



## Integrated Business Services & Development.

Serving in dual capacities as both an investor and a reputable provider of business services, our organizational presence extends across the market dynamic landscape.

With an impressive presence in the market of over 25 years, Sapient Group has been successfully operating within the Romanian Real Estate sector. Our organization holds a strong presence in the dynamic market landscape, serving in two roles: one as an investor and the other as a trusted provider of business services.

Located in Transylvania, in the city of Oradea, our headquarters hold a strategically advantageous position. From this central hub, we meticulously coordinate our activities, both domestically and internationally.

In our organization, specialized departments and skilled teams work cohesively to offer a wide range of Real Estate services tailored to meet the varied requirements of investors, developers, and valued partners. Our service portfolio covers a broad spectrum, including real estate consulting and brokerage, architectural and design services, thorough planning and permitting, strategic marketing campaigns, and diligent facility and property management. This comprehensive approach guarantees that every aspect of your Real Estate projects receives careful attention, facilitating a smooth and successful journey from concept to delivery.

In our proprietary investments and developmental pursuits, we have achieved outstanding accomplishments. Our endeavours peaked in the acquisition of a substantial portfolio of assets across diverse sectors, including retail, industrial and logistics, hospitality, and residential domains. Notable achievements include the realization of transformative projects, with Viena Residence as a prime example — an expansive residential venture covering an impressive 520,000 square meters, making it the largest of its kind in Oradea. Additionally, our commitment to excellence is underscored by accomplishments like the Şagului Logistic Center and the pioneering Sapient Pharma initiative. These initiatives embody our strategic vision and unwavering dedication to driving growth and innovation within these multifaceted industries.



Our real estate company has gained awareness on both local and national levels. In more than 20 years of activity we have managed to build a vast portfolio that covers all segments of the real estate market.

We cover a wide range of services, from architecture and resistance design to technical documentation, authorizations, and project management services. Our portfolio includes national and international projects.



As our group of companies has been constantly growing, we extended our services and started managing brands local- and national-wide. Our strengths are global marketing strategies, Social Media management, graphic design, and brand activations.



Your property is in best hands at Sapient Services, where we provide oversight and management of residential, commercial, or industrial real estate. We take care of ongoing maintenance, security, and upkeep of properties.



## BORȘ INDUSTRIAL PROJECT



The project is strategically located in the northwestern part of Romania, next to the Hungarian border, with direct links to Transylvania highway and to important trade routes.

### KEY CONSIDERATIONS:

- 530.000 sqm developing area.
- Industrial and civil mixed-use destination.
- 500 m from Bor Customs (Hungarian border).
- 13 km from Biharia A3 highway junction.
- Two main accesses to the E60 European road.

## SAPIENT PHARMA



Sapient Pharma is to be the first pharmaceutical production and research facility in Oradea, with a total investment that exceeds 20.000.000 €.

### KEY CONSIDERATIONS:

- Approved EU funding.
- Total built area of 4.800 sqm.
- Located in the 2nd Eurobusiness Park in Oradea.
- Innovative pharmaceutical products.
- A production capacity of over 4.450.000 tablet packs a year per shift.

## ȘAGULUI LOGISTIC CENTER



Located in south of Timișoara, Șagului Logistic Center will cover an area around 400,000 sqm and leasable variable space will be approximately 200,000 sqm of manufacturing and logistic space.

### KEY CONSIDERATIONS:

- Located in a cluster of industrial and logistic activities.
- 2 kilometres distance from the future ring of Timisoara.
- Access to A1 highway as well as to the future highway to Serbia.



**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.

**Oradea - Großwardein - Nagyvárad** - In the North-West of Romania, part of the Bihor county, Oradea is one of the cities with an impressive development on multiple fronts in recent years. Since 2008, Oradea has been considered a center of urban development, with regional and cross-border influence, a rising innovation hub, a major logistic and industrial center and not in the least, a city with representative art nouveau cultural heritage.

**230,000** INHABITANTS

**7** INDUSTRIAL PARKS

**5** SMART SPECIALISATION PLATFORMS

**5** CITIES DIRECT INTERNATIONAL FLIGHTS

**1<sup>ST</sup>** DESTINATION IN THERMAL & HEALTH TOURISM IN ROMANIA

**TRANSYLVANIA  
EVOLUTION**  
**1** years of partnership  
for development  
in **EUROPE**

