



AFI VICTORIEI PLAZA

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 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.



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.



AFI VICTORIEI PLAZA

Airport City
Belgrad
AFI Serbia

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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

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ABOUT AFI EUROPE

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

■ A-Class office projects

AFI PARK

AFI TECH PARK

AFI VICTORIEI PLAZA

AFI LAKEVIEW

AFI PARK FLOREASCA

AFI PARK TIMISOARA

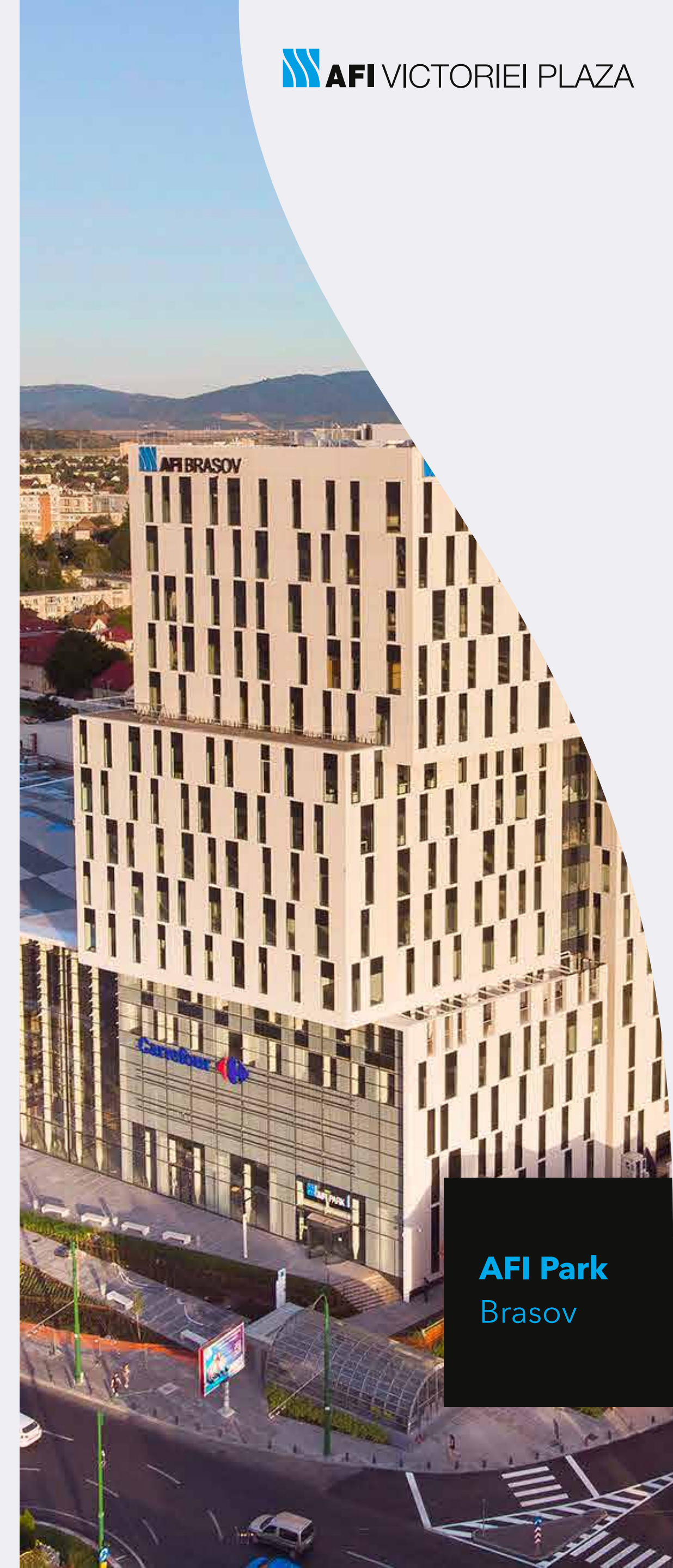
AFI PARK BRASOV



AFI Park
Floreasca



AFI
Lakeview



AFI Park
Brasov

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ABOUT
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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

