



# AFI TECH PARK

A project by AFI Europe Romania





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# 1 A LOOK INSIDE 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.

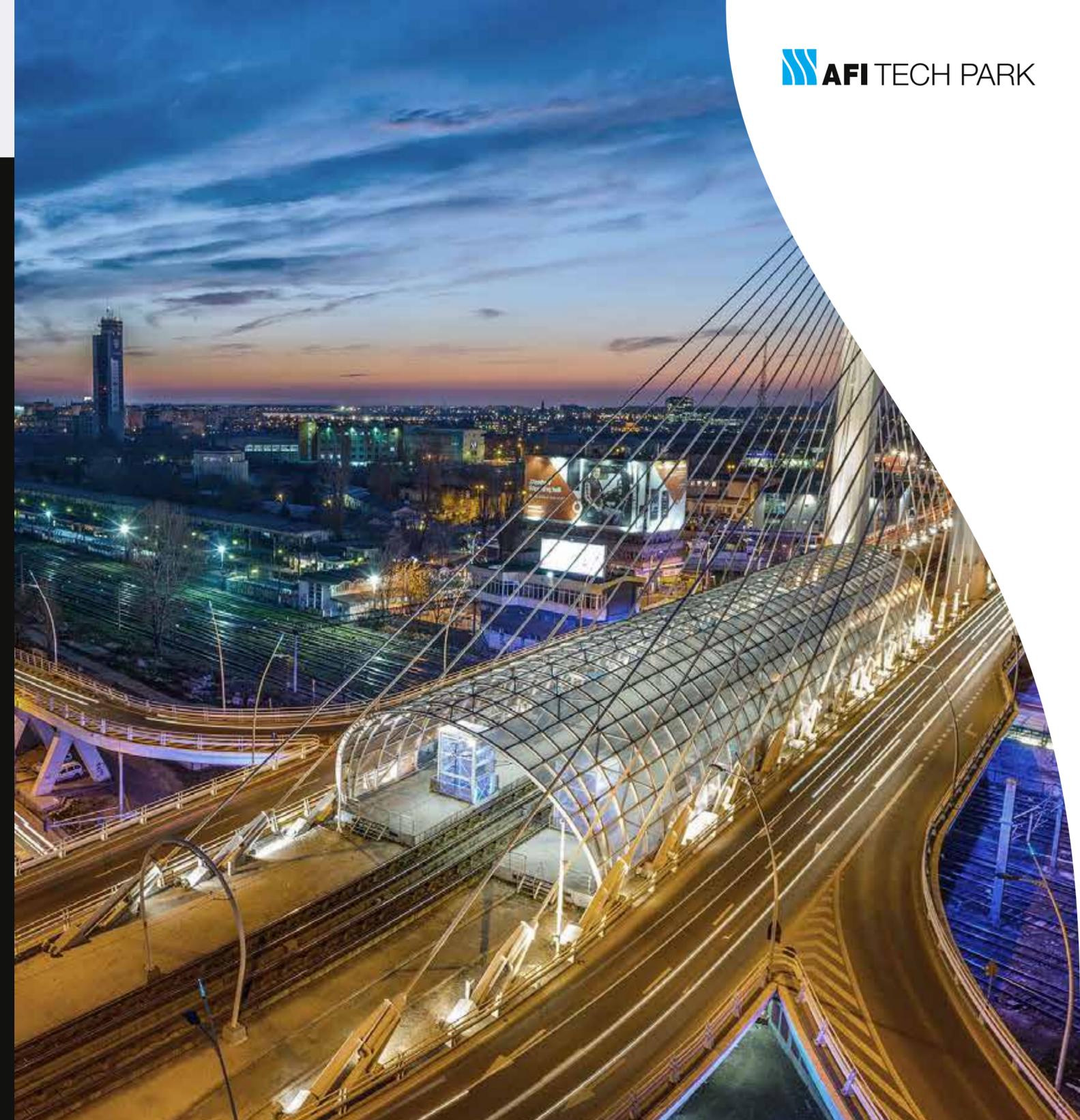
**3.9%**  
GDP Growth  
\*2022

**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



## **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  
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**



# 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**

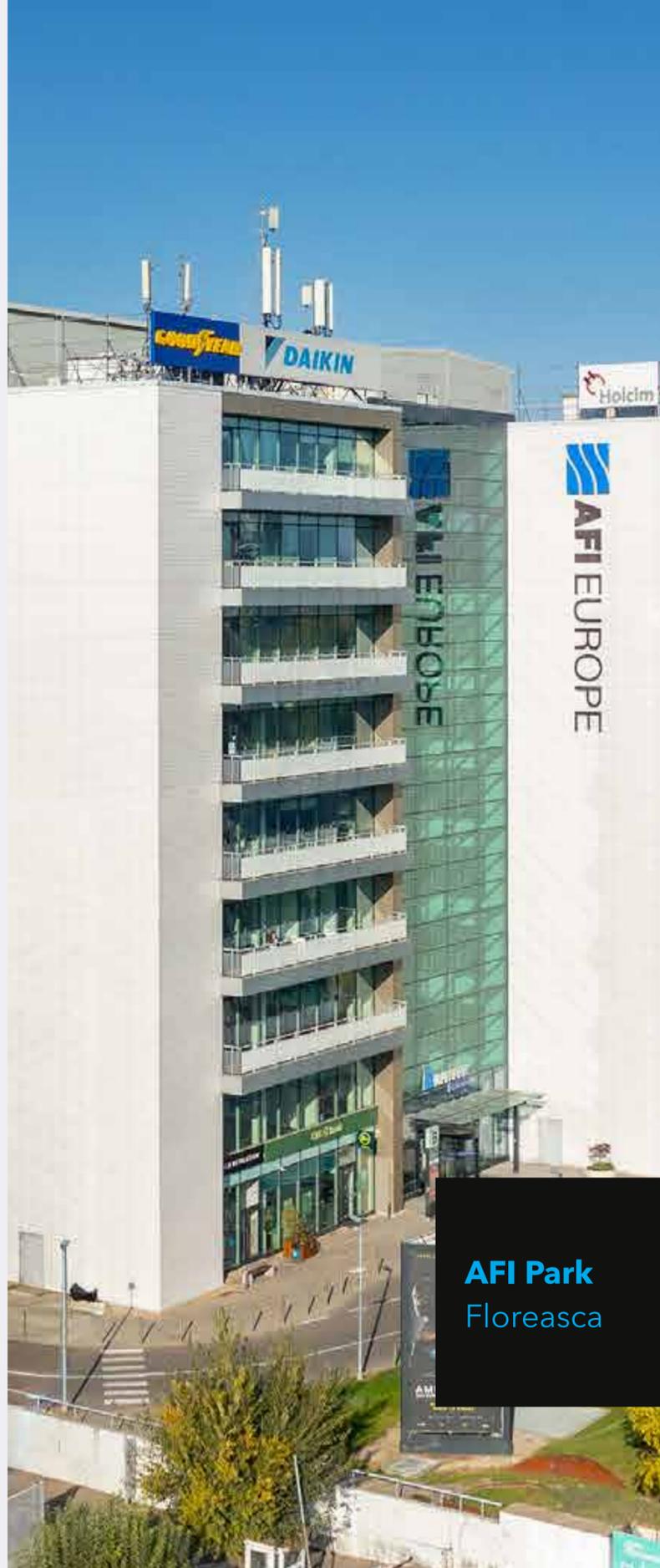
**AFI Lakeview**

**AFI Park Floreasca**

**AFI Park Timisoara**

**AFI Park Brasov**

**AFI Loft**



**AFI Park**  
Floreasca



**AFI**  
Lakeview



**AFI Park**  
Brasov



**3** WELCOME  
TO AFI  
TECH PARK

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## AFI Tech Park – a modern A-Class office campus dedicated to IT&C multinational companies

AFI Tech Park is part of a visionary office project in Bucharest, located in an area close to city center.

The business park is developed in **3 phases**, consisting of **A-Class office buildings** spread on a total surface of **70,000 sqm GLA**.

- **AFI Tech Park 1: 22,300 sqm GLA**, delivered in 2018
- **AFI Tech Park 2: 24,200 sqm GLA**, delivered in 2022
- **AFI Tech Park 3: 23,500 sqm GLA**, future development

Each office building has exterior balconies and **500 underground parking places** for the entire project.

AFI Tech Park manages to answer the expanding needs of multinational companies in Romania by offering a suitable space in terms of technical specifications and facilities.

# 4 LOCATION

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**AFI Tech Park** is located very close to the city center, on 29A Tudor Vladimirescu Blvd., Bucharest, in the proximity of J.W. Marriott Hotel, Unirii Square, the Romanian Parliament, and the old city.

