

URBANO LOGISTIC & INDUSTRIAL PARK CLUJ VEST

Type of project:	A Class Industrial & Logistic Park
Location:	Cluj-Napoca Metropolitan Area Direct access to A3 highway by Gilau Exit
Cost of the investment:	21 MIO EUR
Land:	50,950 sqm
Built area:	25,029 sqm
Clear Heigh:	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

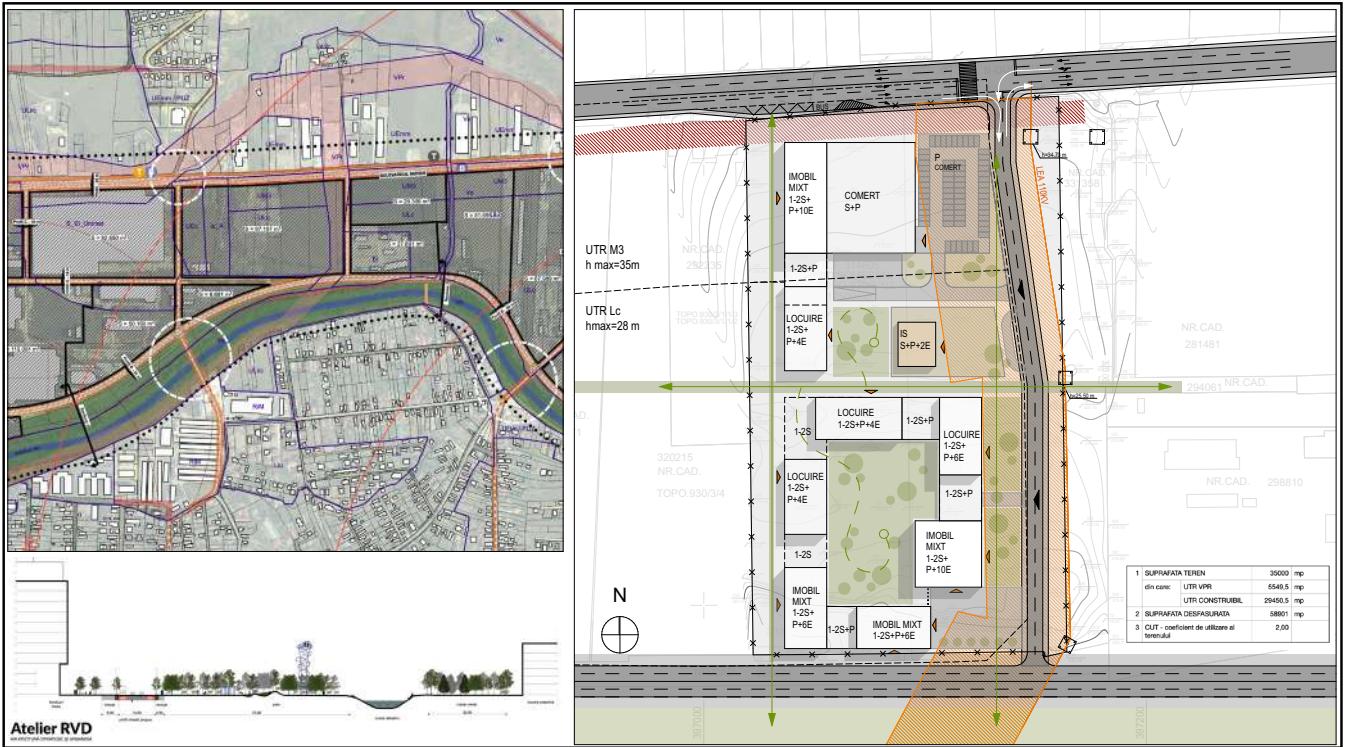
We offer full industrial parks management services. Regarding industrial park features, we embedded top technological solutions, implemented with sustainable materials.

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 BY THE RIVER

Type of project:	Mixed Use Development (Residential/ Retail)
Location:	Cluj-Napoca
Land:	35,000 sqm
Built area:	50,800 sqm
Retail:	7,800 sqm
Education:	600 sqm
Residential:	33,100 sqm
Apartments:	410
Green area:	6,400 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
- Kindergarten integrated in the Project
- Supermarket and other retail spaces located on the Ground Floor of the residential buildings.
- Underground parking
- Pilot project under the new urban Masterplan - Nord





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:	minumum 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.

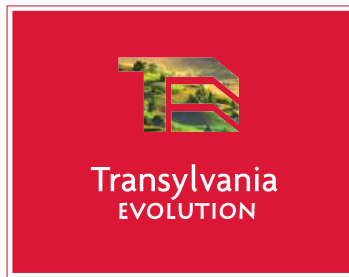
- Complete design & build
- Fit-out & installation
- Energy efficient and sustainable technologies
- Customisations can include clear height, floor loading, Clean Rooms,
- Full after-care services

URBANO PANORAMIC

Type of project:	Mixed Use Development (Residential/ Retail)
Location:	Floresti, Cluj County
Land:	13,200 sqm
Built area:	20,633 sqm
Retail:	700 sqm
Residential:	20,300 sqm
Apartments:	218
Green area:	4,450 sqm (33%)

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
- Kindergarten in a dedicated location across the street
- Supermarket and other retail spaces located on the Ground Floor of the residential buildings.
- Underground parking
- Status: first phase delivered (2023)



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