



CATALOGUE

2022-2023



Welcome to the Eastern Gate of Miskolc!

Our office building

The East Gate Offices building complex has been designed in line with the expectations of the business and corporate world in Hungary and abroad. Our modern offices, conference hall, which is able to seat 100 people, and meeting rooms of various sizes are available for the companies coming here for trouble-free conduct of business. The name 'EGO' sends the same message – there is only one thing these companies will have to take care of: their own mission – the rest is provided by us!

The design and letting of our offices in a total area of nearly 2,500 square metres on 6 floors were built on the concept called 'shell and core' (aka 'base build'), which means that the location and the design are fixed and our tenants can furnish the offices chosen by them in a way that best meets their own preferences. We are really flexible in satisfying the individual requests of our tenants; as a result, we can provide help also in arranging and furnishing interior spaces to create an ideal working environment.



Total area of the office building complex:

18,960 M²

Total area available for rental:

2,500 M²

Rentable office sizes:

16-460 M²

Number of floors above ground floor:

5

Green area:

520 M²

Rentable meeting rooms:

FOR **8-20** PEOPLE

Conference hall:

FOR **100** PEOPLE

Rentable parking places:

FOR **100** VEHICLES



Our services

Our modern rentable meeting rooms, which are able to seat 8 to 20 people and are available with catering services as well, are located in building 'A' of our office building complex.

Larger events can be organised in our conference hall which opens from the lobby, is able to accommodate 100 people and available for rental also for external guests.

The gastronomy experience is provided by Il Baffo, a revolutionary self-service Italian restaurant in the office building complex. Here, a combination of quality ingredients from Hungary and Italy creates a unique culinary experience for the residents of Miskolc.





There is a parking lot with a CCTV and a gate barrier system available for the employees of our office building on the other side of the street – our tenants can also rent a private parking space there. We are planning to create one and a half times more parking places right next to our office building to ensure convenient parking.



Our office building can be accessed with a state-of-the-art key card entry system. Our central reception and the out-of-hours reception services at weekends and at night ensure seamless conduct of business.

Location

The EGO office building, as the name shows, is located in the eastern part of the city, at its 'eastern gate'. From this direction, the city can be accessed on motorway M30 from the north and motorways M3 and M35 from the east and the south, respectively, in direct connection with road no. 37. On these motorways, three international airports (Budapest, Debrecen, Kassa) are within a 1.5-hour journey.



VALUE-CREATING INVESTMENTS

We believe in Miskolc, therefore, with our value-creating investments, we would like our city with a long history and great historical traditions to be one of the successful and dynamically developing European cities which have a modern infrastructure as well as a genuine ability to attract capital investments and retain workforce.



Avalon International School

The Avalon International School (AIS) operated by the Avalon International School Foundation is the first private school based on the Cambridge system in Miskolc and its area. The school and kindergarten, which opened its doors in September 2019, provides educational services of a high standard in an area of nearly 5,000 square metres. The 3- and 5-year olds take part in kindergarten education, while children at and over the age of 6 can attend our school and complete their studies according to the Cambridge method accredited by Cambridge International. The building and equipment of the AIS perfectly reflect the values represented by the school and meet the aesthetic and technical requirements of the 21st century, whether it is online or digital educational platforms or applications.

The main objective of the Avalon International School is to establish a community where each pupil receives special attention, we can develop their skills and talent to 'give them wings' and where they get all the support from us to become youngsters with a responsible and international mind-set.



Avalon Park

Avalon Park, where everyone can find the most optimal way to relax, offers families, couples and companies a wide range of leisure options.



Go-karting

With a 562-meter-long go-kart track, thrilling qualifying kart races, sharp bends and electric go-karts, the HELL Kart & Event Center is the perfect choice for guests longing for an adrenaline rush.

Maya Play Park and Maya Jungle Playhouse

With colourful family programmes, interactive games and creative classes and activities, the 2,500-square-metre open-air Maya Play Park and the 400-square-metre indoor Maya Jungle keep children entertained, offering them a joyful pastime.

Wellness

Guests wishing for some pampering can choose between the indoor and outdoor services of Avalon SPA. For them, the moments spent in the Jacuzzi, the adventure pool or the steam bath, as well as the massage sessions, the beauty treatments and the sauna ceremonies are a real treat available every single day of the year.

Ristorante

Avalon Ristorante offers ‘must-try’ culinary experiences for the fans of Italian cuisine. The menu features traditional Italian dishes, sea food, pasta dishes, pizzas baked in a wood-fired oven, special desserts and custom-made cakes.

Grill & Gourmet Casual Restaurant

With an alternative cuisine and a wide range of street-food and grilled dishes, this restaurant awaits gourmands who can watch how their meals are being made on the Big Green Egg grill, in the PitBox smoker or in the kettle.





Resort

Avalon Resort & SPA***** offers a total of 80 rooms for guests in the heart of the Bükk mountains, including Superior rooms, fifteen exclusive log cabins and the guest rooms of the new Forest Design wing.

Corporate events / Team buildings

At Avalon Park, a range of venues offer a unique way to deliver quality and enjoyable community-building programmes that can be tailored to your company's identity. Team-building events provide the most fun for everyone during their time in the park, whether it's an adrenaline-fuelled go-kart race, a wellness experience or adventure games.



Aulich Prestige residential park

The Aulich Prestige residential park located only a few minutes from the city centre of Miskolc is a unique project, for the two custom-designed buildings will be followed by additional buildings in the 1st and 2nd phase of the investment project in an area which offers a nice view and provides conditions unparalleled in the surroundings of Miskolc.

