

Széchenyi Gyógyfürdő és Uszoda:

Budapest Spas cPlc. (1034 Budapest, Szőlő u. 38., Company Registration Number: 01-10-043152, hereinafter referred to as: the Contracting Authority) — within the framework of a two-round, public tender, grants rental rights for the implementation of an event series in the outdoor pool area and the wing of the building facing Állatkerti krt. of the Széchenyi Thermal Bath and Swimming Pool (1146 Budapest, Állatkerti krt. 9-11. plot no.: 29732/11, hereinafter referred to as: the Bath) under its operation, for a fixed term of 1 + 4 years. The rented areas: outdoor pool area: adventure and thermal pools, and the relaxation areas of the pool area. The area of the wing facing Állatkerti krt.: lobby, corridors, cabin row and locker changing rooms.

Availability of tender documentation

Potential Bidders may request the tender documentation electronically by sending an email to ertesites@budapestspas.hu **from 20 October 2025 to 20 November 2025**.

Method and deadline for submitting tender applications:

Tender applications can be submitted by email, post, courier delivery, or in person to the Sales Department of Budapest Spas cPlc. (1034 Budapest, Szőlő u. 38).

Deadline for submitting tender applications: 20 November 2025 at 11:00. Tender applications submitted by post must be delivered by this deadline. Personal submission of tender applications is possible Monday to Thursday from 8:00 to 16:00, and Friday from 8:00 to 14:00.

1. Contact person

Contracting Authority's contact person:

Szilvia Czinege, Sales and Marketing Director

phone number: +36 30 961 6782

email address: czinege.szilvia@budapestspas.hu

and

Barbara Refle-Tatár, Head of Sales Department

phone number: +36 20 417 2905

email address: tatar.barbara@budapestspas.hu

Summary of the tender procedure:

- Requesting tender documentation (completing and returning the request form)
- Site visit
- First round: application for the tender: submission of corporate tender documents by the deadline
- Second round: personal presentation
- Third round: rental fee offer – personal submission, public opening on site
- Fourth round (optional, in case of multiple valid offers): final rental fee offer – personal submission, public opening on site
- Announcement of results

Purpose of the tender:

Through this tender, the Contracting Authority wishes to utilise the Baths (its areas according to the call) in a unique way during the period from early February 2026 to mid-December 2030 (exclusively on Saturday evenings). It wishes to implement a world-class programme/event series with tourist appeal and visual spectacle in the Baths through the winning bidder. The events may take place after the official closing time of the Baths, for a minimum of 3 and maximum of 4 hours, not including the time for set-up and dismantling. (This time may be modified (restricted) with reference to legal or official provisions.) As a result of the tender, the Contracting Authority wishes to conclude a contract for a five-year (1+4) period. (1 February 2026 – 15 December 2026; 1 February 2027 – 15 December 2027; 1 February 2028 – 15 December 2028; 1 February 2029 – 15 December 2029; 1 February 2030 – 15 December 2030.) Due to the architectural uniqueness and value of the baths, the artistic concept submitted by Bidders is particularly emphasised in the evaluation of tenders, thus in its assessment, preference is given to the Bidder who has some special technology, patent or know-how for the implementation of the planned event series.

The Contracting Authority's goal is for Széchenyi Baths to become a prominent venue in international cultural life between 2026 and 2030, offering a unique combination of wellness, art, music and visual experience. The winning bidder's programme will also contribute to increasing the tourist appeal of Budapest and Hungary, therefore the Contracting Authority supports international collaborations, partner productions and the integration of thematic event series.

