



BACIU HIGHLIGHTS

- Baciú Commune is located just North-West of the Cluj-Napoca city, part of the greater Cluj Metropolitan Area.
- It serves as a vital residential and industrial hub within the Cluj Metropolitan Area, offering rapid access to major transport networks and regional connectivity nodes.
- Population: 14.000 residents; the population has grown rapidly over the last decade, making the area a preferred destination within the metropolitan region.
- Residential Development: Rapid population growth has driven massive investment in real estate residential areas, directly stimulating the commercial, healthcare, and local services sectors.
- Real potential for natural, sport and cultural developments - Baciú Commune aims to create a major tourist attraction at the county and regional levels, centered on sustainability, leisure and adventure.

STRATEGIC CONNECTIVITY AND METROPOLITAN/ REGIONAL ACCESSIBILITY

Cluj Metropolitan Train

Direct access to a network of 4 dedicated stations, integrated into the main eco-friendly rapid transit axis serving the metropolitan area. This project is currently in the design and construction phase, with completion scheduled for 2029.

A3 Motorway Connectivity

Direct access to the Nadaselu Interchange (9 km away), providing a strategic link to the national and international transport network (E60 / TEN-T).



**PRIMĂRIA
BACIU**



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BACIU**

INFRASTRUCTURE PROJECTS URBAN MOBILITY CORRIDORS

- Project type: Development of an integrated mobility corridor (road infrastructure, pedestrian facilities, and green public transport / e-bus)
- Length: 5,3 km
- Investment value: EUR 15 MIO
- Project status: Feasibility study



Key elements:

- Modernization of 5,3 km of road infrastructure
- Establishment of 10 modernized bus stations and installation of 4 E-Bus fast-charging facilities
- Acquisition of a new fleet of electric buses and minibuses to reduce carbon emissions

URBAN REGENERATION

- Project type: Integrated urban regeneration of public spaces in residential areas: Tradafirilor and Nufarului streets
- Target area: 24.000 sq. m
- Investment value: EUR 4 MIO
- Project status: Feasibility study

Key elements:

- Redevelopment of pedestrian walkways and parking areas
- Modernization of green areas and recreational spaces
- Implementation of an efficient public lighting system and safety enhancement measures

BACIU INDUSTRIAL & LOGISTICS HUB

Baciou has developed organically into a major metropolitan economic hub through private sector investments. Thanks to excellent connectivity with national routes / A3 Highway and direct access to railway, the area is rapidly expanding and represents a major strategic opportunity for logistics/industrial developers and operators.



BACIU SOUTH INDUSTRIAL ZONE (NEW INVESTMENT POTENTIAL)

- Zone type: Land designated for the development of new industrial, manufacturing, and logistics facilities (privately owned). Supported by urban zoning regulations favorable to the sector
- Total available area: 16 ha
- Building potential: 80.000 sqm
- Status: Under active development / Available for medium-to-large-scale projects
- Impact: Excellent opportunity for attracting new companies (greenfield investments), establishing regional logistics hubs

OPERATIONAL INDUSTRIAL AREA - BACIU SOUTH

- Zone type: Functional industrial and logistics hub with rapid expansion potential
- Total area: 6,1 hectares
- Built-up area: Currently 30% of the plot area. Available for new developments: 3,5 ha
- Key features: The available land allows for smart densification and the attraction of complementary services to support the existing business ecosystem



EXPANSION AND MODERNIZATION OF THE CONSTANTIN BRÂNCOVEANU MIDDLE SCHOOL



Type of project:	Construction of a new school building (expansion of educational facilities).
Built area:	3.000 sqm
Project status:	Design in development

Key features of the new wing:

- Spacious classrooms equipped with modern technology
- Science laboratories, new library, sports facilities
- Administrative spaces and facilities for teaching staff

Impact:

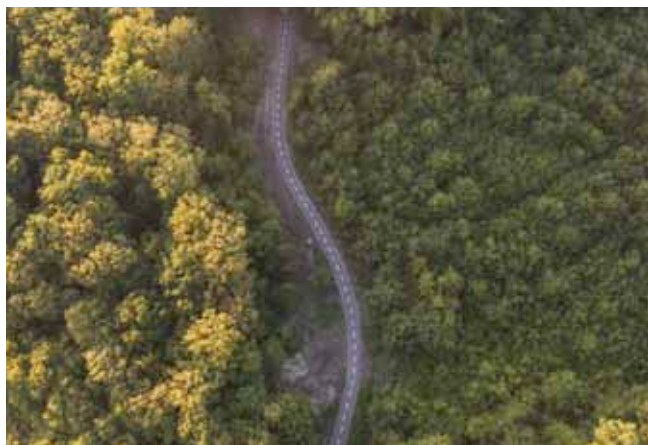
Transforming the school into a modern educational campus

RURAL TOURISM DEVELOPMENT IN BACIU

- Project type: Creation of integrated infrastructure for ecotourism and active leisure.
- Location: Hoia - Baciú Forest
- Investment value: EUR 10 MIO
- Project status: Feasibility study

Key project elements:

- Adventure park: Fully equipped facilities featuring high-rope courses, zip lines, climbing elements
- Educational and recreational theme park: Interactive zones harmoniously integrated into the natural landscape and biodiversity
- Mountain Bike (MTB) trail network
- Infrastructure: pedestrian paths, scenic viewpoints, picnic areas, parking



INTEGRATED TOURIST COMPLEX: WATER PARK / THEME PARK / AND HOLIDAY VILLAGE

- Project type: Development of a large-scale tourism and leisure facility
- Total area under study: Approx. 35,4 ha
- Design concept: **Universe & Cosmos** – a visionary architectural concept featuring zones thematically structured around the ideas of Constellations and Cosmic Nodes.
- Project status: Masterplan and studies in development



Key elements (zoning):

- Water Park Zone: 10,6 ha
- Theme Park Zone: 8,1 ha
- Tourism Zone (Green Holiday Village): 4,7 ha for tourism accommodation facilities
- Infrastructure facilities: 6 ha - roads, pedestrian and cycling, green areas



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**

