



# AFI PARK

FLOREASCA



AFI PARK FLOREASCA

A project by AFI Europe Romania



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## 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 5<sup>th</sup> most attractive manufacturing market in Europe and was ranked 12<sup>th</sup> 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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## Bucharest – the economic engine of the country

**Bucharest** is the cultural, industrial, and financial center of Romania.

The city's strong economic growth has revitalized the infrastructure and led to the development of shopping malls, modern residential buildings, and business parks. Romania's capital city also serves as headquarters for more than 186,000 firms,

including international and all the big Romanian companies.

With **1,785,000 people**, the city had a GDP per capita of 35,522 euro in 2020, which represents 23,4% of the country's GDP/ capita and an increase of 4% in the last 15 years.

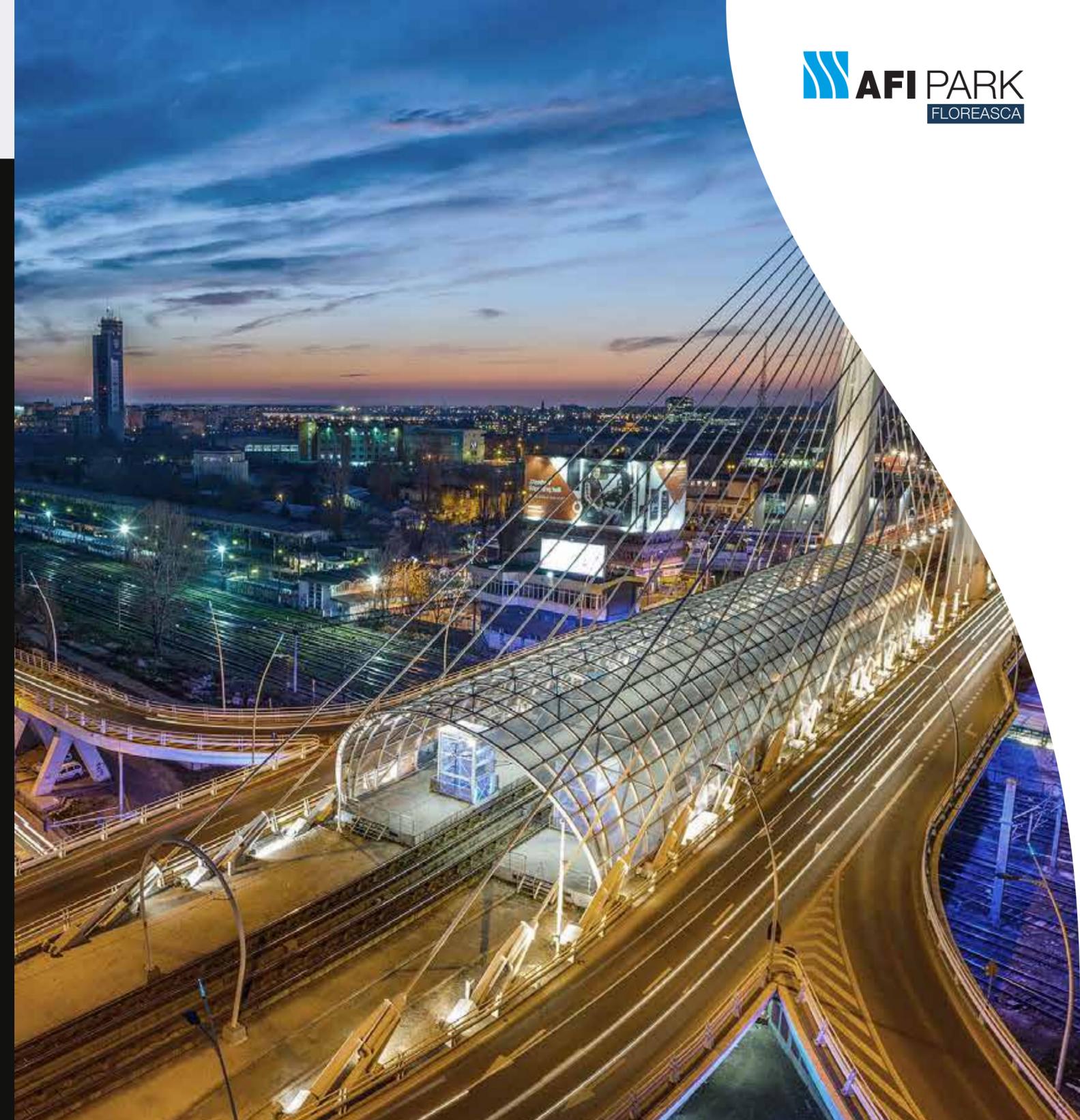
**3.9%**  
GDP Growth  
\*2022

**5.1%**  
Romania's  
Unemployment rate  
\*June 2022

**4.3 mil sqm**  
Romania modern  
office stock in Q1 2022

**809 euro**  
Net average wage  
in Romania  
\*June 2022

**12.90%**  
Industrial production



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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

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ABOUT  
AFI  
EUROPE

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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 Serbia**  
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  
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**

