



AFI PARK

BRASOV

A project by AFI Europe Romania





1 A LOOK
INSIDE
ROMANIA

2 ABOUT
AFI
EUROPE

3 WELCOME
TO AFI PARK
BRASOV

4 LOCATION

5 TECHNICAL
SPECIFICATIONS

6 TYPICAL
FLOOR

7 WE CARE
FOR YOUR
NEEDS

8 GREEN
FEATURES

Romania – the bridge between Western and Eastern Europe

Located in a prime geographical location in South-Eastern Europe (SEE), Romania is one of the fastest growing economies in the EU.

Romania is also the 5th most attractive manufacturing market in Europe and was ranked 12th globally, as one of the most competitive markets at the European level.

All this while the salary level, calculated by Eurostat at 6.9 Euro/ hour, is located at 75% below the EU average of 27.4 Euro/ hour.

The real estate market has vast potential and has been growing since 2014, attracting significant developments in all sectors.

The prime yields are very attractive, below the ones of the countries in the CEE region.



1 A LOOK INSIDE ROMANIA

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Brasov – a new business landmark in the heart of the country

Brasov is the main touristic city in Romania located in the mountains area, right in the heart of the country.

Part of Transylvania region and surrounded by The Southern Carpathians, Brasov attracts 1.5 million tourists yearly (both Romanians and international), due to its skiing facilities, but also all year round due to the historical city and the natural attractions in its proximity.

The city is located 166 km north of Bucharest, being easily reachable from Henri Coanda Airport in Bucharest. The local airport, International Brasov Airport, operational from June 2023, links A3 highway to the city.

7th most populated city in Romania, Brasov has over 275,000 inhabitants, reaching a total of 415,000 people including the metropolitan area.

2%
Romania's
Unemployment rate
*BV country, June 2022

700 euro
Net average wage
in Romania
*June 2022

4 Million
tourists in 2022



2

ABOUT
AFI
EUROPE

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AFI Europe – a leading, sustainable & long-term business partner

AFI Europe's highly diversified portfolio consists of shopping malls, retail properties, A-Class office projects, large-scale residential and mixed-use developments. The group operates in Romania, Czech Republic, Poland, Germany, Bulgaria, Serbia, Hungary, Latvia, and Israel.



Airport City
Belgrad
AFI Serbia

AFI PARK
BRASOV

2

ABOUT
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Our projects in Europe

In Czech Republic the company developed: **AFI Karlin Butterfly** - an office project with an iconic and green architecture & façade, **AFI Vokovice** and **CLASSIC 7**.

In Serbia, a landmark office project is **AIRPORT CITY BELGRADE**, a business park offering to its tenants tailor made office spaces.



**AFI Karlin
Butterfly**
Prague



**AFI
Vokovice**
Prague



**AFI
Airport City**
Belgrad

2

ABOUT
AFI
EUROPE

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AFI Europe Romania

AFI Europe operates in Romania since 2005 and is one of the leading real estate development, management, and investment companies.

The company has become one of the most reputable developers in Romania, with a strong portfolio of successful retail, offices, and residential projects:

■ Shopping centers & retail parks

AFI Cotroceni

AFI Ploiesti

AFI Brasov

AFI Arad

AFI City

Residential compounds

■ **AFI City Bucurestii Noi**

AFI Home North

AFI PARK
BRASOV



AFI
Tech
Park

2

ABOUT AFI EUROPE

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AFI Europe Romania manages approximately 300,000 sqm GLA office spaces and is one of the largest office developers in Romania.

