



Seven Pearl
RESIDENCE BUDAPEST

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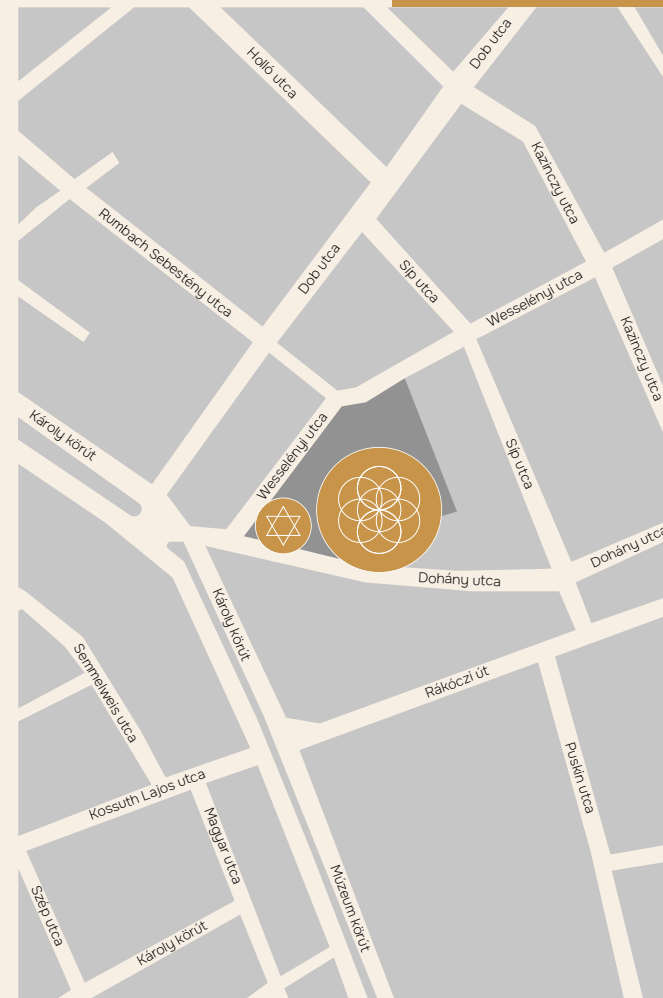


WELCOME TO SEVEN PEARL,

a place where luxury and history elegantly converge in Budapest's vibrant 7th District. Designed for those who cherish refined living, Seven Pearl offers a residential experience that places everything you desire within easy reach. Your new home here is not just spacious and comfortable, but also a beacon of timeless elegance.

Nestled at 10. Dohány Street and 8-10. Síp Street, our stunning apartments provide an exclusive urban lifestyle, just steps away from the magnificent Great Synagogue, the largest in Europe. At Seven Pearl, you aren't just living in a neighborhood; you're becoming a part of a rich historical tapestry.

More than just a place to reside, Seven Pearl invites you to immerse yourself in an environment where luxury and heritage seamlessly blend. Discover a world where elegance is a way of life and the charm of one of Europe's most iconic areas is ever-present. Your journey to unmatched sophistication begins at Seven Pearl, where living is redefined beyond the ordinary.