The custom-designed multilevel buildings (ground floor, three levels above the ground floor and a penthouse level) with several flats with a view and a roofed terrace on each floor offer underground parking spaces.

The flats ranging between 39 and 137 m² meet every demand. Splendid penthouse flats await sophisticated occupants on the top floors. The flats have been designed with quality materials and equipped to the highest standards.

Angel Station

A fuel station in Szikszó, offering complex services.





Angel Petrol & Bistro

Angel Petrol is more than a traditional petrol station, for its wide range of services include a car wash, a service station and a rest area for trucks as well. In addition, the petrol station has its own restaurant. However, also Angel Pizza Bistro is more than a traditional pizza parlour, for the offering includes not only pizzas but main courses, desserts and other dishes prepared a'la carte.

Avalon Fleet

Whether its vehicle leasing, occasional car rental, luxury car rental, fleet management or electric car rental, Avalon Fleet Kft. has been offering its services to its customers since 2018. Today, they have more than 100 customers, which means more than 500 leased cars. They offer custom-tailored solutions for each partner to make their conduct of business easier and more efficient. The business strategy of the company is about providing efficient service packages tailored to individual needs, in compliance with customer demands. And all this at a competitive price. Fleet management includes the acquisition and financing of vehicles (in the form of a lease-purchase arrangement) as well as the operation and maintenance of the cars and the sale of the used cars at the end of the lease period.

Avalon Motors

It is the first authorized BMW and MINI service centre in our county, covering the entire North Hungary region. With its qualified staff, it offers full-scale servicing and maintenance for BMW, BMWi, BMW M and Mini vehicles in the territory of Angel Station, with the most modern technology available in the market.



OUR CITY, MISKOLC

It is the seat of Borsod-Abaúj-Zemplén County and the Miskolc district as well as the centre and the largest settlement of the North Hungary region. Following Budapest, Debrecen and Szeged, it ranks fourth among the cities and towns of Hungary with the largest population. Latest population estimate: 159,265 residents.

Miskolc used to be famous only for its heavy industry, however, over time, it has become the centre of one of the most popular touristic regions in Hungary. Today, the number of domestic and foreign visitors coming to our city is steadily increasing, with more and more people exploring the unparalleled and exciting sights of the surrounding area.

TOP 5 SIGHTS

Miskolctapolca - Cave Bath

One of Miskolctapolca's genuine treasures is the Lake Cave transformed into a Cave Bath, caved by water out of the hard limestone rocks over thousands of years. At the Cave Bath of Miskolctapolca, which is a facility unparalleled in Europe, it is an unmatched experience to swim and bathe in the indoor pool of nature, in the thermal water of pleasant temperature springing from the depths of the mountain and to enjoy the clear air free of any contaminants. There are many who also believe in its healing effect which is primarily due to the pleasant, curative climate of the cave and its warm karst water.





Lillafüred – Palace Hotel, Waterfall, Hanging Gardens, Hámori Lake

The terraced hanging gardens and the waterfall stretching at the foot of the Palace hotel having a magical view of the area offer unparalleled experience for the lovers of nature, romance and arts in every season. The route along the hanging gardens is a ‘thematic path’ which connects to the Szinva educational path, enriching it with 9 extra stations. Each of the various stations tells a tale about poetry, poets, natural scientists and love. Both the natural and the man-made elements of the environment are properly emphasized here: the waterfall being the highest waterfall in Hungary, the Anna Cave, Brook Garadna, the statue of Attila József and the engraved quotation from the poem Ode. The Hámori Lake, which is of natural origin but has been artificially enlarged, is one of the most romantic sights of the Bükk Mountains. The beauty of the place is crowned by the Palace Hotel located on the shore and the sight of the mountains surrounding the lake.



Castle of Diósgyőr

Located nearly 8 kilometres from the city centre of Miskolc, the Castle of Diósgyőr, which has its own place among Hungary’s most prominent monuments, can be found at the foot of the Bükk mountains, in wonderful natural surroundings. What is most peculiar about the Castle is that it offers unlimited visitor’s experience. Visitors can freely move around the Castle, trying out everything they wish and immersing themselves in the medieval atmosphere of the place. Besides interactive features, this special atmosphere is further enhanced by the local staff dressed in clothes of the era and by the visitor areas displaying the everyday life typical of the Middle Ages at the ground floor.

The recently opened Tournament Square can be found near the Castle. Jousting tournaments, concerts and sports events are organised here.

Pedestrian zone

The pedestrian zone of Miskolc, i.e. Széchenyi István Road, is a main road stretching along the central part of the city, invoking the atmosphere of the 19th century. No car or bus traffic is allowed here, only trams can pass. With its length of 12 km, Széchenyi Street is one of the nine streets which run across Miskolc and Diósgyőr, as a result, it is said to be the largest pedestrian zone in Europe, although the 'pedestrian-only' street is merely one kilometre long. A number of shops, cafés, restaurants and ice-cream parlours await passers-by in Széchenyi Street.



The University of Miskolc

The University of Miskolc is not only the city's but also the region's leading higher education institute as well as its research, development and innovation centre. As one of the first technological universities in Hungary, it offers an array of training programmes in eight faculties: those applying for the university can major in earth science and engineering, materials and chemical engineering, mechanical engineering and informatics, law, economics, arts, music or health sciences. Due to the close relationship with enterprises, its flagship dual study programmes prepare students to meet the current needs of the labour market and help them find a job. The university's campus called 'University City' is an unparalleled facility, an independent 'city within the city', for everything is located in a single university district: the faculty buildings, the facilities supporting the students, the dormitories, the sports hall, the swimming-pool, the shops and the places of entertainment.



MISKOLC





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