



URBANO GROUP

KEY FIGURES

Over 130,000 sqm
commercial and service
spaces under development

9 years of commitment in
urban remodelling

Over 280
apartments completed

28,000 square meters
of logistic spaces class A

Over 100 million euros
investments in real estate

Urbano Group acts as a major development integrator of premium properties projects in the following areas: logistic-industrial, residential, office and commercial.

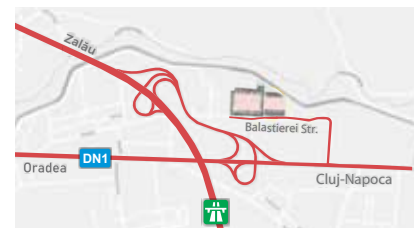
Starting with 2016, the group's developments are concentrated in the city of Cluj-Napoca and the Cluj Metropolitan Area – Transylvania Region, focusing to bring positive change and revitalize neighbourhoods for better cities and lives.

Urbano projects are characterized by a high level of quality and sustainability, thus creating a positive impact in the development of the community through integrated solutions dedicated to residents, customers and partners.





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, 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 - SHOPPING & LIVING - Masterplan overview



An original concept for a new Integrated Retail Destination and Family Entertainment Center in Cluj West Metropolitan Area.

KEY FACTS & FIGURES:

The Biggest Commercial Park in Transilvania
25 ha total land surface
130,000 sqm total GBA - Phase 1 & 2
2,100 parking places
5 ha green areas
100+ MIO EUR investment value

CONCEPT HIGHLIGHTS

- Major commercial park
- Premium client experience
- Generous green areas
- Energy efficiency
- Modern design
- Family Entertainment Center
- Pedestrian & bike tracks connectivity
- Drive-through food hub
- Optimum accessibility on major roads
- Integrated community lifestyle center

GREEN & SUSTAINABILITY SOLUTIONS

Energy efficiency, renewable energy generation, green mobility, bus station, bike tracks, environmental friendly landscaping, water management, waste management, BREEM certification

URBANO - SHOPPING & LIVING - First Phase



The Commercial Galeria - Key Facts & Figures

- optimum mix of retailers: fashion, shoes, health & beauty, sport, electronics, baby-shop, toys, petshop, other
- fast food / drive-in hub & plaza
- cafeteria and restaurant
- community & family entertainment hub
- 16,300 sqm commercial & retail spaces
- 30+ retail operators
- 2,900 sqm plaza & pedestrian areas
- 3,1+ ha green areas
- 1,900 m new streets & 1,000 m bike tracks
- green mobility by Metropolitan bus
- electric cars charging hub
- Opened in May 2026



Major anchor stores:

- Lidl (2026)
- Hornbach (2027)
- Selgros (2027)



URBANO - SHOPPING & LIVING - Phase 2



Concept details

- Mix used - Comercial / retail, leisure, entertainment
- Land: 10 ha
- GBA: 90,000 sqm
- Dedicated green spaces and parking
- Direct access from Metropolitan Ring Road TR35 / Node 3 & A3 highway
- Status: concept under final calibration



URBANO PANORAMIC RESIDENCE



Type of project:	Mixed Use Development (Residential/ Retail/ Services)
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

- Impressive panoramic view next to natural green areas and a spectacular pine forest
- Energy efficiency solutions
- Urban garden and playground
- Underground parking
- Dedicated services: retail, services, kindergarden
- Status: 1st phase - delivered 2023
2nd phase - delivered 2025
3rd phase - delivered 2026
4th phase - in execution (2027)

URBANO PARKS TURDA



Type of project:	Logistic & Industrial Parks
Location:	Turda, Cluj County, direct acces to A1/ A10/ A8 highways
Land:	100,000 sqm
Built area:	up to 50,000 sqm
Green area:	minumum 20,000 sqm

KEY SPECIFICATIONS

- Custom built turn-key delivered property
- Build-to-suit / Build-to-own solutions for distribution hubs, chilled warehousing, high-tech manufacturing and R&D laboratories.
- Complete design & build
- Fit-out & installation
- Energy efficient and sustainable technologies
- Full after-care services - facility management



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**