■ A-Class office projects

AFI Park

AFI Tech Park

AFI Victoriei Plaza

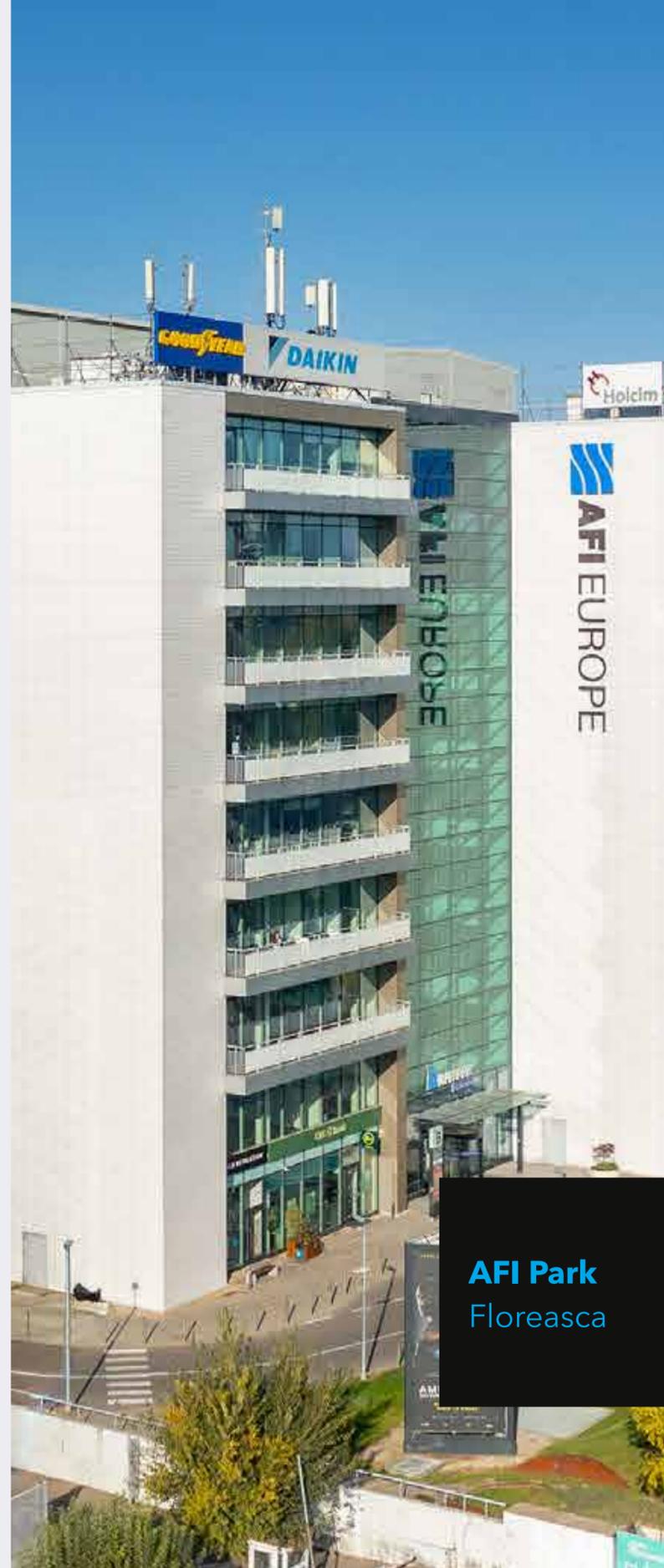
AFI Lakeview

AFI Park Floreasca

AFI Park Timisoara

AFI Park Brasov

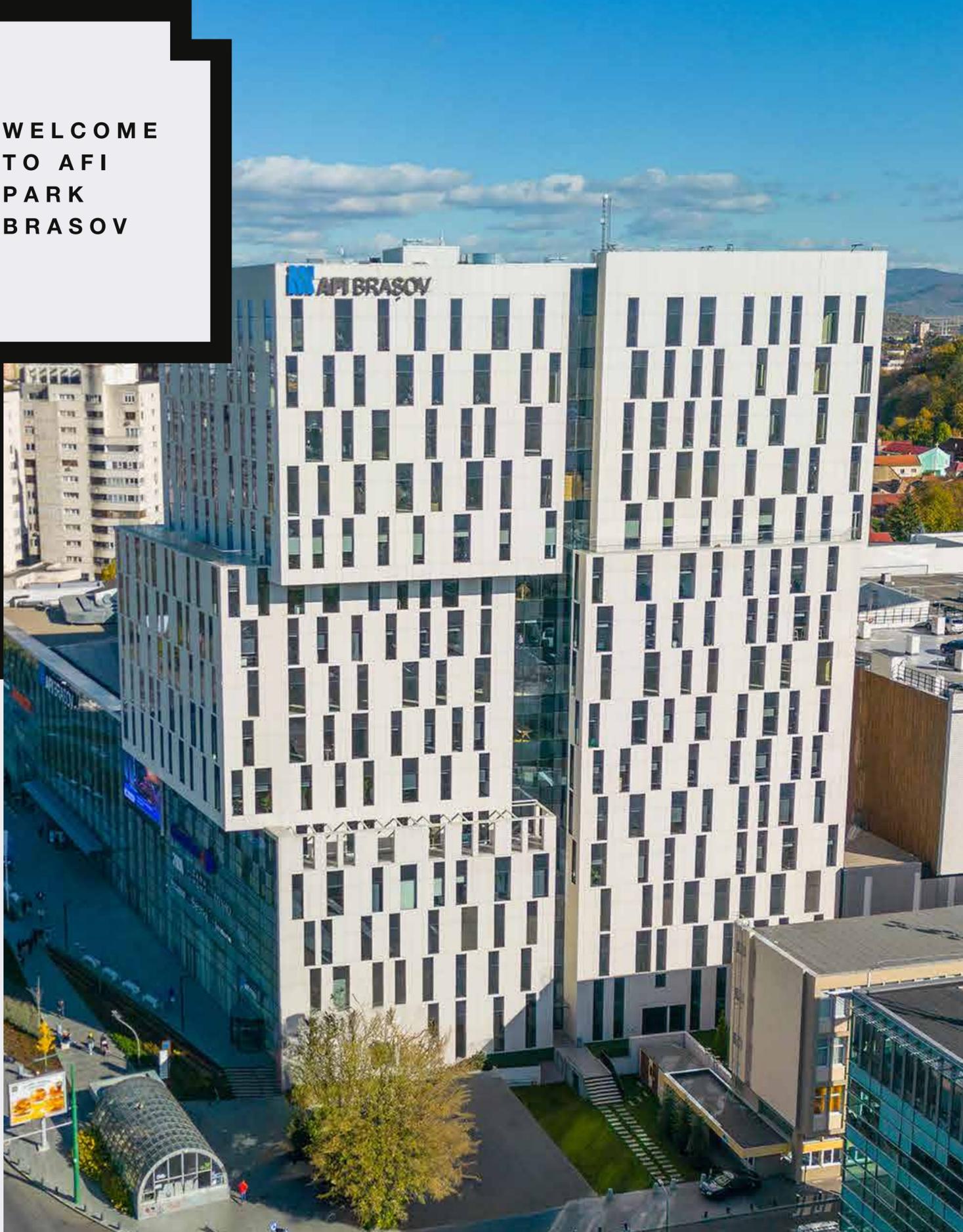
AFI Loft



3

WELCOME
TO AFI
PARK
BRASOV

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AFI Europe sets the business landmark in the city center of Brasov

AFI Brasov brings together the largest shopping center with a total leasable area of 45,000 sqm and rising above, integrated into the mall, 2 "Class A" office buildings, with a total leasable area of 27,500 sqm GLA, perfectly designed for potential national and multinational companies from IT&C, BPO, Outsourcing and Banking.

The office project encloses 2 Phases allowing future expansion options:

- **Phase A** features a 12 floor office building spread on 15,500 sqm GLA - delivered in 2020
- **Phase B** comprises additional 12,000 sqm GLA spread on GF + 7th floors - under development.

The office project enables the most convenient business and personal lifestyle, a work environment which meets modern lifestyle, an all-in-one efficient, time saving location.

AFI Park Brasov is designed to answer the expanding needs of the companies by offering a suitable space in terms of technical specifications and facilities.

The retail facilities in the project, the green certifications, top central location and modern technical specification make AFI Park Brasov the best option in terms of modern offices in Brasov.

4 LOCATION

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The location is part of Brasov's business & commercial area, in the heart of the city, along "15th November" Boulevard and very close to the old center. The visibility is exceptional due to its location, as most of the city traffic is passing through this main intersection resulting in the most accessible and visible office location in the city.

