



HEXAGON

People deserve better spaces

Hexagon is a Romanian real estate group developing, building and operating places designed for long-term value. With a strong presence in Cluj-Napoca and an established track record in Bucharest, our portfolio spans residential, mixed-use, commercial, office, hospitality, industrial and community developments.

Our integrated business model covers the full real estate lifecycle – investment, development, construction, sales, property and facility management, hospitality and long-term operation.

We believe that real estate should create more than buildings. It should create places where people can live well, connect and belong, while contributing positively to the evolution of the city.

NATURAL LIVING

Our development philosophy is built around five principles:

- Design with intention
- True sustainability
- Comfort for decades
- Nature as a neighbor
- Real communities

ERA

A New Beginning for Cluj-Napoca

ERA is Hexagon's flagship urban development in Cluj-Napoca, transforming the former Tehnofrig industrial platform into a connected, sustainable and community-oriented urban district. Located on the Nadas River, close to the city center and major mobility connections, ERA combines residential, commercial, hospitality, office and community functions with generous green and public spaces.

KEY FIGURES

- 165,000 sqm GFA
- 7.5 ha site
- 1,000+ apartments
- 2+ ha green areas & riverfront promenades
- Mixed-use: residential, aparthotels, offices, retail, services, childcare, fitness.

SUSTAINABILITY & ENERGY

- Geothermal systems
- heat pumps
- photovoltaic panels
- radiant heating & cooling
- heat-recovery ventilation
- high-performance building envelopes
- integrated energy management



BUILDING A COMMUNITY

ERA Roots, the first building of the community, marks the beginning of the transformation of the former industrial platform.

The district also includes the Micul Pinguin public nursery and kindergarten, developed and delivered to the Municipality of Cluj-Napoca by Hexagon x Lidl, as a long-term investment in the wider community.

SOMEȘULUI 15

Downtown Elevated Living – by the River



Somesului 15 is a contemporary residential development in the heart of Cluj-Napoca, directly connected to the Someș River.

The project combines architecture, technology, natural light and intelligent comfort to create a different kind of downtown living - connected to the city, yet close to nature.

Key figures:

- 20,000 sqm GFA
- Residential & commercial
- 2-, 3- & 4-room apartments
- Penthouses
- Direct proximity to the Someș River

ENERGY & PERFORMANCE

The project integrates high-performance systems designed for long-term energy efficiency and comfort:

42 geothermal boreholes at 175 m, heat pumps, photovoltaic panels, radiant ceiling heating & cooling, high-performance envelope, energy-efficient design

nZEB Expo 2026 – Award for Energy Efficiency & Innovation

DISTRICT

A New Concept of Integrated Living in Cluj-Napoca

District is a mixed-use development designed as an integrated urban quarter where residential, hospitality and commercial functions work together.

KEY FIGURES

- 52,000 sqm GFA
- 138 residential apartments
- 213 Aparthotel / extended stay
- Commercial spaces
- Integrated urban functions
- Green & pedestrian-oriented areas

CONNECTED TO THE CITY

- 15 min from city centre
- 15 min from airport
- 1.3 km from RIVUS
- 1.1 km from railway station
- 130 m from Armatura Park

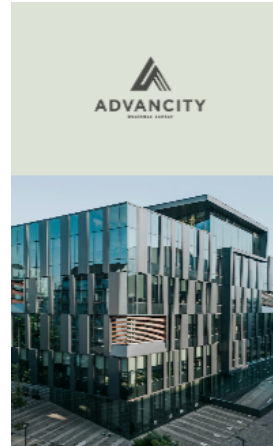




Mixed-use: residential and commercial spaces
16.000 sq m GFA



Mixed-use: office and commercial spaces
12.500 sq m GFA



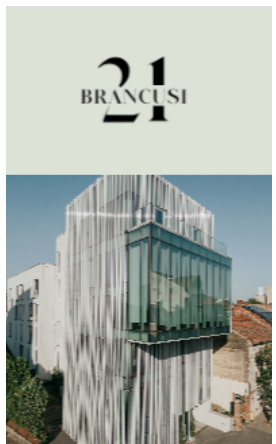
Office building
7.500 sq m GFA



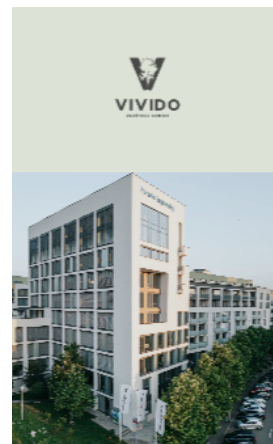
Mixed-use: office, commercial & residential
20.000 sq m GFA



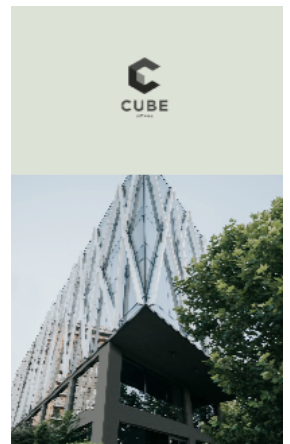
Residential
21.500 sq m GFA



Office
1.500 sq m GFA



Mixed-use: office, commercial and residential
32.500 sq m GFA



Mixed-use: office and residential
4.000 sq m GFA

SELECTED TRACK RECORD

- Vivido
- Avella
- Azoria
- Advancity
- Cube
- Via
- Zenia
- Brâncusi
- selected commercial, office and industrial developments

WHY HEXAGON?

INTEGRATED EXPERTISE

One partner across the real estate lifecycle.

LOCAL MARKET KNOWLEDGE

Deep understanding of Cluj-Napoca and its long-term urban evolution.

DEVELOPMENT & EXECUTION

Experience taking complex projects from investment and concept through construction and operation.

LONG-TERM PARTNERSHIPS

We collaborate with investors, architects, consultants, contractors, technology providers and operational partners who share our commitment to quality, sustainability and responsible development.



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.

Cluj Metropolitan Area - through the strategic synergy of Cluj-Napoca, Floresti, Apahida, Gilau, Baci, Jucu - is consolidating its position as a fast-growing metropolitan economy combining talent, international connectivity, industrial capacity and major infrastructure investment at the heart of Transylvania, Romania.

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

3,5 MIO passengers / Cluj Airport traffic (2025)

EUR 32.000+ Metropolitan GDP per capita (Eurostat)

Diversified regional economic ecosystem

strong presence in IT & innovation, education, business services, advanced manufacturing, energy, logistics and real estate.

**NO.1 IN
ROMANIA**

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

**CLUJ-NAPOCA
KLAUSENBURG**

**THE HEART OF
REGIONAL GROWTH
IN TRANSYLVANIA**

