



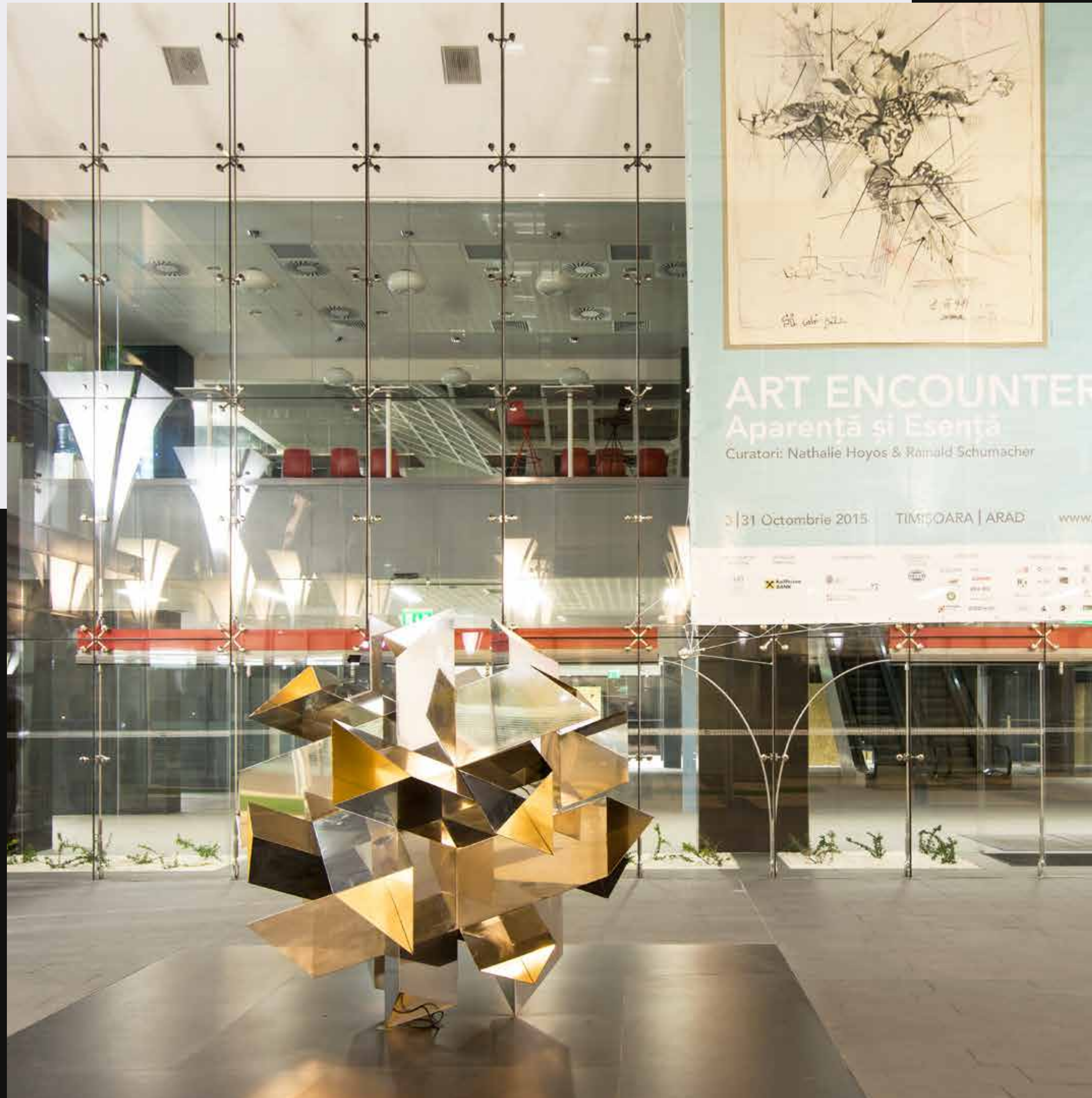
# AFI PARK

TIMISOARA

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.