Public transportation:

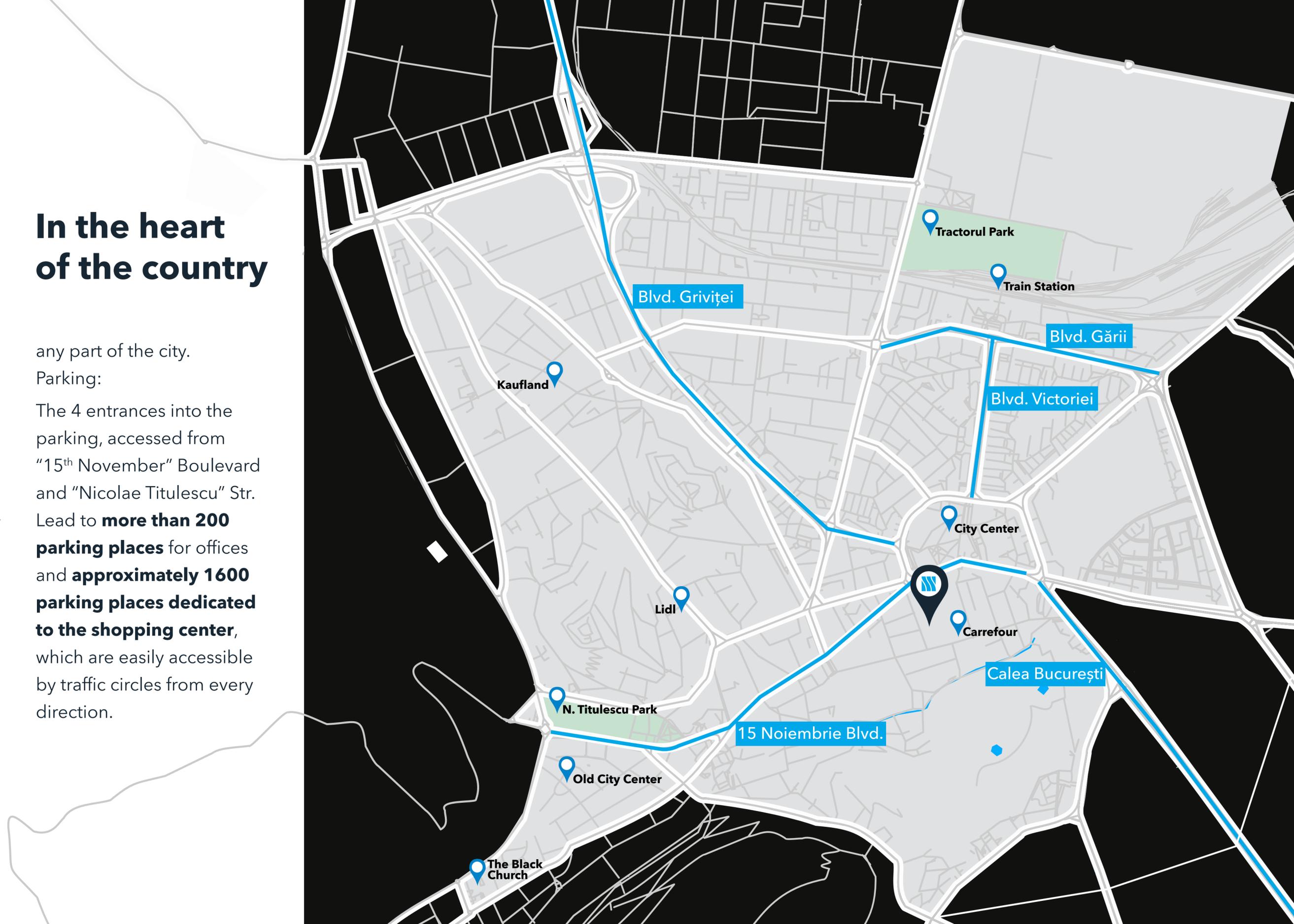
13 bus stops are located exactly in front of the project, making it easily reachable by public transportation from

In the heart of the country

any part of the city.

Parking:

The 4 entrances into the parking, accessed from "15th November" Boulevard and "Nicolae Titulescu" Str. Lead to **more than 200 parking places** for offices and **approximately 1600 parking places dedicated to the shopping center**, which are easily accessible by traffic circles from every direction.