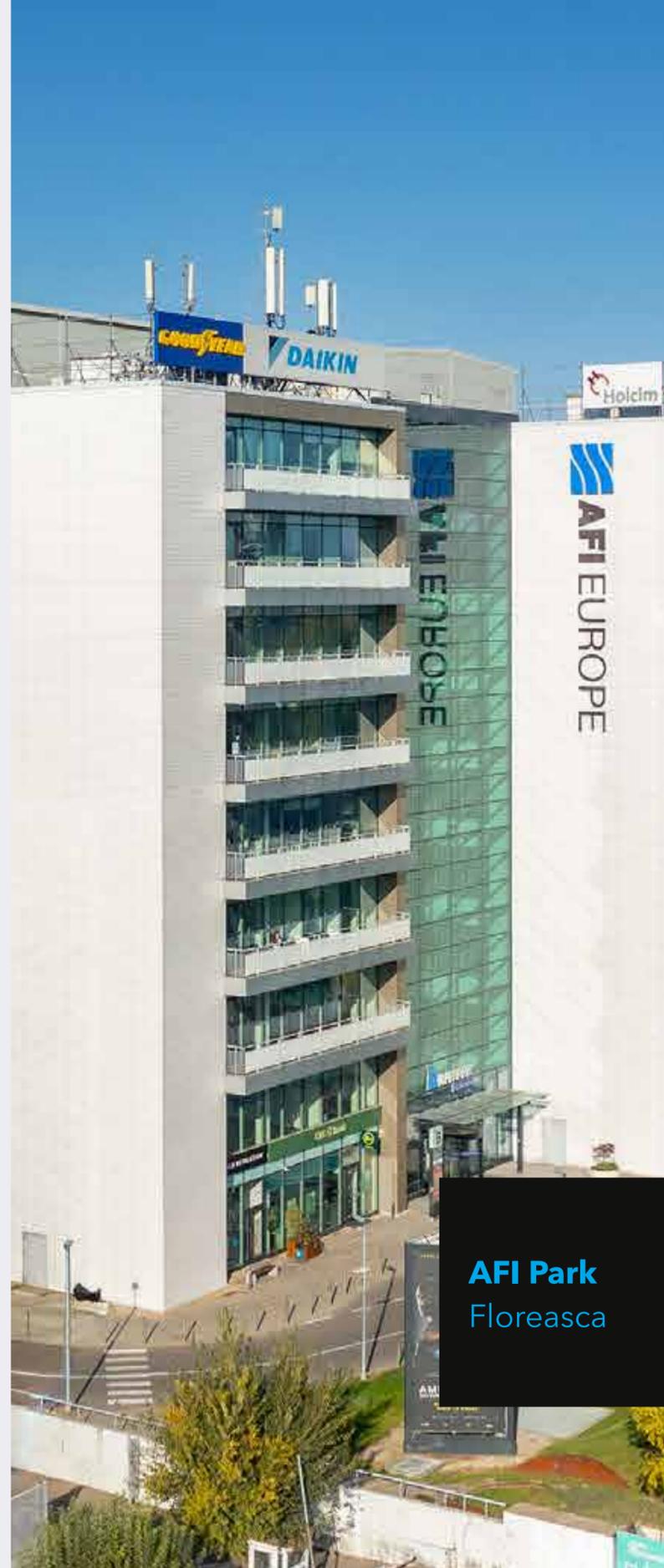
**AFI Lakeview**

**AFI Park Floreasca**

**AFI Park Timisoara**

**AFI Park Brasov**

**AFI Loft**



**AFI Park**  
Floreasca



**AFI**  
Lakeview



**AFI Park**  
Brasov

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WELCOME  
TO AFI PARK  
FLOREASCA

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## AFI