## Timisoara – a multi-cultural city of Romania

**Timisoara**, known as 'Little Viena' or 'The city of Flowers', is the capital of Timis county and the main economic, social, and cultural center in western Romania.

Located on the Bega River, Timisoara is the 3<sup>rd</sup> largest city in Romania after Bucharest and Iasi, reaching 320 000 inhabitants in 2021. It is one of the most educated cities in the country, with 6 universities, and is well-known for

a series of breakthroughs in medicine (the first laser heart surgery, first stem cell transplant in Romania).

The city is the **European Cultural Capital** in 2023.

Timisoara has been the starting point of the Romanian Revolution (1989). In 1884 it was the first European city featuring electrical lighting on public streets.

**3.8%**  
Inflation

**0.81%**  
Unemployment rate  
\*End of 2022

**930 €/month**  
Net average salary  
\*2023  
\*Statistic Romania.ro





# 1 A LOOK INSIDE ROMANIA

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Timisoara manages to attract many foreign IT investments, mainly from Italy, Germany, and France. As a technology hub, it is one of the most powerful in the country.

In 2013, Timisoara had the fastest Internet download speed in the world.

There are 8 industrial areas in Timisoara where factories and plants cover several sectors - from electronics, chemical, and automotive, to food processing and textile industries.





## 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 Airport  
City,  
Belgrad**



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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

**AFI PARK**  
TIMISOARA



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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**  
Cotroceni



