

Investment Prospectus



Residential Complex
DANUBE WHARF
Budapest



BUDAPEST OVERVIEW

Budapest in many ways is no different from the UK and other modern European countries. As an emerging market with exciting capital growth potential, today's investors are coming from far and wide, motivated by tomorrow's returns. Budapest as a capital city holds 20% of Hungary's population of 10 million people, not including the tourist traffic the city centre sees day in day out. The business community has set their sights on Budapest so much so that global international headquarters have been relocated to Budapest's business district. Our partners, Easyjet and Wizz Air help to further facilitate the investment process for Key4's investor as Budapest continues to become a hub for European destinations. Budapest has the lowest cost of living of any major European capital city.

BUYERS GUIDE

- Hungary has experienced more of a steady and consistent property growth over the last 4 years.
- Stamp Duty: 60,000 - 120,000 EUR subject to 6% charge; upwards of 120,000 EUR, the first 16'000 is subject to 2% and 6% on the balance thereafter.
- Hungary has one of the lowest rates of corporation tax in Europe at 16% and 25% Capital Gains tax.
- Budapest accounts for 60% of all commercial activity for the country hence booming popularity amongst the investors.
- Properties may be purchased in Euros which allows investors to offset risk of devaluation on currency change over.
- Euro Mortgages are available for up to 80% of the property value for foreigners with interest rates currently starting at 4.6%.
- Budapest accounts for 70% of Hungary's total FDI



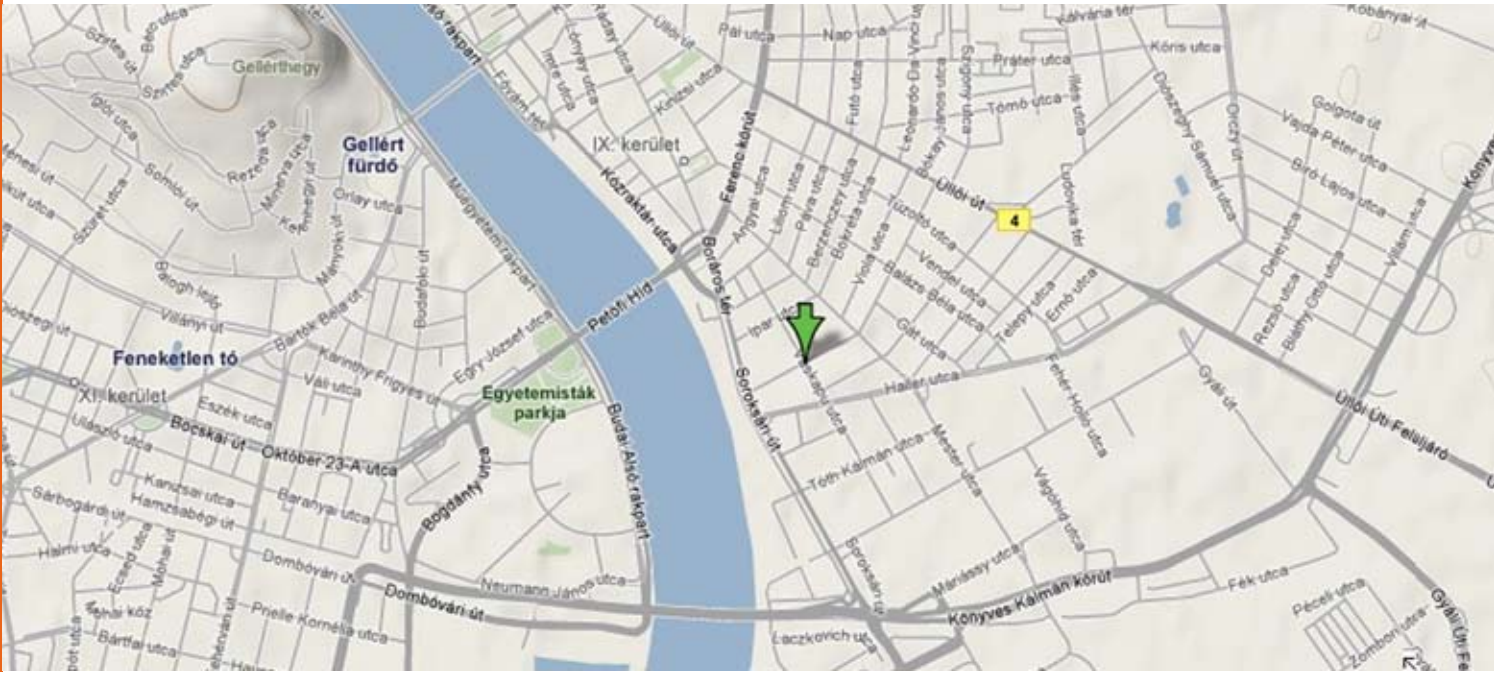
PROPERTY OVERVIEW

Danube Wharf located in District 9 of Budapest, is just 60 metres from the Danube River. In line with the trendy neighbourhood theme, Danube Wharf delivers a loft style living atmosphere. Presenting elegant interiors adorned with bright welcoming colours and complimented by glass walls and windows delivering delightful views of the surrounding vibrant culture. Upon walking through the naturally green landscaped parkland that fronts the entrance of this magnificent 170-unit development, the architect's inspirations begin to spring to life. Just a short walk away is Raday Street where the unique atmosphere of charming cafes and delightful restaurants offer opportune compliments to Danube Wharf. Additionally Boráros square is only minutes away. Key4's Danube Wharf investor will benefit from a superb investor payment plan of 25% on contract & 75% upon completion, which is planned for the 1st quarter of 2010. Key4 expects investors to achieve in excess of 100% ROI by completion.

KEY FEATURES

- ✓ Centrally Located
- ✓ 60 Metres from the River Danube
- ✓ Loft Style Living
- ✓ Modern Interior
- ✓ Excellent Transport Links
- ✓ Underground Parking
- ✓ 80% Finance Achievable
- ✓ Access to Local Transport
- ✓ Priced in Euros
- ✓ Air Conditioning (as standard)
- ✓ Investor Payment Plan





LOCALITY

Budapest - District 9 - has experienced rapid regeneration in the last 6 months and is already home to the National Theatre and Palace of Fine Arts, which are both to be found on the banks of the River Danube. Several commercial developers are currently building class 'A' office buildings to accommodate the expanding business sector. With the influx of foreign companies and investors the District's value as an investment opportunity offers more than impressive returns. The decline of heavy industry has meant this area is now being regenerated in a way which might be compared to London's Docklands. Universities such as the world famous medical university Semmelweis, surround the development site which has created high demand within the rental market for Budapest property investors. Major organizations such as HP, IBM, Panasonic, Sanyo & Nissan are all based in Infopark, a huge business park located just a short walk away from this development.





FLOOR PLANS