The project stands between 2 main traffic arteries: Progresului Blvd. and Tudor Vladimirescu Blvd., each with 4 lanes that increase mobility around the area. The excellent position improves car access and reduces traffic times:

**Universității Sq. - 3,7 km**

**Victoriei Sq. - 5,6 km**

## Strategic and accessible location

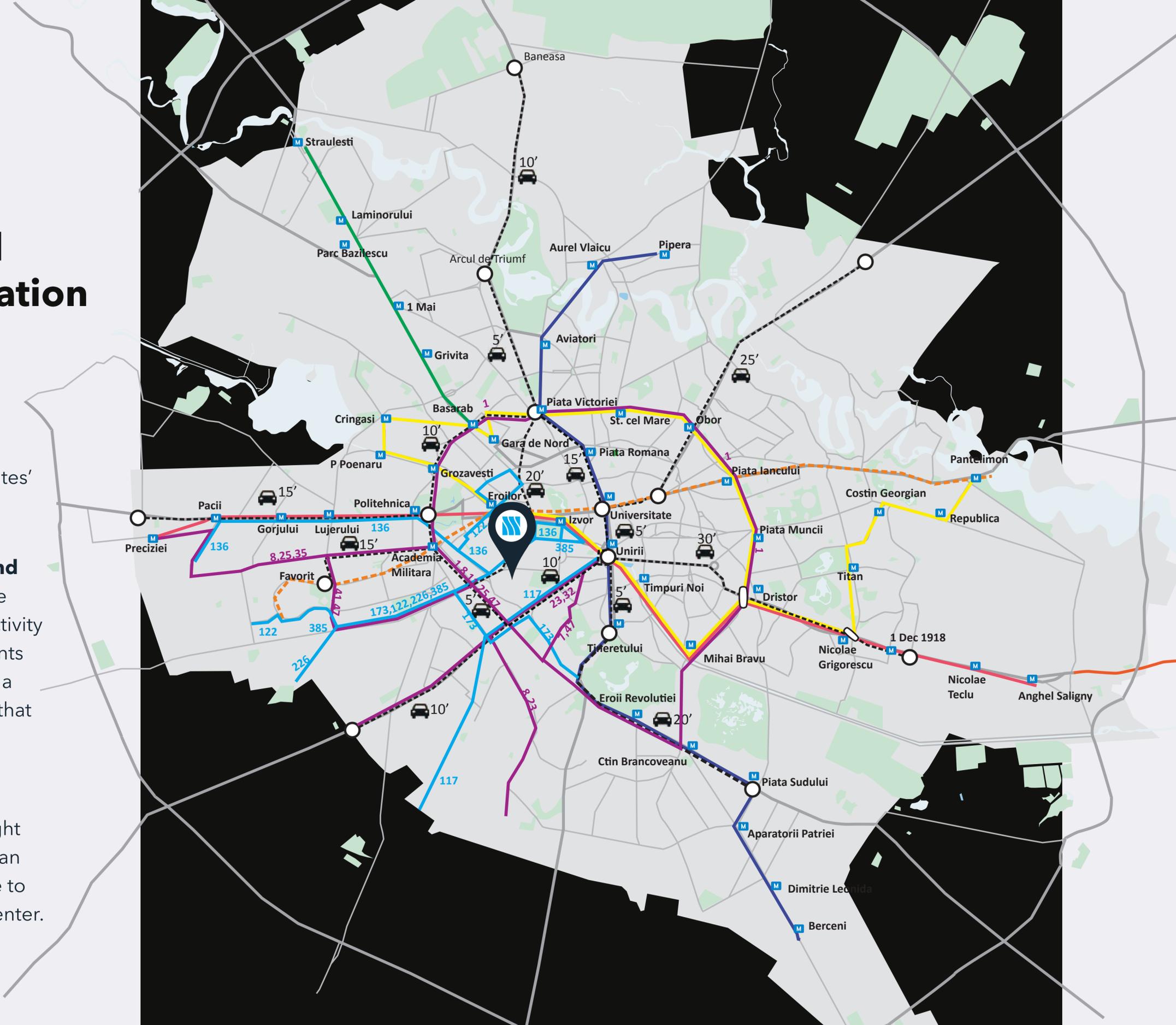
**Unirii Sq. - 6,7 km**

**Pipera - 15 km**

Metro station **“Academia Militara”** is within 15 minutes' walk from the project.

**Tram lines 1, 8, 25, 47, and bus line 610** in front of the project offer direct connectivity to the rest of the city. Tenants of AFI Tech Park benefit of a dedicated AFI shuttle bus that connects the campus with Unirii Metro Station.