# 2

## 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**

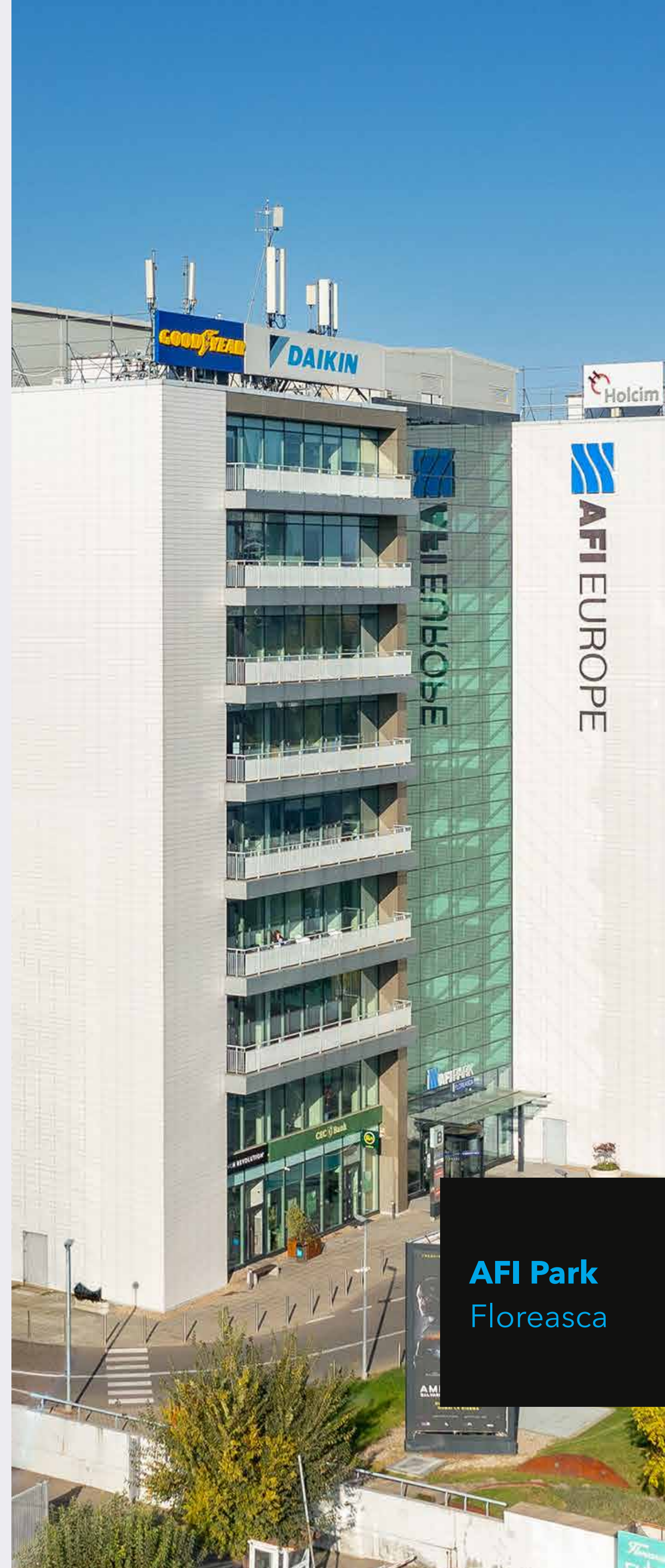
**AFI VICTORIEI PLAZA**

**AFI LAKEVIEW**

**AFI PARK FLOREASCA**

**AFI PARK TIMISOARA**

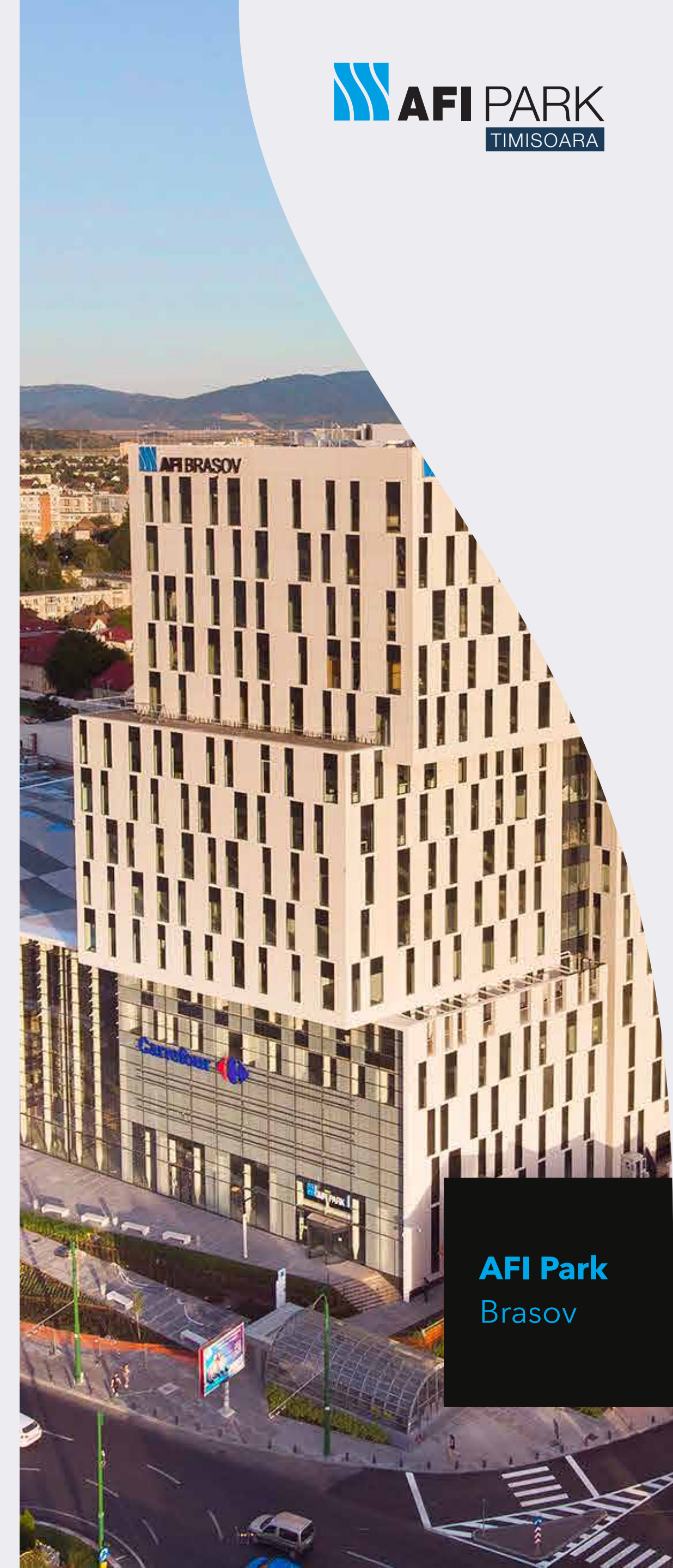
**AFI PARK BRASOV**



**AFI Park**  
Floreasca



**AFI**  
Lakeview



**AFI Park**  
Brasov

**AFI PARK**  
TIMISOARA



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WELCOME  
TO AFI  
PARK  
TIMISOARA

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## AFI Park Timisoara – a modern A-Class office business park in the heart of the city

**AFI PARK TIMISOARA** business park features **5 A-Class office buildings** located in the city center.

The campus is spread over **48,000 sqm GLA of office spaces**. In addition to the office and retail spaces, the project is provided with underground parking and storage spaces.

Each building has **UG + GF + 6 floors and generous lobby and common areas**.

AFI PARK TIMISOARA answers the **expanding needs** of multinational companies in Timisoara by offering a suitable space in terms of technical specifications and facilities.



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WELCOME  
TO AFI  
PARK  
TIMISOARA

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The project is designed by the reputable architect Gaivoronsky and broadly recognized:

- **European Union Prize For Contemporary Architecture**
- **Green Building Of The Year & Office Project Of The Year, 2009, by SEE Real Estate Awards**
- **Inglass Award in 2016 at INGLASS International Glass Architecture Expo Conference in Bucharest**
- **German Design Award in 2018, Excellent Communications Design Architecture**

