

REMARUL BUSINESS CENTER

Type of project	Revitalization of Industrial site
Location	Cluj-Napoca
Cost of investment	160 mil euro
Land area	60 000 sqm
Built area	125 000 sqm
Developer	Remarul Business Center



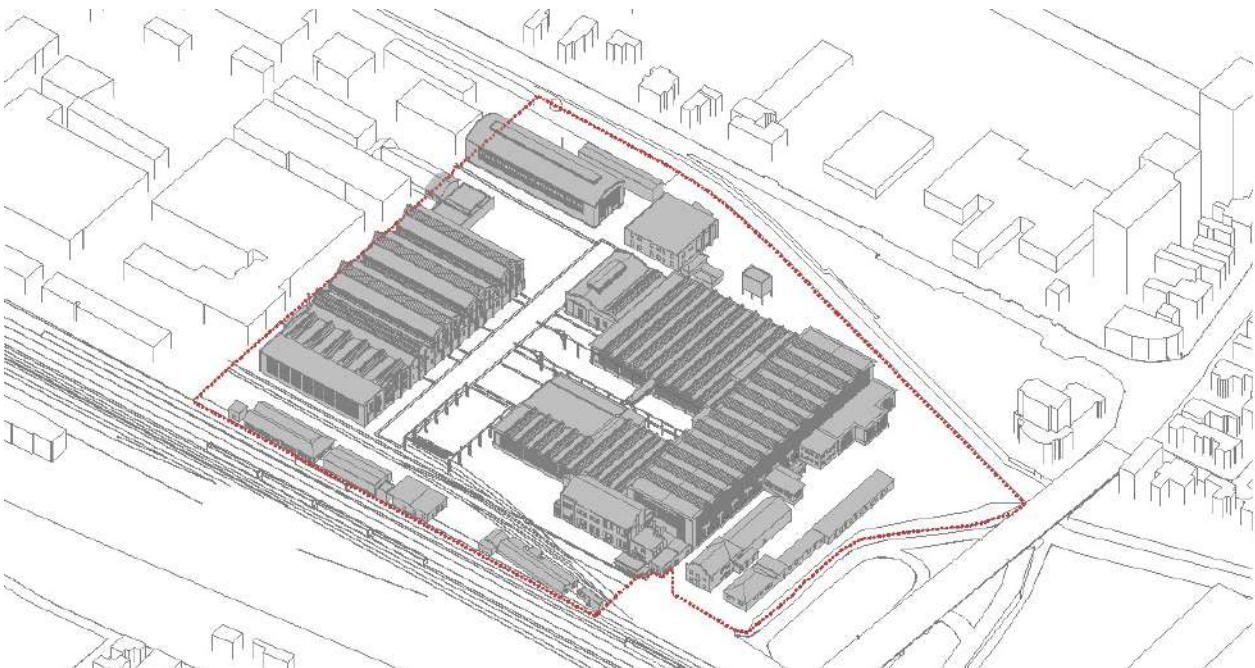
SPECIFICATIONS

The site under the study is located in the industrial area of Cluj-Napoca close to the railway station and very close to the center of the city, being owned by the company S.C. "Remarul 16 February" and RBC - Remarul Business Center.

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The industrial complex is one of the most important industrial sites in Cluj-Napoca, dating back to 1870, during the Austro-Hungarian Monarchy, as a railway workshop: repairing railway carriages and steam locomotives. The current buildings are mainly built after the First World War, a very limited number of pavilions can be identified as being before 1918.

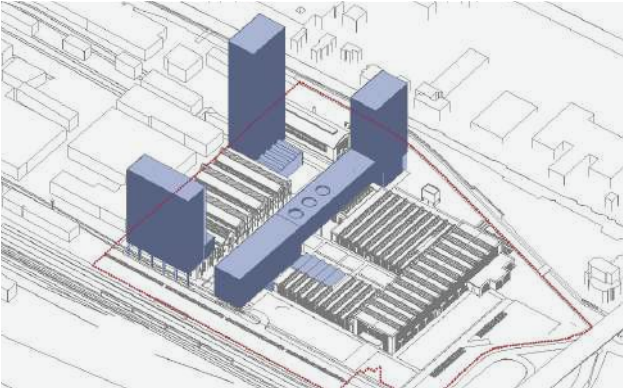


Existing

In the last few years, the company RBC - Remarul Business Center started a project to revitalize the unused buildings from its industrial properties. The project aim's is creating a landmark for the city by urban regeneration of the site through the rehabilitation of industrial buildings, the insertion of new ones for numerous public and private activities and creating the outdoor space for the public:

- Multifunctional spaces for culture and events
- Office space
- Restaurants
- Residential space
- Hotel and services
- Commercial
- Educational space
- Green spaces for outdoor activities

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Proposal

The realization of the investment leads to urban regeneration and preservation of Cluj's industrial heritage and creating new links with the city.



The project has an enormous opportunity to develop:

- **the enormous mass and dimensions of the existing buildings** – can host important functions for the city and find new uses to fit them.
- **the flexibility of space** – an enormous advantage: spaces easy to divide and transform according to the new needs.
- **the localization in a site** – very close to the city-center of the town and the railway.
- **the qualities of structure** – very resistant, with great openings, offering a particular adaptability for future transformations.
- **the existence of an historical heritage** which determined the spatial conformation of the building and has to be understood by the future generations and kept at least as a virtual issue; the existence of specific equipment that has to be preserved or re-used.



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 AT 12 H DRIVE DISTANCE

50 CITIES DIRECT INTERNATIONAL FLIGHTS

BEST DIGITAL INFRASTRUCTURE

**NO.1 IN
ROMANIA**

ATTRACTING NEW INHABITANTS
RETENTION OF STUDENTS
HIGH SKILLED EMPLOYMENT
AVERAGE LANGUAGES SPOKEN BY
POPULATION
QUALITY OF LIFE



CLUJ-NAPOCA
1 years of partnership
for development
in EUROPE