AFI PARK

FLOREASCA

A project by AFI Europe Romania

AFI PARK
FLOREASCA

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Romania – the bridge between Western and Eastern Europe

Located in a prime geographical location in South-Eastern Europe (SEE), Romania is one of the fastest growing economies in the EU.

Romania is also the 5th most attractive manufacturing market in Europe and was ranked 12th globally, as one of the most competitive markets at the European level.

All this, while the salary level, calculated by Eurostat at 6.9 Euro/ hour, is located at 75% below the EU average of 27.4 Euro/ hour.
The real estate market has vast potential and has been growing since 2014, attracting significant developments in all sectors.

1 A LOOK INSIDE ROMANIA

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Bucharest – the economic engine of the country

Bucharest is the cultural, industrial, and financial center of Romania.

The city's strong economic growth has revitalized the infrastructure and led to the development of shopping malls, modern residential buildings, and business parks. Romania's capital city also serves as headquarters for more than 186,000 firms, including international and all the big Romanian companies.

With **1,785,000 people**, the city had a GDP per capita of 35,522 euro in 2020, which represents 23,4% of the country's GDP/ capita and an increase of 4% in the last 15 years.

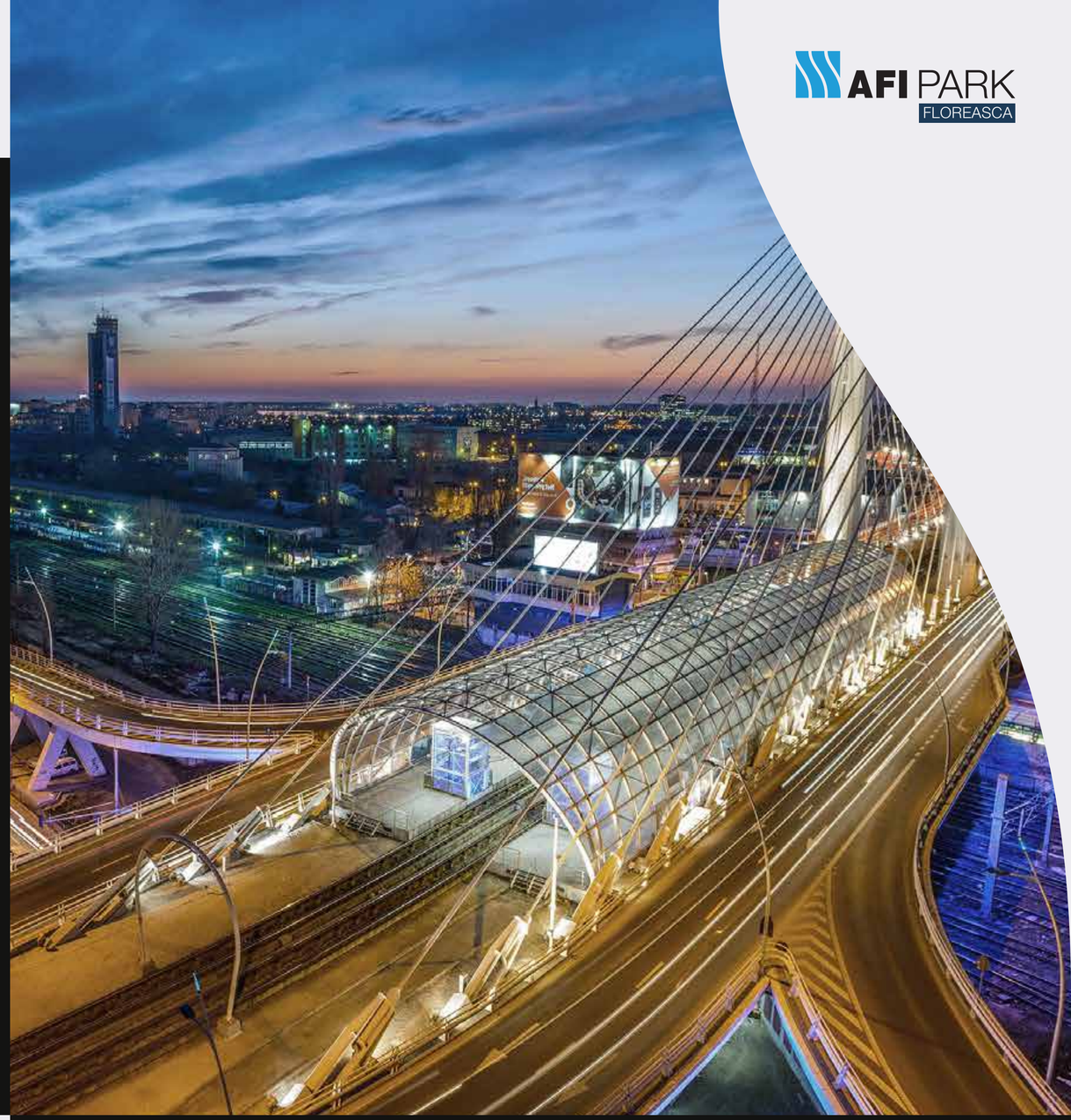
2.5%
GDP Growth
*2023

5.5%
Romania's
Unemployment rate
*February 2023

4.3 mil sqm
Romania modern
office stock in Q1 2022

1,112 €/month
Net average wage
*Bucharest 2023
*Statisticiromania.ro

14.53%
Inflation rate
*March 2023