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AFI Victoriei Plaza - exquisite office space in the heart of the city

AFI Victoriei Plaza is a landmark office project in Bucharest. It encompasses **an office building of 6,810 sqm GLA on GF+3 and a baroque-style villa of 930 sqm GLA on GF+2, and basement.**

The office building is proud to have the most modern façade among A class offices, with natural green plants covering the building. Thus it reflects the sustainability through an organic approach.

Despite its amazing appearance, functionality has not suffered. On the contrary, the cutting-edge design enables the building to achieve the highest standards of sustainability.

The glazing, for instance, is triple-laminated, providing unrivaled solar and thermal protection.

The office building is offering to the tenants a very efficient **floor plate of aprox. 2,200 sqm GLA** and very modern technical specifications and common areas features: 3 high-speed elevators, integrated HVAC system, 24/ 7 access and reception, 3 underground levels of car parking and 24/ 7 security and surveillance.

The ground floor hosts retail spaces where tenants can enjoy coffee or food on the terraces.

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VICTORIEI
PLAZA

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OROMOLU HOUSE - a beautiful restored baroque villa and a national patrimonial building

Exquisitely harmonizing the neoclassical, baroque and art nouveau, **Oromolu House, built in 1927** by Mihai Oromolu, governor of The National Bank, was ruined in the Second World War and despite subsequent renovations, never regained its former grandeur, that is until it was expertly integrated into this landmark development. Restored to its former glory, this historic villa is a true masterpiece and one of the

most representative constructions from the city center of Bucharest. A beautiful gift to the city, this powerful architectural statement reminds visitors that the past, the present and the future can live in harmony.

The villa is offering 4 floors having in total 930 sqm GLA and 100 sqm of terraces, and also dedicated underground parking.