2. Important conditions of rental

- The Contracting Authority draws the attention of Bidders that within the framework of this tender, it will only accept tenders related to the implementation of an event series whose artistic standard is worthy of the historical brand of Széchenyi Baths and is capable of attracting both domestic guests and international tourists to the baths.
- In case of winning the tender, the Bidder is obliged to organise the event series on a maximum of 1 day per week, but at least every 2 weeks - on Saturdays - during the period according to the contract to be concluded.
- The simultaneous capacity of the event may not exceed 1,200 people.
- The Bidder is obliged to procure, install and operate at their own expense the technical equipment, technology, software and all other tangible assets necessary for the event they wish to implement - and previously approved in writing by the Contracting Authority (and in justified cases by the monument protection authority). Obtaining any necessary official permits is the responsibility of the winning Bidder.
- The Bidder is obliged to ensure the preparation of all artistic content to be presented during the implementation of the events, the acquisition of the necessary rights (royalties), the continuous provision of high artistic standards of the content, and its continuous renewal.
- The Contracting Authority provides the personnel necessary for bath operation during the event series (bath manager/deputy, lifeguard, electrician, mechanic, cleaner, guest coordinator). The complete provision of personnel necessary for holding the event series that does not fall within the scope of bath operation is the Bidder's responsibility (e.g. hostess, security personnel, paramedics, etc.). The Bidder is obliged to provide complete property and personal security activities for the event series.

- In case of providing catering services, sponsor involvement is only possible in consultation with the Contracting Authority.
- Guests can only pay for products and services in the bath area by bank card or Festipay card. The Contracting Authority informs Bidders that a cashless payment system operates in the Baths area. By submitting their tender, the Bidder accepts and undertakes to cooperate with the Contracting Authority's contractual partner at all times and bindingly accepts the conditions of the system's operation.
- The Contracting Authority does not provide warehouses in connection with the event.
- The Contracting Authority provides an 18.75 sqm room for the management and control of the event for the duration of the event.

Rental fee:

- **The Contracting Authority requests 2 optional offers from Bidders as follows:**

Option A: rental fee offer exclusively related to event hosting (no catering service may be associated with it)

- Rental fee: Bidders shall provide the rental fee in written form in the third round as follows:

- **fixed commission (% calculated on gross turnover from ticket sales + VAT/event),**

The expected minimum commission: 30%/event - but minimum 10 000 000 HUF + VAT/event

The basis of settlement is Forint, the currency of the invoice is Euro, the amount of which is converted by BGYH Zrt. based on the settlement at the exchange rate valid on the day preceding the issue of the invoice.

The contracting authority reserves the right to increase the minimum rental fee from the beginning of February of each year without a separate contract amendment by an amount corresponding to the consumer price index for the previous year published by the Central Statistical Office (KSH), regardless of when the official announcement was published.

- **Option B:** rental fee offer related to event hosting and rental fee offer calculated on revenue from catering services provided during the event. In this offer, the Bidder shall submit their business concept related to catering, as well as the Contracting Authority's percentage rental fee offer for these services. The sale of spirits is not permitted within the catering service, but cocktails may appear in the selection. The Contracting Authority does not provide a hot kitchen; according to the Contracting Authority's information, catering services can only be provided through off-site catering.

- Rental fee: Bidders shall provide the rental fee in written form in the third round as follows:

- **fixed commission (% calculated on gross turnover from ticket sales + VAT/event),**

The expected minimum commission: 30%/event - but minimum 10 000 000 HUF + VAT/event
+ fixed commission from catering services (% calculated on gross turnover + VAT/event)

The basis of settlement is Forint, the currency of the invoice is Euro, the amount of which is converted by BGYH Zrt. based on the settlement at the exchange rate valid on the day preceding the issue of the invoice.

The contracting authority reserves the right to increase the minimum rental fee from the beginning of February of each year without a separate contract amendment by an amount corresponding to the consumer price index for the previous year published by the Central Statistical Office (KSH), regardless of when the official announcement was published.

- The Bidder is obliged to pay a bid security of HUF 300,000.
- The winning Bidder is obliged to pay a total of HUF 5,000,000 within 5 days of the conclusion of the contract, from which the HUF 300,000 bid security will be deducted.
- The tender notice is also available in English.
- Tender reference: **“Széchenyi concept tender”**