**AFI Park Timisoara** was built near grounds of **historical significance.**

The project is surrounding an important part of Timisoara's Stronghold - Counterguard I. The fortress was built in 1716 under Austro-Hungarian dominance by prince Eugeniu de Savoia's command.

Part of the defense walls of Counterguard I, and airlock's dam were uncovered in the project's plaza, **rehabilitated and preserved as a historical monument, representative of the city's past.**



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LOCATION

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## Strategic and accessible location

**AFI Park Timisoara** is located on Coriolan Brediceanu no. 10 Street, very close to Timisoara's **city center** and is easily accessible from all areas of the city.

The project has an excellent location with immediate connectivity to public transportation.

In front of the project there are stopping:

**Tram lines:** 1, 2, 4, 5, 6, 10

**Bus lines:** 11, 14, 18, E4B, M14

The project is accessible by car, and reachable from Timisoara International Airport in only 25 minutes.

The campus offers to the tenants **730 underground inter-connected parking spaces** that can be accessed from Coriolan Street, along with **bicycle racks, showers, charging stations for electrical cars and storage facilities.**





# 5

## TECHNICAL SPECIFICATIONS

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### A modern work environment

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

- **Raised floor**, fire rated, fully incapsulated and **suspended ceiling**, clear high - min. 2.90 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:**

