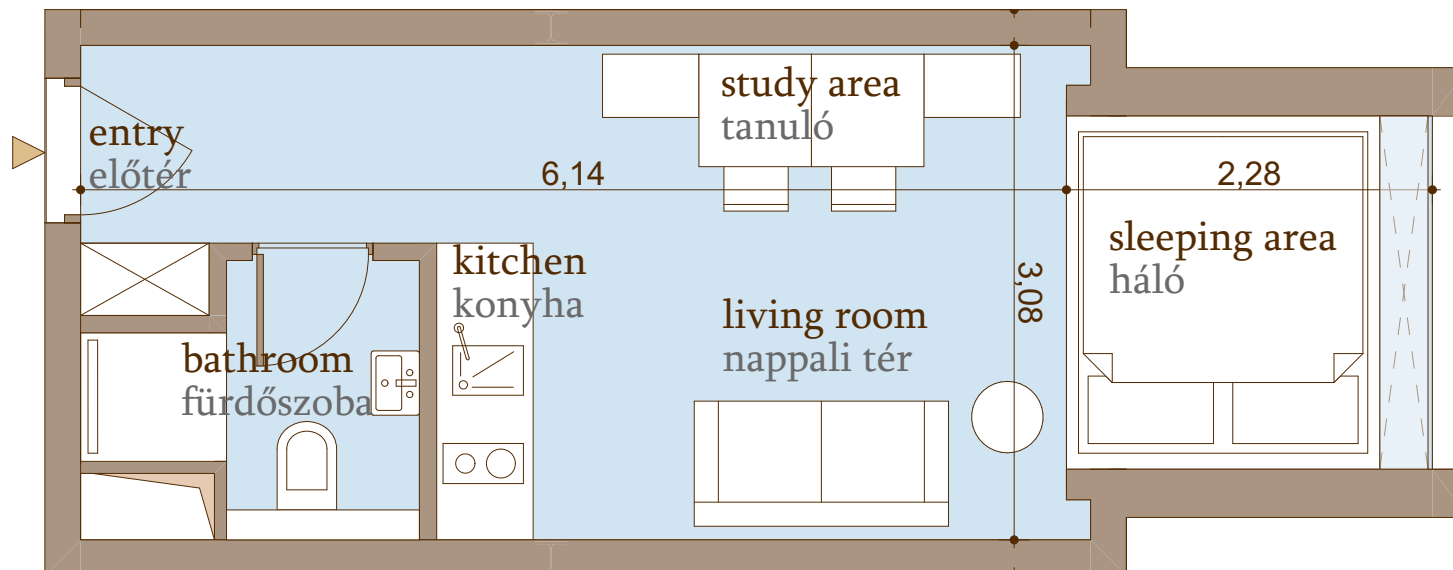
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|  <p>10. Puskás Tivadar út 2040 Budaörs, Hungary</p> | <p>TYPE TÍPUS</p> <p>DOUBLE</p> <p>AREA TYPE HELYISÉGEK</p> <p>Kitchen / Konyha Living area / Nappali tér Bathroom / Fürdőszoba Study area / Tanuló Sleeping area (gallery) / Háló (galéria)</p> <p>TOTAL including interior walls belső válaszfalakkal</p> <p>24,4 m²</p> <p>UNITAKÁS</p> <p>B205</p> |  <p>SECOND FLOOR 2. EM.</p> |  <p>NORTH ÉSZAK</p> |  <p>17-19. Rottenbiller Street 1077 Budapest, Hungary</p> |
|--|--|--|--|--|

Building D - Single Loft Apartment




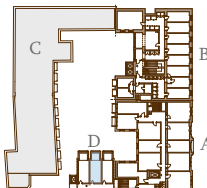
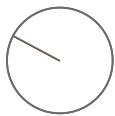

NOTE: for illustrative purposes only, sizes are approximate, not to scale, not to measurement! $\pm 5\%$ possible deviation! **Scale = 1:40**
MEGJEGYZÉS: csak bemutató céllal készült, méretek közelítőek, nem szabványos léptékű ábra, mérésre nem alkalmas! $\pm 5\%$ eltérés lehetséges! **m = 1:40**