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AFI Europe – a leading, sustainable & long-term business partner

AFI Europe's highly diversified portfolio consists of shopping malls, retail properties, A-Class office projects, large-scale residential and mixed-use developments. The group operates in Romania, Czech Republic, Poland, Germany, Bulgaria, Serbia, Hungary, Latvia, and Israel.

AFI Airport City, Belgrad

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Our projects in Europe

In Czech Republic the company developed: **AFI KARLIN BUTTERFLY** - an office project with an iconic and green architecture & façade, **AFI VOKOVICE** and **CLASSIC 7.**

In Serbia, a landmark office project is **AIRPORT CITY BELGRADE**, a business park offering to its tenants tailor made office spaces.

AFI Karlin Butterfly
Prague

AFI Vokovice
Prague

AFI PARK FLOREASCA

AFI Airport City,
Belgrad

AFI Europe Romania

AFI Europe operates in Romania since 2005 and is one of the leading real estate development, management, and investment companies.

The company has become one of the most reputable developers in Romania, with a strong portfolio of successful retail, offices, and residential projects:

- Shopping centers & retail parks
  - **AFI COTROCENI**
  - **AFI PLOIESTI**
  - **AFI BRASOV**
  - **AFI ARAD**
  - **AFI CITY**
- Residential compounds
  - **AFI CITY BUCURESTII NOI**
  - **AFI HOME NORTH**

AFI Tech Park

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2 ABOUT AFI EUROPE

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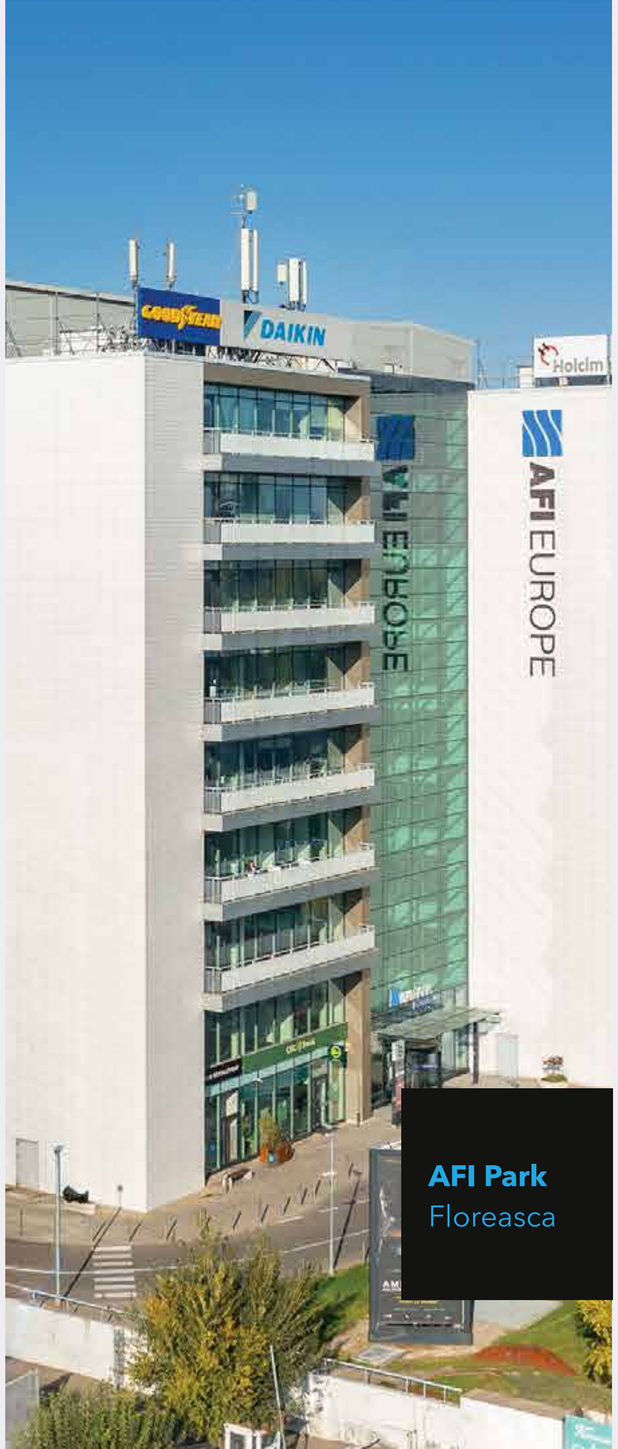
AFI Europe Romania manages 300,000 sqm GLA office spaces and is one of the largest office owners in Romania.