Park Floreasca – one of the first A-Class office projects in the capital

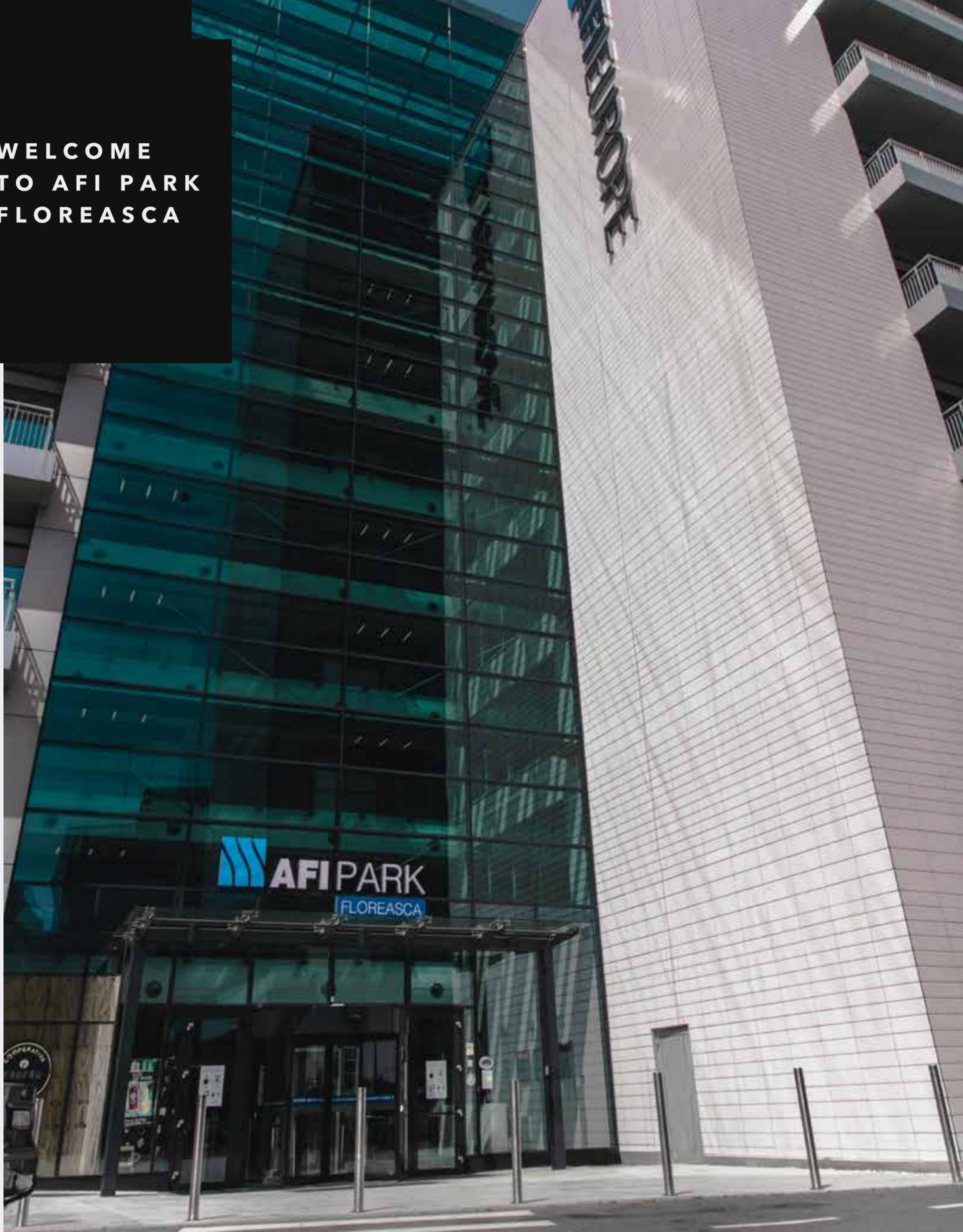
**AFI Park Floreasca is a landmark A-Class business campus.** It is one of the most well known and most appreciated office destinations in Bucharest, with an exceptional location in the Center-North area, the fastest growing business district in town.

