



## URBANO LOGISTIC & INDUSTRIAL PARK CLUJ VEST

Type of project:	A Class Industrial & Logistic Park
Location:	Cluj-Napoca Metropolitan Area
Cost of the investment:	21 MIO EUR
Land:	50,950 sqm
Built area:	25,029 sqm
Clear Height:	10 m & 12 m
Logistics / Warehouse / e-Commerce	17,729 sqm
Light Production / R&D	7,300 sqm
Green area:	10,400 sqm

### KEY SPECIFICATIONS

We offer full industrial parks management services. Regarding industrial park features, we embedded top technological solutions, implemented with sustainable materials.

We offer flexible rental options with areas starting 1,152 square meters (24 m x 48 m).

Our development strategies are focused on proven measures of energy efficiency. We use industrial floors with a load capacity of at least 5 tonnes per square meter. Our industrial facilities offer as in standard, docking and drive-through gates, efficient heating systems, automated ventilation systems, economical LED lighting systems.

Our major tenants: Emerson, Englmayer, Delivery Solutions, Schuller Eh"Klar, Mobilier 1, Authentic Spirit, Traust, Whiteland Logistics



## URBANO HILLS

Type of project:	Mixed Use Development (Residential/ Retail)
Location:	Cluj-Napoca
Land:	35,000 sqm
Built area:	44,800 sqm
Retail:	8,100 sqm
Education:	500 sqm
Residential:	36,200 sqm
Apartments:	450
Green area:	7,650 sqm



### KEY SPECIFICATIONS

- Conveniently located mid way from the City Center to Cluj-Napoca International Airport, next to one of the largest Technological Park in Transylvania
- Next to Somes River and across the street from the newest Park in Cluj-Napoca, with over 21 hectares of green areas and woodlands
- Brand new Kindergarten in a dedicated location integrated in the Project
- Supermarket and other retail spaces located on the Ground Floor of the residential buildings.
- Underground parking



## URBANO TURDA

Type of project:	Build-to-suit & Build-to-own
Location:	Turda, Cluj County
Land:	100,000 sqm
Built area:	up to 50,000 sqm
Logistics / Warehouse / e-Commerce	17,729 sqm
Light Production / R&D Center	7,300 sqm
Green area:	minimum 20,000 sqm

### KEY SPECIFICATIONS

Custom built turn-key delivered property which meets all client needs and requirements.

Build-to-suit / Build-to-own solutions are ideal for activities with special technical parameters, such as distribution hubs, chilled warehousing, high-tech manufacturing and R&D laboratories.

- Complete design & build
- Fit-out & installation
- Energy efficient and sustainable technologies
- Customisations can include clear height, floor loading, Clean Rooms,
- Full after-care services

## URBANO FLORESTI

Type of project:	Mixed Use Development (Residential/ Retail)
Location:	Floresti, Cluj County
Land:	13,200 sqm
Built area:	21,000 sqm
Retail:	700 sqm
Residential:	20,300 sqm
Apartments:	220
Green area:	4,450 sqm

### KEY SPECIFICATIONS

- Situated on the high grounds of Floresti, overlooking the western side of Cluj-Napoca city
- Impressive panoramic views
- Very close to Vivo Shopping Center
- Next to natural green areas and a spectacular pine forest
- Urban garden and playground
- Brand new Kindergarten in a dedicated location across the street
- Supermarket and other retail spaces located on the Ground Floor of the residential buildings.
- Underground parking



**Transylvania Evolution** is a private initiative dedicated to economic and social growth by developing solid business partnerships, offering tailored solutions to local and foreign investors, in synergy with local authorities. We are accelerating the long-term coherent consolidation and development of the Cluj Metropolitan Area and the Transylvania region.

**Cluj-Napoca - Klausenburg - Kolozsvár** - "The Heart of Transylvania Region", is a dynamic and cosmopolitan city, an important business destination in Southeast Europe, with a remarkable potential for investment, but also a major center of education and culture.

**420,000** INHABITANTS

**80.000 +** STUDENTS

**10** UNIVERSITIES

**2,5 MIO** CATCHMENT AREA / 2H DRIVE

**9** CAPITALS DISTANCE 12H DRIVE

**47** CITIES DIRECT INTERNATIONAL FLIGHTS

**NO.1 IN ROMANIA** | ATTRACTING NEW INHABITANTS  
RETENTION OF STUDENTS  
QUALITY OF LIFE

# CLUJ METROPOLITAN REGION BUSINESS MEETING POINT IN TRANSYLVANIA



[www.transylvanievolution.ro](http://www.transylvanievolution.ro)

### PROJECT PARTNERS