- A-Class office projects
  - **AFI PARK**
  - **AFI TECH PARK**
  - **AFI VICTORIEI PLAZA**
  - **AFI LAKEVIEW**
  - **AFI PARK FLOREASCA**
  - **AFI PARK TIMISOARA**
  - **AFI PARK BRASOV**

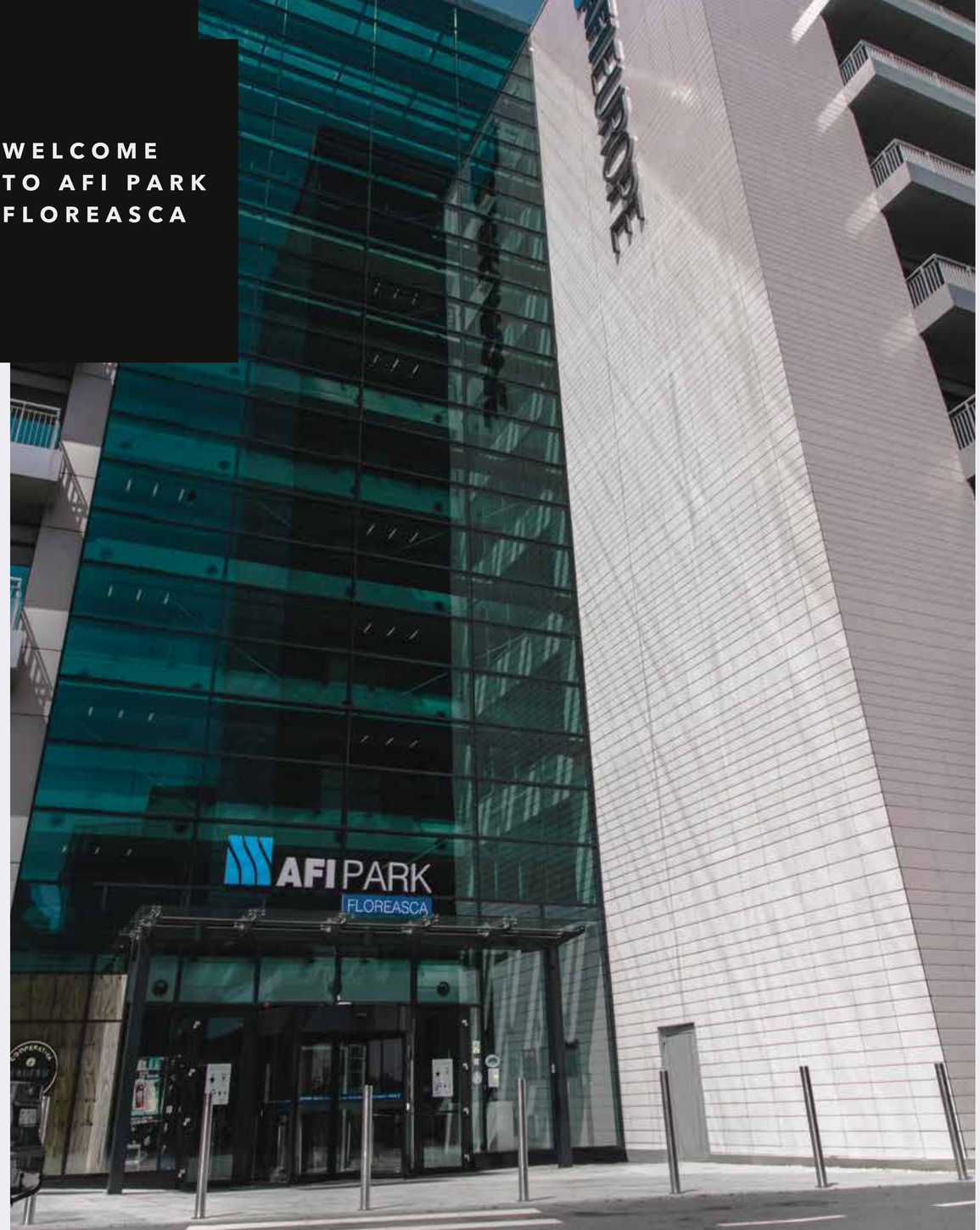


AFI Park Floreasca

AFI Lakeview

AFI PARK FLOREASCA

AFI Park Brasov



AFI PARK FLOREASCA – one of the first A-Class office projects in the capital

AFI Park Floreasca is a landmark A-Class business campus. It is one of the most well known and most appreciated office destinations in Bucharest, with an exceptional location in the Center-North area, the fastest growing business district in town.

AFI Park Floreasca offers 35,500 sqm GLA office spaces on 2 connected buildings, with 8 floors, each having an independent lobby and underground