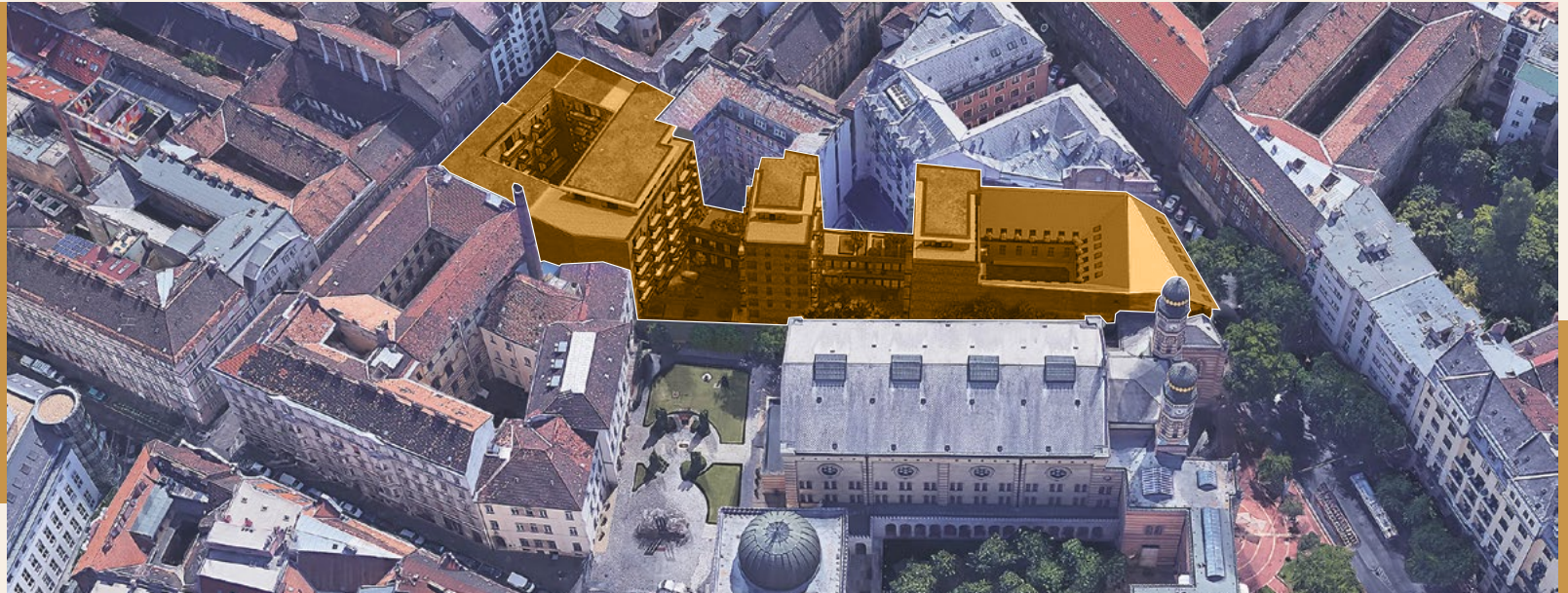


A UNIQUE LOCATION

in Budapest's historic Jewish Quarter, just steps from the iconic Great Synagogue, a UNESCO World Heritage Site. This vibrant neighborhood offers a delightful blend of culture and cuisine, inviting residents to explore a rich tapestry of restaurants, lively bars, and charming boutiques, making everyday life an adventure. Amidst the city's lively energy, Seven Pearl serves as a serene escape where you can unwind and recharge.

What truly sets Seven Pearl apart is its commitment to fostering a sense of community and belonging. Equipped with the latest energy-efficient technologies and smart home integrations, it offers a modern, sustainable lifestyle. Green energy solutions are seamlessly integrated, ensuring a living experience that is both comfortable and environmentally responsible.





The residences themselves are a harmonious blend of classic elegance and contemporary style, featuring spacious designs with high-end appliances and luxurious marble countertops. Sunlit interiors create a warm and inviting ambiance, perfect for relaxation or entertaining.

Residents of Seven Pearl enjoy a wealth of desirable amenities. Picture starting your day with a refreshing workout at the state-of-the-art fitness center or taking a leisurely stroll in the beautifully landscaped courtyard garden. With 24/7 concierge services and secure underground parking, every aspect of your living experience is thoughtfully catered to with care and precision.

The development will feature three buildings, housing 163 apartments and 11 commercial spaces, along with a two-story underground garage with 151 parking spots. As construction began in January 2025, this project temporarily changes the area's dynamics, but the promise of an enhanced future makes it well worth the wait.



THE BUILDING'S ORIGINS

date back to 1844, crafted by the renowned architect József Hild in a timeless classical style. Originally a two-story structure, it underwent significant transformation in 1870 when Károly Hild, József's nephew, oversaw the addition of a new floor. This distinguished U-shaped building has been a witness to pivotal moments in history, from the 1848–49 Revolution to the 1956 uprising, and has been home to influential figures such as stained-glass artist Miksa Róth and pioneering photojournalist Stefan Lorant. During WWII, its walls bore witness to change as part of it was enclosed within the Jewish ghetto, while another section remained outside.

Throughout its vibrant history, the building has housed eminent personalities who left lasting imprints on Hungary's cultural and journalistic scenes. Miksa Róth, celebrated for his Art Nouveau stained glass that beautifies iconic landmarks like the **Hungarian Parliament**, set up his first independent workshop here.

Similarly, Stefan Lorant, born within these walls, went on to transform photojournalism with his groundbreaking Picture Post magazine, captivating millions across Britain. The building's story



Fortepan / Budapest City Archives. Archival signature: HU.BFL.XV.19.d.1.07.137

continued with press baron Simon Tolnai, who acquired it in 1911 with plans to erect a modern office building—aspirations ultimately halted by the economic turmoil following World War I.

Today, Seven Pearl honors its storied past through an intricate restoration guided by national monument protection authorities. The building's design seamlessly blends its century-old charm with contemporary amenities. Visitors are invited to explore the 140-meter passage linking Dohány and Sip Streets, part of a larger network connecting key areas of the district.