5

TECHNICAL SPECIFICATIONS

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A combination of technological hi-ends and design

AFI Park Brasov offers the tenants a wide range of modern technical specifications, similar to all AFI projects:

- **Raised floor**, fire rated, fully encapsulated and **suspended ceiling**, clear high - min. 2.70 m floor to ceiling, enabling maximum natural light
- **Natural light** from all the façades through thermal insulated low-E glass, openable windows in some areas
- **LED lightning systems** of 500 LUX and each workstation is provided with 3 power sockets and 2 communications RJ 45
- **4 pipe FCU/HVAC system** with controllable heating/ cooling system and 100% fresh air
- **Complete architectural & MEP** design for the tenants, and complete and approved fire system scenario according to the highest EU Standards



5

TECHNICAL
SPECIFICATIONS

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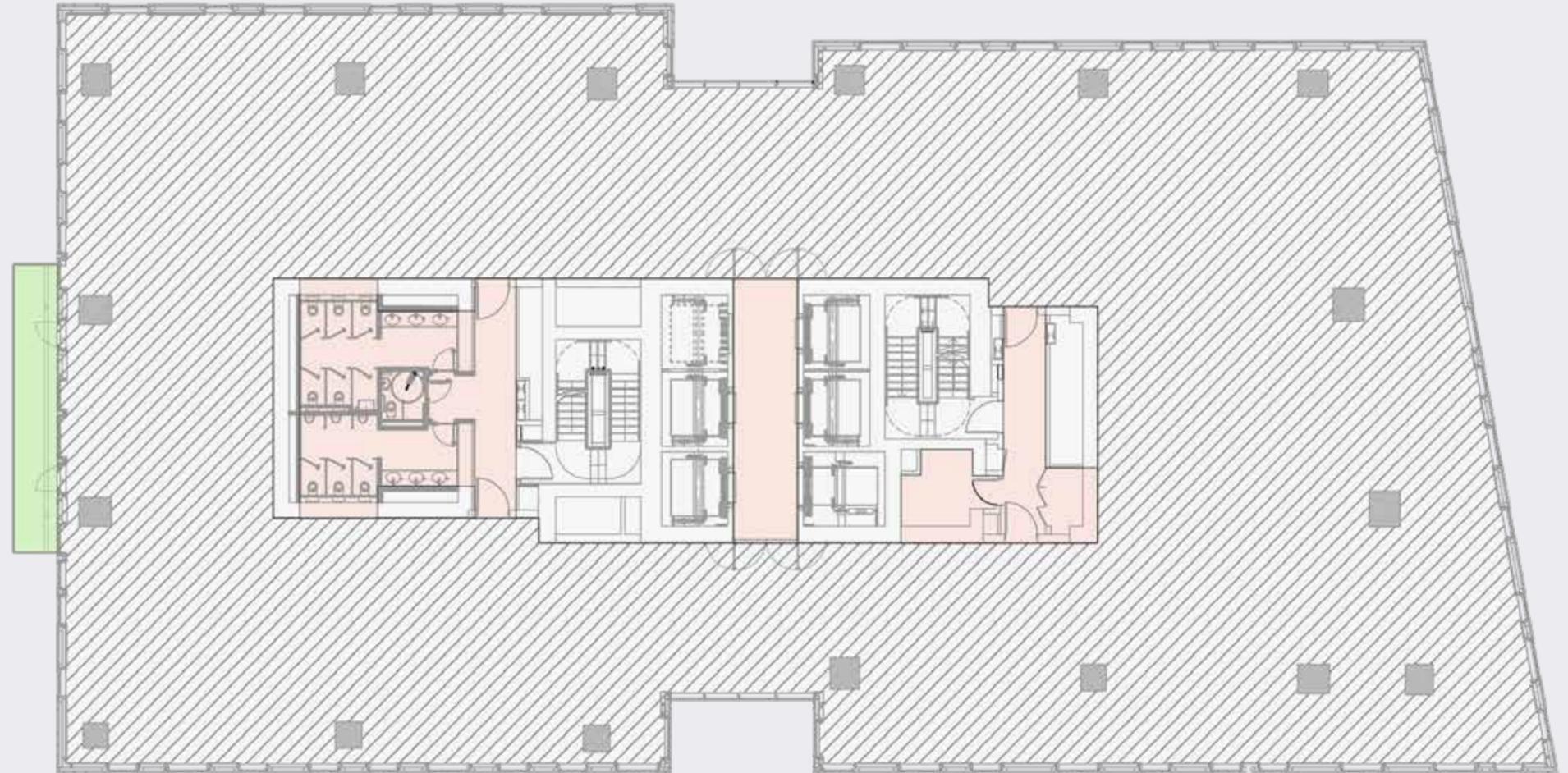