4 LOCATION

Strategic and accessible location

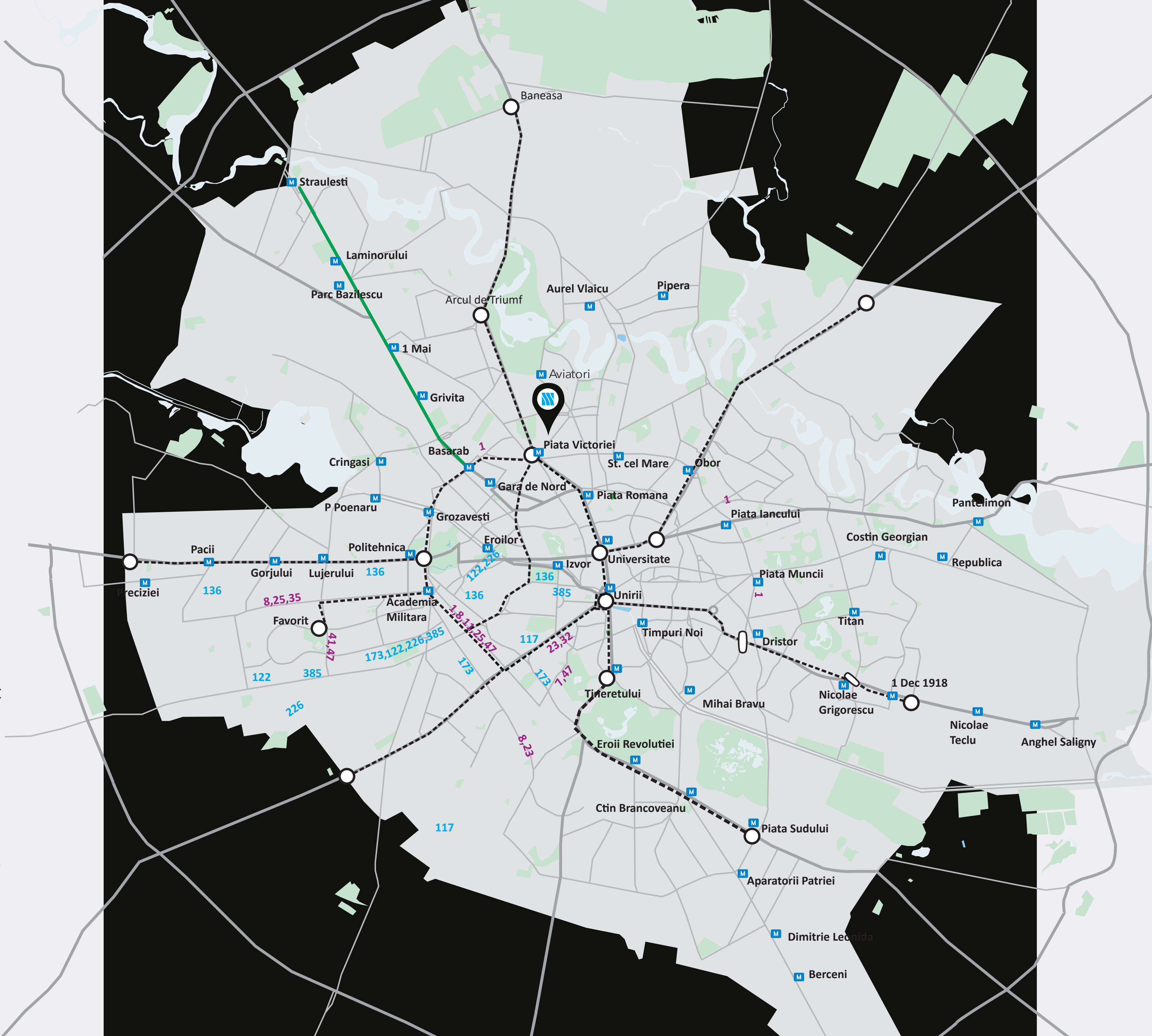
The project is located in the Center of Bucharest, right next to the Government's Palace, in Victoriei Square. This is one of the city's business polls, an area with many touristic attractions and retail spaces.

AFI Victoriei Plaza is easily accessible from all corners of the city, benefiting from all public transportation means in its proximity.

Metro station "Piata Victoriei" is located in front of the project.

Metro station "Aviatorilor" is a 15 minutes walk away. Trams 1, 24, 42, 45, 46 Lines only 5 minutes away. Buses 182, 300, 381, 783, and City Tour bus station, only 5 minutes away.

The project is only 25 minutes by car from Henri Coanda International Airport and 10 minutes to Unirii Square, 15 minutes walk to Herastrau Park and in the proximity of museums, art galleries, and restaurants.



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TECHNICAL SPECIFICATIONS

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Modern working environment

AFI VICTORIEI PLAZA 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



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TECHNICAL SPECIFICATIONS

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

- **Advanced B.M.S.** (Building System Management)
- **24h/ 7 firefighters** on-site
- **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 the office building between aprox. 2,200 sqm GLA
- floor plate of Oromolu Villa aprox. 250 sqm GLA
- fully & modern equiped restrooms
- generous balconies on each floor
- fully fitted-out office spaces
- flexible layouts and efficient density & functions allocation



7 WE CARE
FOR YOUR
NEEDS

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Amenities & services within the project

For AFI, 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.

At the ground floor of the office building there are coffee places and restaurants.



7 WE CARE
FOR YOUR
NEEDS

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AFI VICTORIEI PLAZA offers the tenants various benefits

- **Over 192 underground parking places, bicycle racks, showers and charging stations for electric cars**
- **Green areas and relaxing areas**
- **Restaurants and coffee places at the ground floor of the office building**
- **AFI Club membership, which provides to all the tenants discounts between 10%-30% in the partnership locations**

Sustainability & green features

BREEAM "Excellent" 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 a 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

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





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