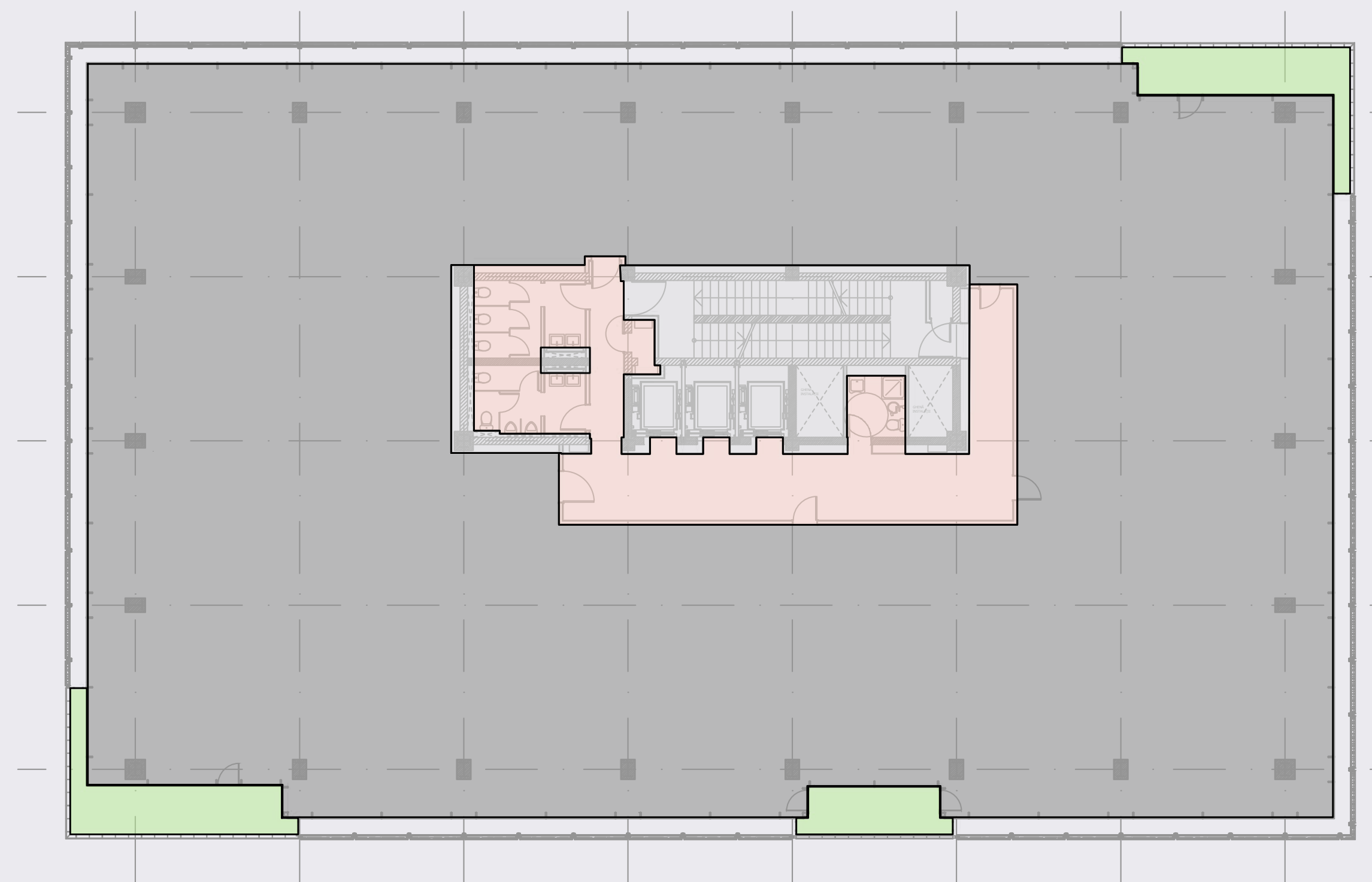
- **2 separate routes** for internet providers
- **1 trafo station**
- **Advanced Building System Management**
- **CCTC camera system,** access control systems for the buildings and common areas
- **Modern high-speed elevators**
- **24h/ 7 security and maintenance with video surveillance**
- **24h/ 7 firefighter** on-site as required by the law
- **The newest air purification system** through a Bi-polar ionization that protects against bacteria and viruses
- **Spectacular atriums** and generous lobbies
- **Floor heating** for the lobbies (efficient electric consumption)
- **Heating pumps back-up** for tenant's spaces & common areas