The buildings provide **very modern technical specifications and high performance equipments:**

- **Advanced B.M.S.** (Building System Management)
- **24h/ 7 firefighter** on-site as required by the law
- **Modern high-speed elevators** (including separate elevators from the parking area to the main lobby and to the office floors)
- **The newest air purification system** through a Bi-polar ionization that protects against bacteria and viruses
- **24h/ 7 security and maintenance with video surveillance**

6 TYPICAL FLOOR

Plan of the typical floor **AFI Park Brasov 1**



Ready to fit the most complex needs

- Floor plate: 1,300 - 1,400 sqm GLA
- Fully & modern equipped restrooms
- Generous balconies on each floor
- Fully fitted-out office spaces
- Back-up power from the generator for the systems of the tenants
- Flexible layouts and efficient density & functions allocation
- Very efficient add-on factor of the building 7%

NLA	1,283 sqm
GLA	1,373 sqm
BALCONIES	18 sqm
ADD ON FACTOR	7% sqm

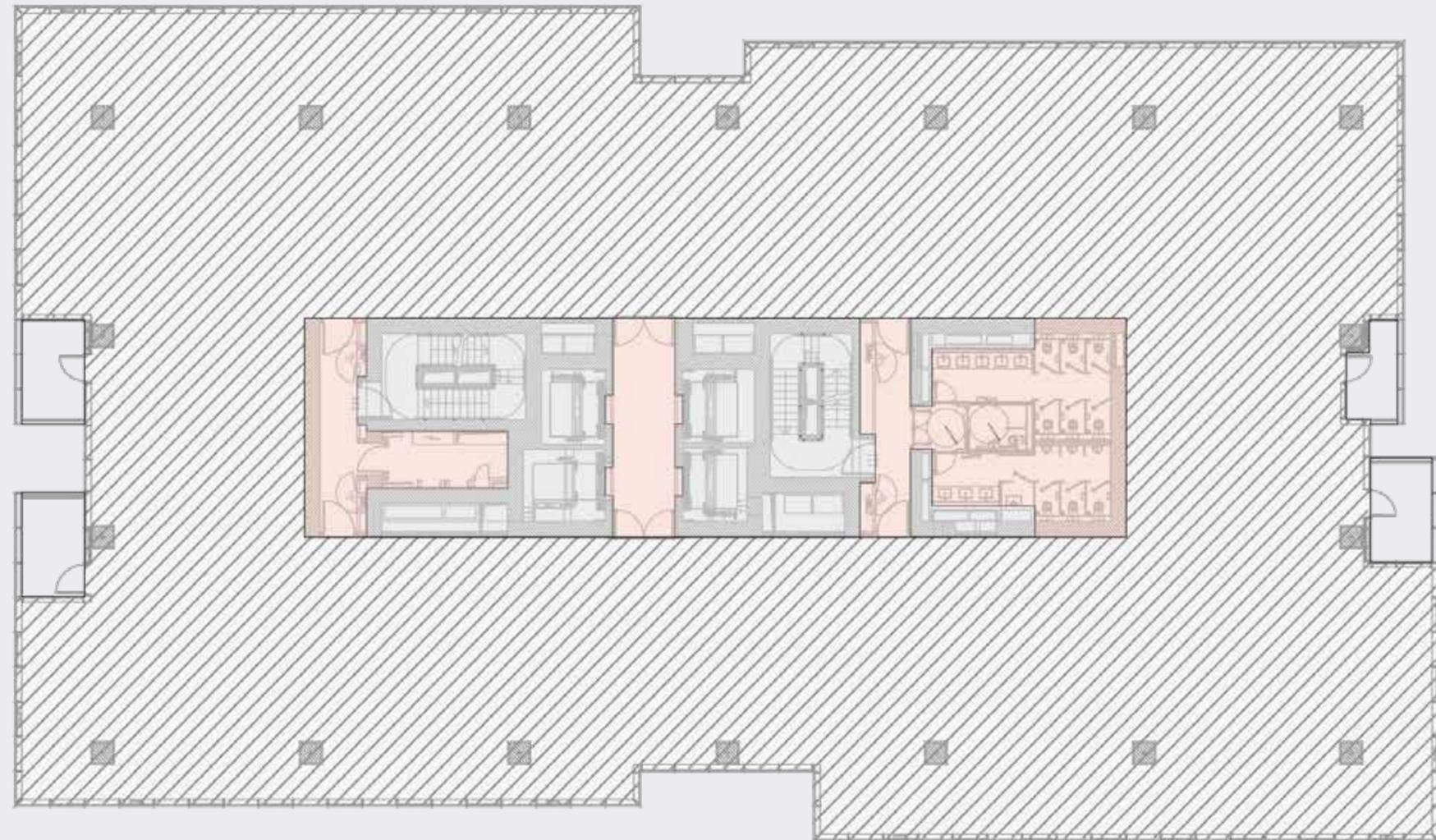
6 TYPICAL FLOOR

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Ready to fit the most complex needs

- Floor plate: 1,500 - 1,600 sqm GLA
- Fully & modern equipped restrooms
- Generous balconies on each floor
- Fully fitted-out office spaces
- Back-up power from the generator for the systems of the tenants
- Flexible layouts and efficient density & functions allocation
- Very efficient add-on factor of the building 7%

Plan of the typical floor **AFI Park Brasov 2**



NLA	1,471 sqm
GLA	1,574 sqm
BALCONIES	36 sqm
ADD ON FACTOR	7% sqm

7 WE CARE
FOR YOUR
NEEDS

Amenities & services within the project

For AFI Park Brasov, engaging people as well as creating a sense of community and belonging is very important.

We take care of our tenants needs by providing relaxation, food facilities, refreshments and sport facilities.

The office buildings are developed on top of AFI Brasov shopping center which provides tenants access to 45,000 sqm GLA of retail facilities, combined in perfect use-mixed project.

All office tenants enjoy the benefits of **AFI Club** discount loyalty program which offers them access to food court area in AFI Brasov mall and to the services (cleaning, car wash etc.) with special dedicated discounts.



7 WE CARE