parking, as well as storage spaces dedicated to the tenants. The office project offers a very efficient **floor plate of 2,250 sqm GLA** and very modern technical specification and common areas features: **12 high-speed elevators, integrated HVAC system, 24/ 7 access and security, 3 underground parking levels with a total number of 750 places, fireman.**

The ground floor hosts many retail facilities and restaurants for tenants to enjoy coffee or lunch.

AFI Park Floreasca enables the most convenient business and personal lifestyle, and a modern work environment, as an all-in-one efficient and time saving immediate location.

4 LOCATION

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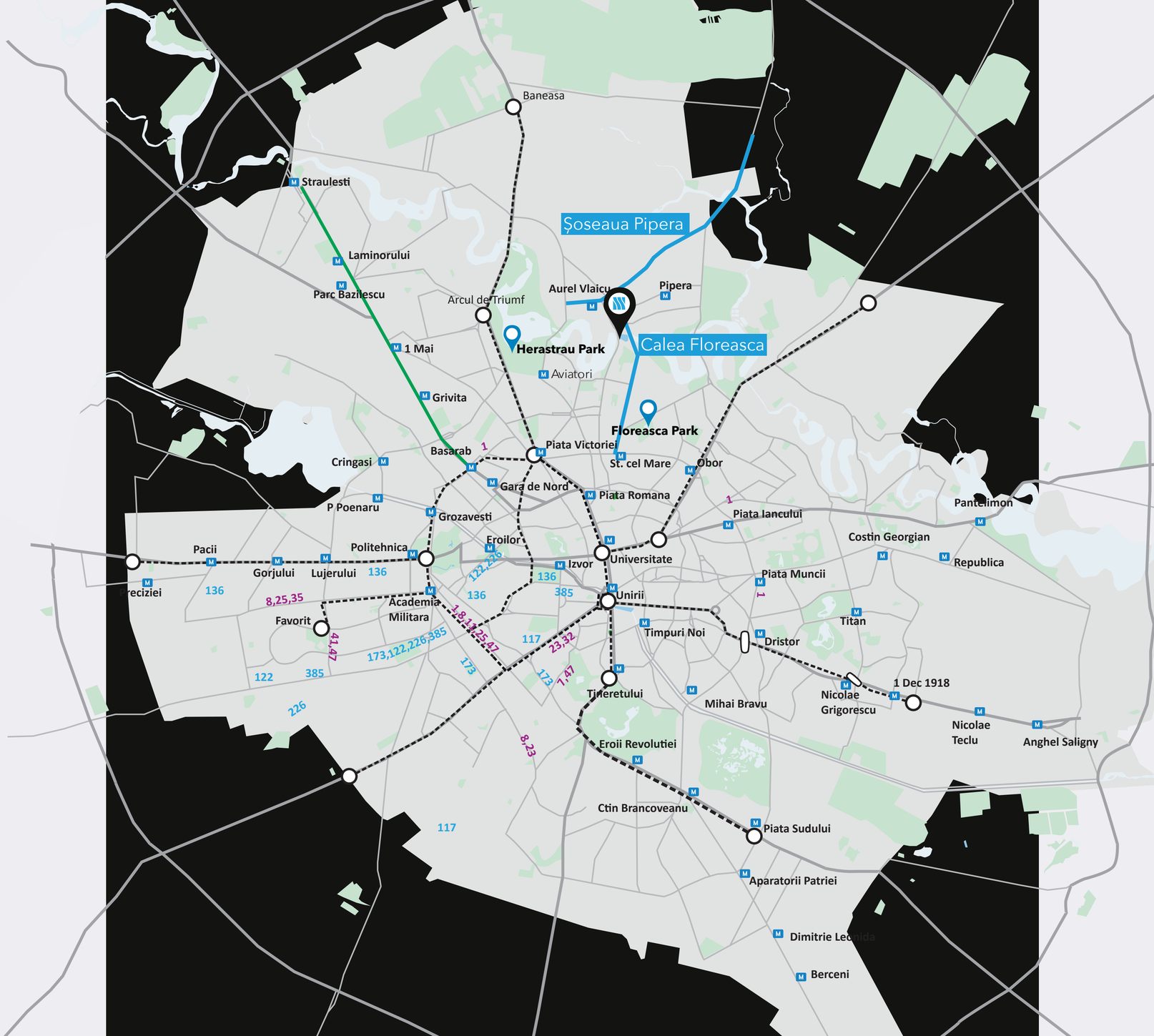
Strategic and accesible location