## 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 PARK TIMISOARA Building A & B



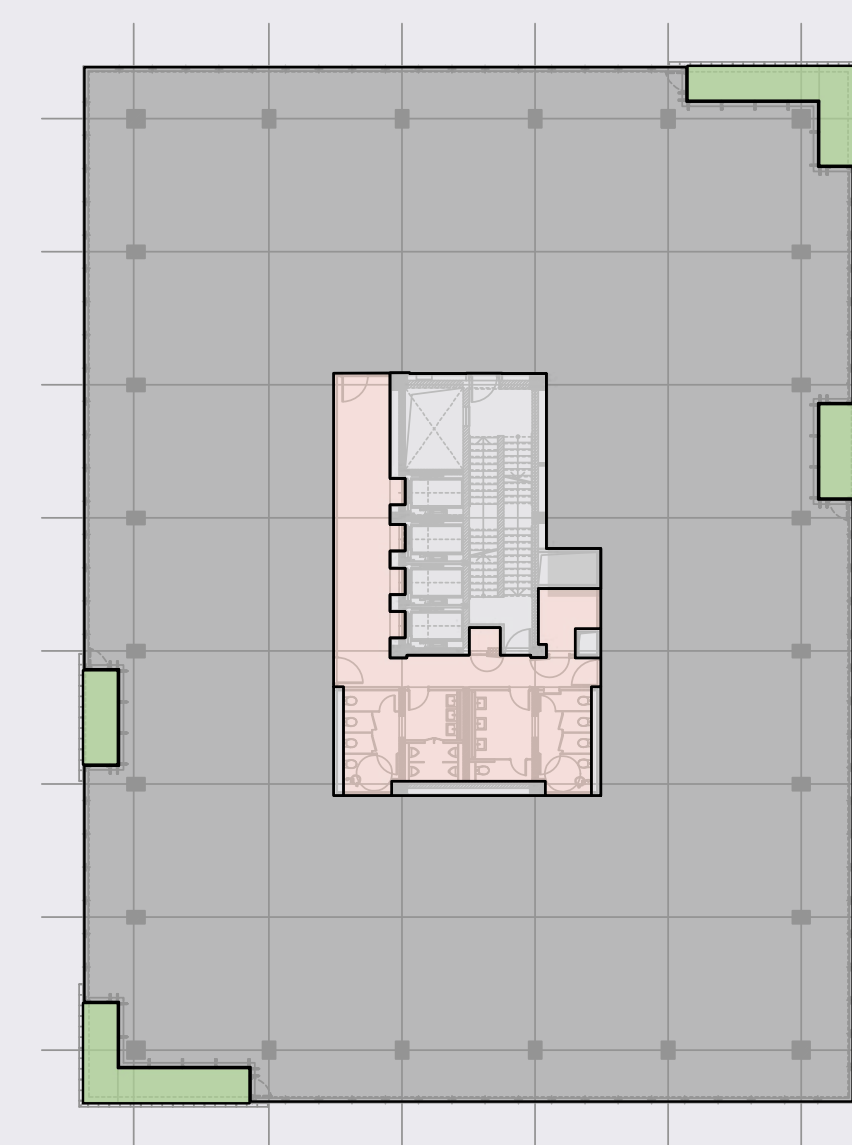