FOR YOUR
NEEDS



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AFI Park Brasov offers the tenants various benefits

- **200 multi-deck parking** spaces and storage spaces dedicated to the tenants
- **Bicycle racks, showers, and charging stations for electric cars**
- **All the retail facilities in AFI Brasov shopping center** (food court, fitness club, beauty salon, cinema, 3,500 sqm outdoor terrace with view to the mountain).
- **AFI Club membership providing 10%-30% discounts** to food & services retailers in AFI Brasov partnership locations.
- Offices with **unique large terraces** that provide **spectacular view** to Tampa Mountain, fresh air and relaxing areas.

Sustainability & green features

LEED GOLD green certification

- **90% of regularly occupied area** will have access to unrestricted views
- **Over 20% reduction in energy costs** over a baseline building
- **Improved indoor air quality** through Bi-polar ionization system that prevents viruses & bacteria
- **Environmentally friendly refrigerant** used
- **More than 30% reduction of water consumption** use due to efficient flow and flush fixtures
- **Collect and storage materials** for recycling





GREEN FEATURES

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- This certification provides a centralized source and governing body to validate efforts made by owners and operators
- It leverages insights drawn from the IWBI Task Force on COVID-19, in addition to guidance on the spread of COVID-19 and other respiratory infections developed by the World Health Organization (WHO), the U.S. Centers for Disease Control and Prevention (CDC), global disease

LEED CARBON ZERO certification in progress to be achieved.

WELL HEALTH & SAFETY certification achieved

control and prevention centers and emergency management agencies, as well as recognized standard-making associations such as ASTM International and ASHRAE, and leading academic and research institutions, as well as core principles already established by IWBI's WELL Building Standard, the premier framework for advancing health in buildings and spaces of all kinds





📍 15th November Boulevard, No. 78, Brasov, Brasov county, Romania

✉ leasing@afipark.ro

☎ +40 21 412 02 20

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