AFI Park Floreasca is located in the Center-North part of Bucharest, on 169 Calea Floreasca Blvd., one of the capital's most exclusive areas and a business hub for multinational and local companies. This area concentrates more than **600,000 sqm of modern office spaces and over 45,000 people work here.**

Aurel Vlaicu metro station is only 2 minutes walking distance from the project, while **Pipera metro station is only 15 minutes walking distance.**

Floreasca neighbourhood is the most attractive business spot in Bucharest, adjacent to 4 lines on Barbu Vacarescu Blvd., 2 lines on Floreasca St. and **25 minutes from Otopeni Airport.** The project has direct connectivity through all public transportation.



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TECHNICAL
SPECIFICATIONS

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A modern work environment

AFI PARK FLOREASCA offers the tenants a wide range of modern technical specifications, similar to all AFI projects:

- **Raised floor**, fire rated, fully incapsulated and **suspended ceiling**, clear high - min. 2.70 m floor to ceiling, enabling maximum natural light
- **Natural light** from all the façades through thermal insulated low-E glass, openable windows in some areas
- **LED lightning systems** of 500 LUX and each workstation is provided with 3 power sockets and 2 communications RJ 45
- **4 pipe FCU/HVAC system** with controllable heating/ cooling system and 100% fresh air
- **Complete architectural & MEP** design for the tenants, and complete and approved fire system scenario according to the highest EU Standards

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FLOREASCA

5

TECHNICAL SPECIFICATIONS

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The buildings are provided with **very modern lobbies and performant equipments:**

- **Advanced B.M.S.** (Building System Management)
- **Modern high-speed elevators** (including separate elevators from the parking area to the main lobby and to the office floors)
- **24h/ 7 security and maintenance with video surveillance**
- **24h/ 7 firefighters** on-site as required by the law
- **The newest air purification system** through a Bi-polar ionization that protects against bacteria and viruses