**AFI Park Floreasca offers 35,500 sqm GLA office spaces on 2 connected buildings,** with 8 floors, each having an independent lobby and underground parking, as well as storage spaces dedicated to the tenants. The office project offers an efficient **floor plate of approx. 2,250 sqm GLA** and very modern technical specification and common

areas features: **12 high-speed elevators, integrated HVAC system, 24/ 7 access and security, 3 underground parking levels with a total number of 750 parking spaces and storages for the tenants.**

The ground floor hosts many retail facilities and restaurants for tenants to enjoy coffee or lunch.

AFI Park Floreasca enables the most convenient business and personal lifestyle, and a modern work environment, as an all-in-one efficient and time saving immediate location.



# 4 LOCATION

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AFI Park Floreasca is located in the Center-North part of Bucharest, on 169 Calea Floreasca Blvd., one of the capital's most exclusive areas and a business hub for multinational and local companies. This area concentrate a high number of modern office spaces, being the main business hub of the capital.

**Aurel Vlaicu metro station is only 2 minutes walking distance** from the project,

## Strategic and accessible location

while **Pipera metro station is only 15 minutes walking distance**.

Floreasca neighbourhood is the most attractive business spot in Bucharest, adjacent to 4 lines on Barbu Vacarescu Blvd., 2 lines on Floreasca St. and **25 minutes from Otopeni Airport**. The project has direct connectivity through all public transportation.



# 5

## TECHNICAL SPECIFICATIONS

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### A modern work environment

AFI Park Floreasca 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



The buildings are provided with **very modern lobbies and performant equipments:**

- **Advanced B.M.S.** (Building System Management)
- **24h/ 7 firefighters** 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

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## Ready to fit the most complex needs

- floor plates of approx. 2,250 sqm GLA
- fully & modern equiped restrooms
- generous balconies on each floor
- fully fitted-out office spaces
- flexible layouts and efficient density & functions allocation



NLA	BUILDING 1	BUILDING 2
	2219,83 sqm	2080,17 sqm
GLA	2419,61 sqm	2267,39 sqm
BALCONIES	30,42 sqm	61,20 sqm

**7** WE CARE  
FOR YOUR  
NEEDS

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## Amenities & services within the project

For AFI Park Floreasca, 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.

**Proximity of Promenada shopping center** - which hosts fashion shops, fitness club World Class, food court, cinema etc.)



**7** WE CARE  
FOR YOUR  
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## AFI Park Floreasca offers to the tenants various benefits:

- **750 underground parking spaces** and storage spaces dedicated to the tenants
- **Bicycle racks, showers, and charging stations for electric cars**
- Canteen, banks, and medical services at the ground floor of the project
- **Green areas & relaxing areas**
- **Herastrau Park**, some of the city's top restaurants, hotels and sport centers
- **AFI Club membership**, which provides to all the tenants **discounts between 10%-30% in the partnership locations.**

## Sustainability & green features

### LEED Gold 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 a Bi-polar ionization system that prevents viruses & bacteria
- **Environmentally friendly refrigerant**
- **More than 30% reduction of water consumption** thanks 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

## 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

## LEED CARBON ZERO certification in progress





# AFI PARK

FLOREASCA

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