AFI Tech Park is located right across the street from Vulcan retail center and also close to AFI Cotroceni shopping center.



# 5

## TECHNICAL SPECIFICATIONS

### A modern work environment

The technical specifications of the **office spaces** reflect very modern features:

- **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 are provided with **very modern lobbies and performant equipments:**

- **Advanced 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**
- **Spectacular atriums** that allows more natural light

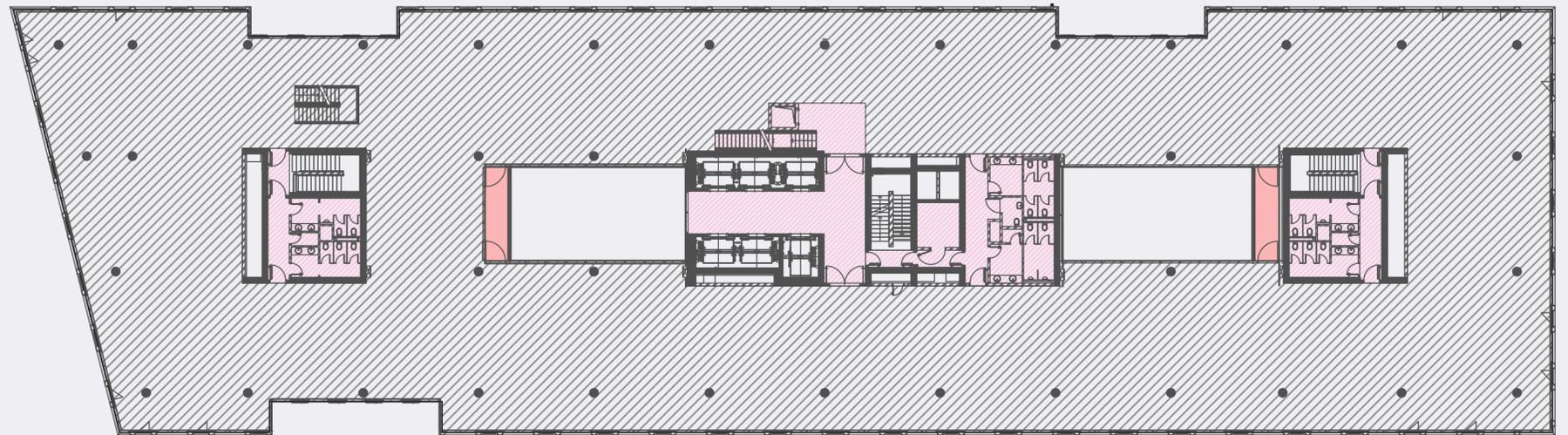
# 6 TYPICAL FLOOR

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## Ready to fit the most complex needs

- floor plate ~ 2,700 - 3,100 sqm GLA
- fully & modern equipped restrooms
- generous balconies on each floor
- fully fitted-out office spaces