As a tribute to its rich history, Seven Pearl continues to captivate with its architectural elegance and enduring ties to Budapest's vibrant past, inspiring admiration and awe in all who encounter it.

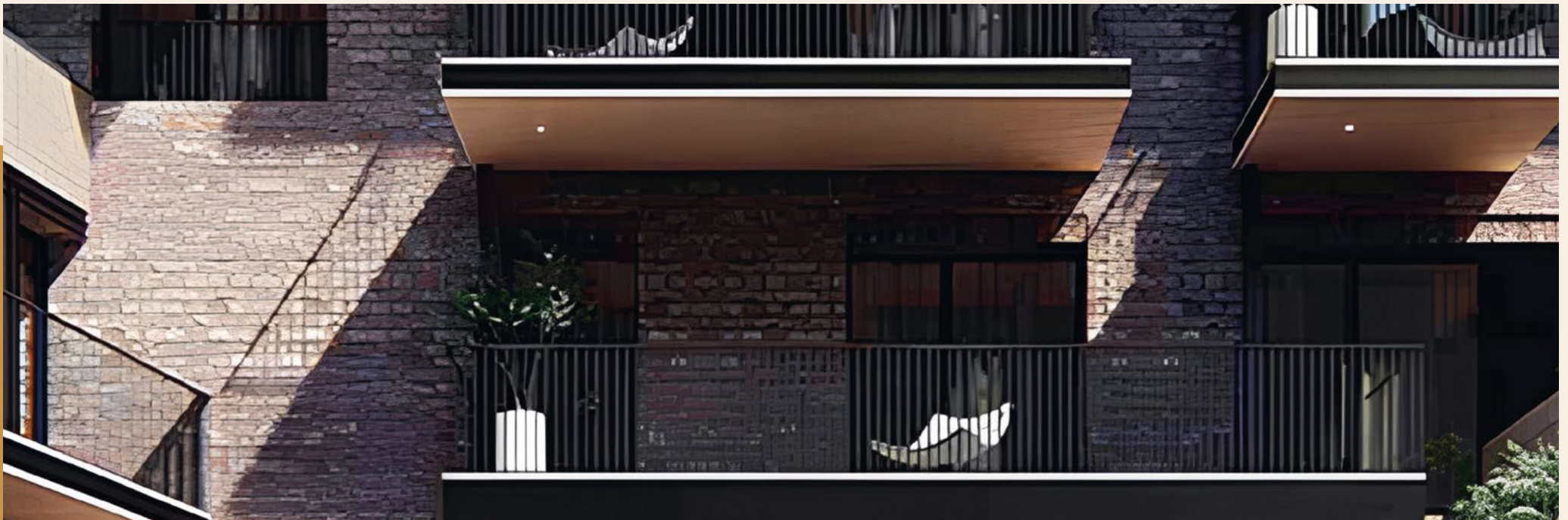


IN THE HEART OF THE 7TH DISTRICT,

also known as Erzsébetváros or “Elizabeth Town”, our neighborhood is named after Queen Elisabeth, fondly called Sissi – the admired wife of Austrian Emperor and King of Hungary, Franz Joseph I. Celebrated for her beauty and charisma, Queen Sissi’s influence resonates in the captivating charm of Erzsébetváros. This district is a must-visit for those drawn to its central location, energetic atmosphere, and distinctive shops and restaurants. Valued for its safety and historical richness, it also houses numerous significant Hungarian cultural landmarks.

At Seven Pearl, we redefine luxury not merely as opulence but as a thoughtful connection with people, places, and the flow of time. Our aim is to provide residents with an urban lifestyle that harmoniously combines innovative design, superior amenities, and an engaging community, all located in the vibrant heart of Budapest.

Adjacent to the renowned Dohány Street Synagogue, Seven Pearl transforms the site of a long-abandoned building, embodying the unique character and deep history of its surroundings.





OUR TAKE ON RESPONSIBLE DEVELOPMENT

is rooted in a deep respect for the area's cultural heritage. In collaboration with national monument protection authorities, we focused on preserving the century-old legacy of the building and honoring the notable figures who once resided there. The project's main goal is to add significant value to the area by renovating and strengthening historic buildings, thus greatly extending their lifespan.

We are also committed to enhancing safety and durability by reinforcing the firewalls shared with neighboring properties. Furthermore, in harmony with municipal guidelines, the project will undertake a comprehensive renewal of the surrounding streets and public spaces, ensuring a seamless integration with the community and an enhanced overall appeal.

1+1 SAMPLE RESIDENCE



The 1+0 studio (29–36 m²) and the 4+1 apartment type (138 m²) are also available.