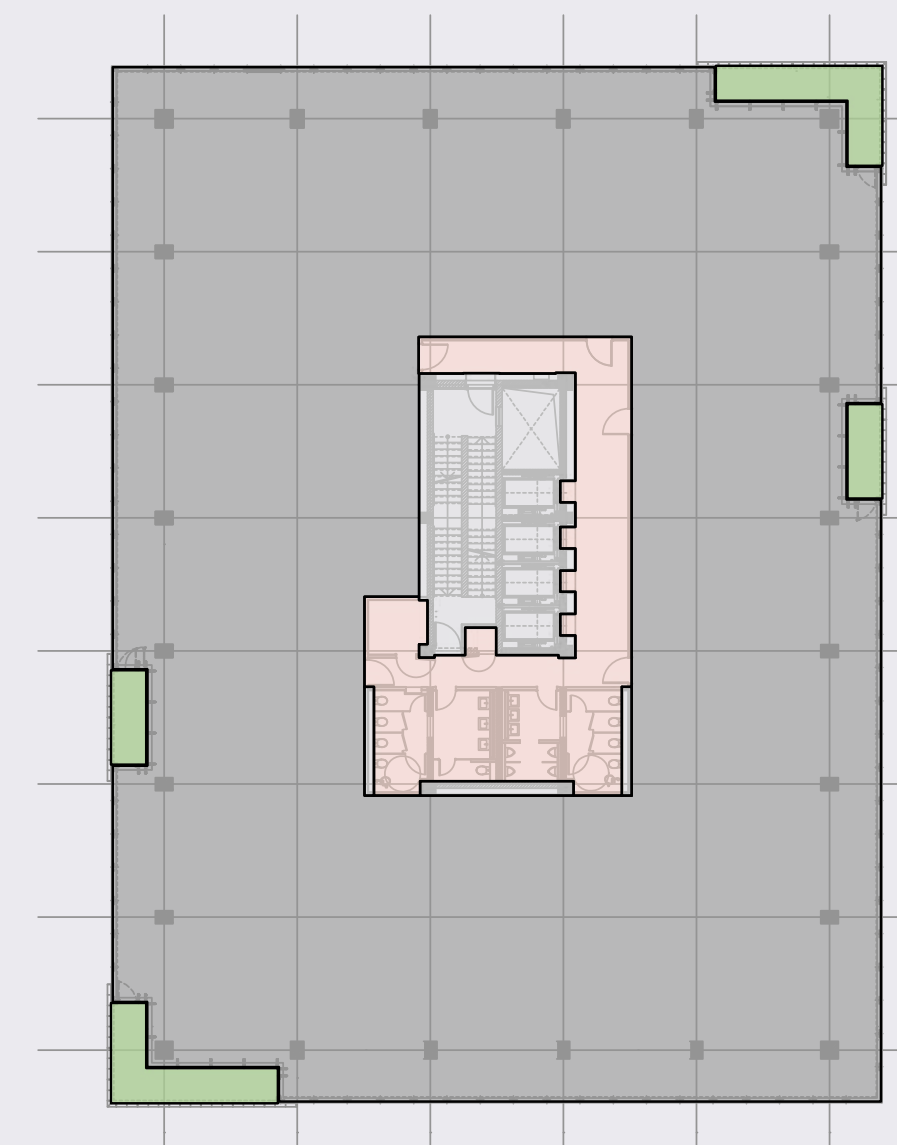
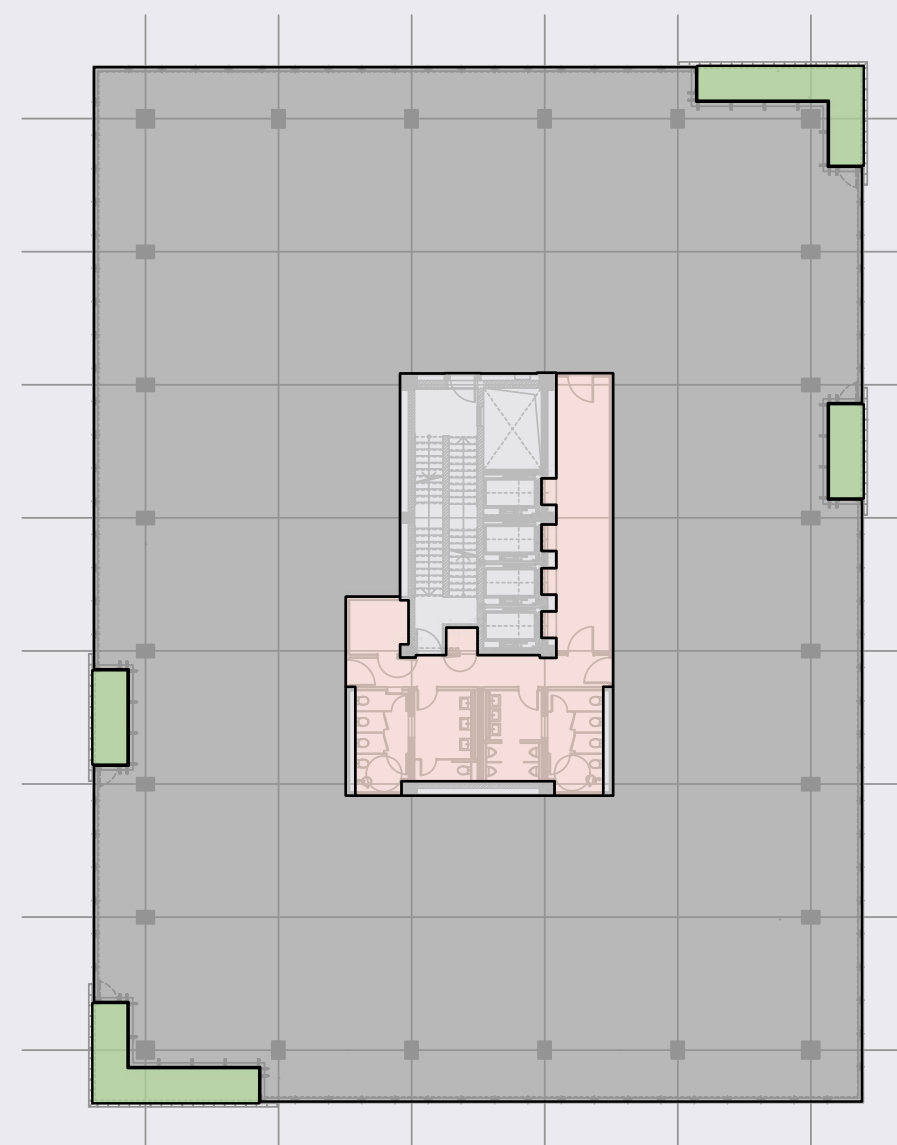
NLA	995 sqm
GLA	1,065 sqm
ADD ON FACTOR	7 %
BALCONIES/ TERRACES	30-40 sqm