 **AFI** TECH PARK 1



NLA	2,650 SQM
GLA	2,716 SQM
ADD-ON FACTOR	6%
BALCONIES	15-160 SQM

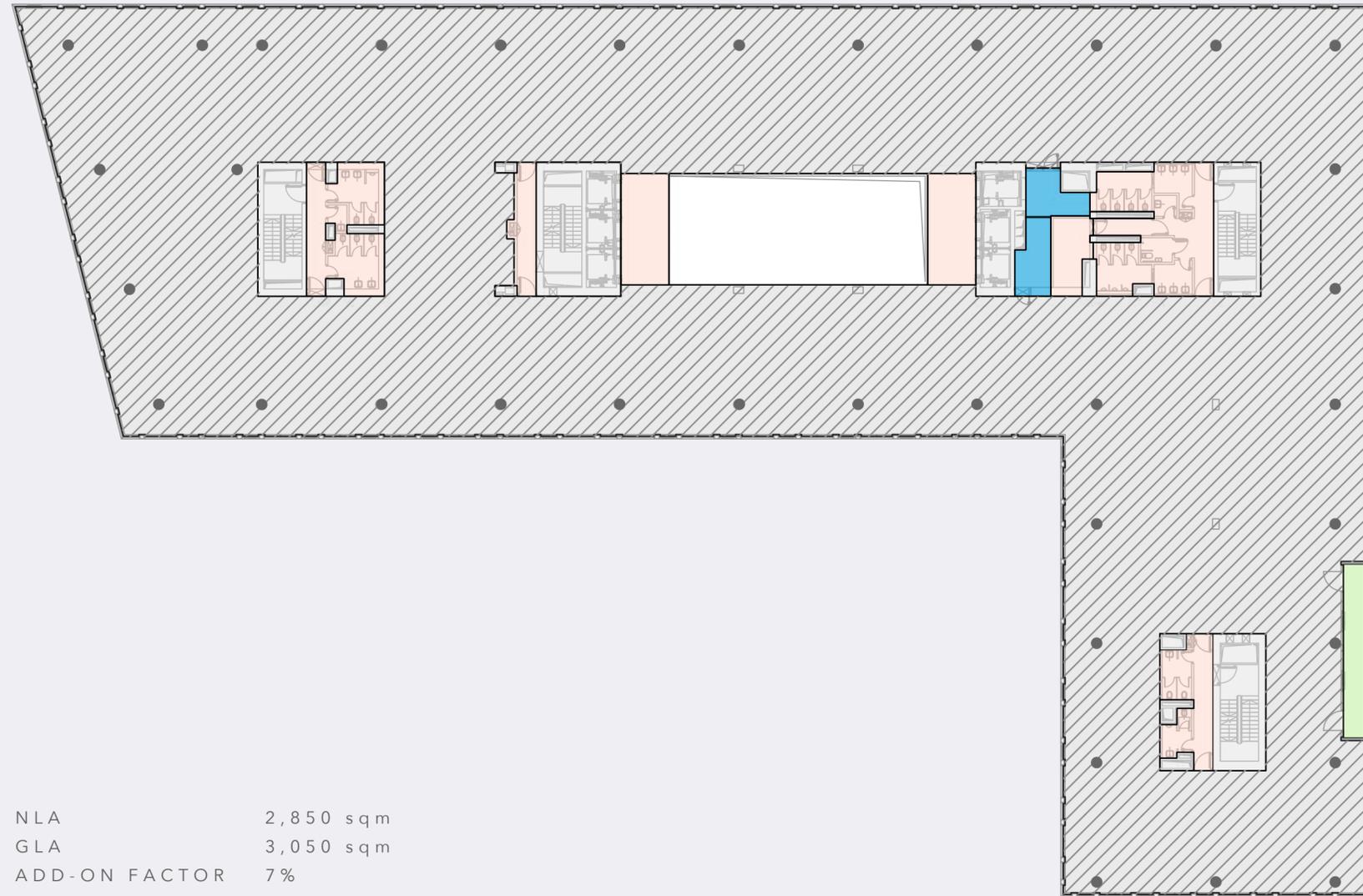
# 6 TYPICAL FLOOR

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## Ready to fit the most complex needs

- very efficient add-on factor of the buildings
- back-up power from the generator for the systems of the tenants
- flexible layouts and efficient density & functions allocation

 **AFI** TECH PARK 2



**7** WE CARE  
FOR YOUR  
NEEDS

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## Amenities & services within the project

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

We care for our tenants' needs by **providing relaxation, food facilities, refreshments, and sport facilities.**

**A shuttle bus** exclusively for AFI Tech Park tenants connects the project with Unirii Square metro station and Academia Militara.

**A fitness club** is located at the ground floor and a retail park is right across the street, including a supermarket, farmacies, banks, and other services.

**AFI Cotroceni shopping center is 10 minutes away from the project by car.**

**At the ground floor** a canteen serves all the tenants of AFI Tech Park.



**7** WE CARE  
FOR YOUR  
NEEDS

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## AFI Tech Park offers multiple benefits to the tenants

- **500 underground parking places** and storage spaces dedicated to the tenants
- **Exterior garden** with reflection pool between the office buildings
- **Bicycle racks, showers, and charging stations for electric cars**
- **AFI Club membership**, providing **10-30% discounts at the food court and for services in AFI Cotroceni and in other locations in the area**
- **Canteen, sport gym, and other services** at the ground floor of the office buildings
- **Exclusive Shuttle bus connecting** with Unirii Square metro station & Academia Militara

## Sustainability & green features

### LEED PLATINUM green certification achieved

- **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

## LEED CARBON ZERO certification in progress

## 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



The logo consists of three vertical blue bars of varying heights, with the tallest bar on the left and the shortest on the right. To the right of these bars, the text "AFI TECH PARK" is written in a bold, white, sans-serif font.

# AFI TECH PARK

📍 29A, Tudor Vladimirescu Blvd., District 5, Bucharest, Romania

✉ leasing@afipark.ro

☎ +4021 412 02 20

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