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|--|---|---|---|--|
|  <p>10. Puskás Tivadar út 2040 Budaörs, Hungary</p> | <p>TYPE TÍPUS</p> <p>DOUBLE</p> <p>AREA TYPE HELYSÉGEK</p> <p>Kitchen / Konyha Living area / Nappali tér Bathroom / Fürdőszoba Study area / tanuló Sleeping area (gallery) / Háló (galéria)</p> <p>TOTAL including interior walls and partitions 26,4 m² TERRACE/TERASZ 6,1 m²</p> <p>UNITLAKÁS</p> <p>D002</p> |  <p>GROUND FLOOR 0. EM.</p> |  <p>NORTH ÉSZAK</p> |  <p>17-19. Rottenbiller Street 1077 Budapest, Hungary</p> |
|--|---|---|---|--|



NOTE: for illustrative purposes only, sizes are approximate, not to scale, not to measurement! $\pm 5\%$ possible deviation! Scale = 1:25

MEGJEGYZÉS: csak bemutató céllal készült, méretek közelítőek, nem szabványos léptékű ábra, mérésre nem alkalmas! $\pm 5\%$ eltérés lehetséges! m = 1:25

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|  <p>10. Puskás Tivadar út 2040 Budaörs, Hungary</p> | <p>TYPE TÍPUS</p> <p>DOUBLE</p> <p>AREA TYPE HELYSÉGEK</p> <p>Kitchen / Konyha Living area / Nappali tér Bathroom / Fürdőszoba Study area / tanuló Sleeping area / Háló</p> <p>UNITLAKÁS</p> <p>D202</p> <p>TOTAL including interior walls and partitions 23,5 m²</p> |  <p>SECOND FLOOR 2. EM.</p> |  <p>NORTH ÉSZAK</p> |  <p>17-19. Rottenbiller Street 1077 Budapest, Hungary</p> |
|--|--|--|--|--|



Budapest is the capital city and the economic, industrial, academic and cultural center of Hungary, and it has been a member of the European Union since 2004. The city, founded in 1873, is divided into 23 districts on an area of 525.2 square kilometers.

Budapest has about 2 million residents, comprising about 20% of the population of Hungary.

The Danube River that flows through the heart of the city from north to south divides Budapest into two parts – “Pest”, which lies east of the river and contains most of the commercial, financial and economic activities, and is where “IN Budapest” project is located; and “Buda” to the west, a mountainous, less commercial region.

In recent years, Budapest - dubbed the “Paris of Eastern Europe”- has become the ideal gateway to the continent, due to its central location and sophisticated, tourist-centric focus.



IN GROUP is one of the leading companies in the field of project development, real estate investment and construction. Since it was founded in 2004 and to date, its main activities have been focused in Hungary, and it has set itself the objective of business expansion in other European countries.

IN GROUP has a number of subsidiaries which optimally incorporate and utilize the unique advantages of integrative activity as a group: development, construction, maintenance, management and more.

IN GROUP is a well-established, strong and stable company. It was founded and is managed by Mr. Mordechai (Motty) Segal (CPA), with more than 20 years of professional experience in the real-estate industry in Hungary, in property development, in asset acquisition, in property management and more.

IN GROUP focuses on innovation, originality, out-of-the-box thinking and has a multi-year tradition of project development, trustworthiness and professionalism, based on superior, uncompromising standards.

The Group makes it a priority to nurture a spirit of excellence, and therefore to complete every project successfully and at the highest quality.

Among others, **IN GROUP** is currently leading a residential project – IN Budapest - located in Budapest, Hungary.

It also maintains, upgrades and manages six office buildings - IN11 Buda Plaza, IN2040 Terra Corner, IN9 City Corner, IN12 Office Complex, IN7 Campus Office and IN15 Office Park.





We Create Places

To learn more and schedule a personal meeting:

www.inbudapest.hu

www.ingroup.hu

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