## Ready to fit the most complex needs

- floor plate of 1,200 - 1,500 sqm GLA
- fully & modern equipped restrooms
- generous balconies on each floor
- fully fitted-out office spaces

### AFI PARK TIMISOARA Building C, D, E



	BUILDING C	BUILDING D	BUILDING E
NLA	1,280 sqm	1,285 sqm	1,285 sqm
GLA	1,370 sqm	1,375 sqm	1,375 sqm
ADD ON FACTOR	7%		
BALCONIES/ TERRACES	40 sqm	40 sqm	40 sqm



**7** WE CARE  
FOR YOUR  
NEEDS

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## Amenities & services within the project

The tenants of AFI Park Timisoara can enjoy multiple facilities in the surrounding area. The project has in the close proximity: University Politehnica Timisoara, West University and 5 art galleries, Military Emergency Hospital, Oftalmological Clinique, Clinic Municipal Hospital, Emergency Clinic Hospital.

The location provides **various food facilities** and other services: multiple shopping options and access to services at only 10 minutes walking distance, more than 7 restaurants, Timisoara Botanic Park, Civic Park, Central A.Scudier Park, 700 Market.

**At the ground floor of the office buildings** there are retail facilities like banks, **a sky bar restaurant** and coffee shops that serves all the tenants of AFI Park Timisoara.





**7** WE CARE  
FOR YOUR  
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## AFI Park Timisoara offers multiple benefits to the tenants

- **730 underground parking places** and storage spaces dedicated to the tenants
- **Bicycle racks, showers**
- **Charging stations for electric cars**
- **Coffee shop, banks, insurance companies within the project** at ground floor
- **Sky Bar restaurant** with panoramic view over the city



## Sustainability & green features

**BREEAM "VERY GOOD" green certificate 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





## 8 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







📍 10<sup>th</sup> Coriolan Brediceanu Street, Timisoara city, Romania

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▶ AFI PARK TIMISOARA - Click here

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