6 TYPICAL FLOOR

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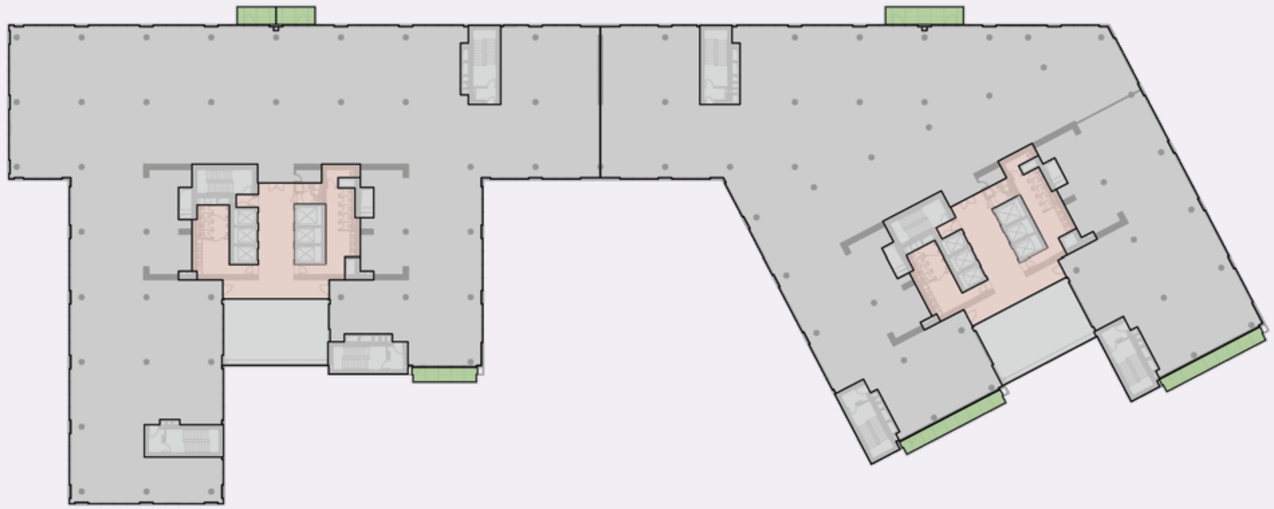
Ready to fit the most complex needs

- floor plates of 2,250 sqm GLA
- fully & modern equiped restrooms
- generous balconies on each floor
- fully fitted-out office spaces
- flexible layouts and efficient density & functions allocation

BUILDING A BUILDING B



	BUILDING A	BUILDING B
NLA	2,219 sqm	2,080 sqm
GLA	2,419 sqm	2,267 sqm
ADD ON FACTOR	9%	
BALCONIES	30 sqm	61 sqm

7 WE CARE FOR YOUR NEEDS

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Amenities & services within the project

For AFI Park Floreasca, engaging people as well as creating a sense of community and belonging is very important.

We take care of our tenants needs by providing relaxation, food facilities, refreshments and sport facilities.

Proximity of Promenada shopping center – which hosts fashion shops, food court, cinema etc.

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7 WE CARE FOR YOUR NEEDS

AFI PARK FLOREASCA offers to the tenants various benefits

- **750 underground parking spaces** and storage spaces dedicated to the tenants
- **Bicycle racks, showers, and charging stations for electric cars**
- Canteen, banks, and medical services at the ground floor of the project
- **Green areas & relaxing areas**
- **Herastrau Park,** some of the city's top restaurants, hotels and sport centers
- **AFI Club membership**, which provides to all the tenants **discounts between 10%-30% in the partnership locations.**

8 GREEN FEATURES

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Sustainability & green features

BREEAM “EXCELLENT” green certification

- **90% of regularly occupied area** will have access to unrestricted views
- **Over 20% reduction in energy costs** over a baseline building
- **Improved indoor air quality** through a Bi-polar ionization system that prevents viruses & bacteria
- **Environmentally friendly** refrigerant
- **More than 30% reduction of water consumption** thanks to efficient flow and flush fixtures
- **Collect and storage materials** for recycling

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8 GREEN FEATURES

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WELL HEALTH & SAFETY certification achieved

- This certification provides a centralized source and governing body to validate efforts made by owners and operators
- It leverages insights drawn from the IWBI Task Force on COVID-19, in addition to guidance on the spread of COVID-19 and other respiratory infections developed by the World Health Organization (WHO), the U.S. Centers for Disease Control and Prevention (CDC), global disease control and prevention centers and emergency management agencies, as well as recognized standard-making associations such as ASTM International and ASHRAE, and leading academic and research institutions, as well as core principles already established by IWBI's WELL Building Standard, the premier framework for advancing health in buildings and spaces of all kinds

LEED CARBON ZERO certification in progress

AFI PARK FLOREASCA

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