41–70 m²





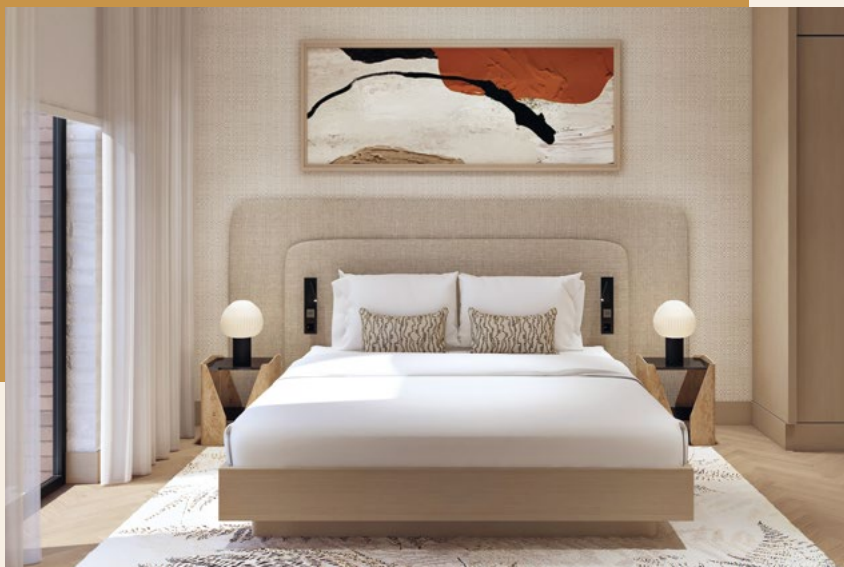
2+1 SAMPLE RESIDENCE



The 1+0 studio (29–36 m²) and the 4+1 apartment type (138 m²) are also available.

55–132 m²





3+1 SAMPLE RESIDENCE



The 1+0 studio (29–36 m²) and the 4+1 apartment type (138 m²) are also available.

69–186 m²





3+1 SAMPLE RESIDENCE WITH OPTIONAL GARDEN



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69–186 m²





WE ARE POLAT,

a trusted name in Turkey, firmly established as a leader across various sectors with over 70 years of experience. In the real estate domain, Polat excels in construction, project development, investment, and management. The company has spearheaded premium real estate ventures in Istanbul, such as Piyalepaşa Istanbul, Polat Ev Göztepe, Polat Office Kağıthane and Piyalepaşa, and Polat Levent Exclusive while also extending its reach into Hungary's real estate market with projects like Duna Pearl and City Pearl.

In the field of renewable energy, Polat Energy shines as the operator of Turkey's largest wind and solar power plants, highlighting its dedication to sustainable energy solutions in both Turkey and Hungary. Beyond real estate and energy, Polat is actively expanding its foreign trade, engaging in a wide array of sectors that range from raw materials to consumer goods, and maintaining robust import and export activities across Europe.

A notable milestone in Polat's journey is Polat Tourism's representation of Turkish tourism on the global stage. Polat is committed to being a responsible organization, delivering genuine "added value" to the countries it operates in, the communities it serves, and its business partners across the real estate, energy, and international trade sectors. Ultimately, Polat is devoted to building a secure and sustainable future.



Duna Pearl





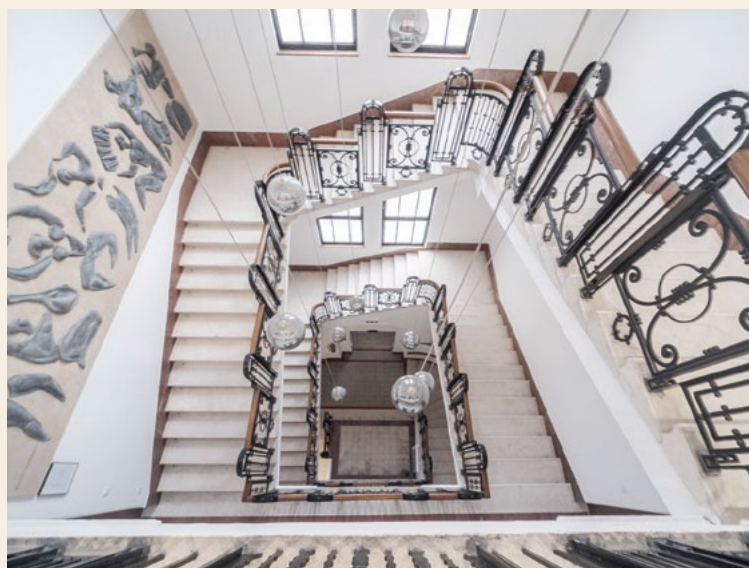
City Pearl



Spitz Villa



Four Points by Sheraton Budapest Danube Hotel





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