




LONDON & OSLO

Where business comes to play

Developed by  riverdevelopment

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Unirii Square

Grozăvești
Bridge
Orhideea

Politehnica
University

Iuliu Maniu Blvd.

**LONDON
BUILDING**

**OSLO
BUILDING**

M Petrace
Poenaru Station

Central-western location, in a favorable habitat for creation and freedom of movement through excellent visibility and accessibility.

Amenities & Transport



OSLO BUILDING
2B+GF+5F
10,177 sqm GLA
Available Q3 2021

Level	GLA
GF	1,071 sqm
1 ST	1,304 sqm
2 ND	1,745 sqm
3 RD -5 TH	2,019 sqm

LONDON BUILDING
2B+GF+14F + TF
21,347 sqm GLA
Available Q3 2021

Level	GLA
GF	576 sqm
1 ST	909 sqm
2 ND	1,625 sqm
3 RD	1,607 sqm
4 TH -9 TH	1,409 sqm
10 TH	1,403 sqm
11 TH -14 TH	1,479 sqm
15 TH (TF)	858 sqm

SUSPENDED CEILING

Clear height=3m

NATURAL LIGHT

Architecture layout designed to allow maximum natural light, high efficiency

MAXIMUM SPACE EFFICIENCY

5% add-on factor, lowest rate on the market

ILLUMINATION OF 500 LUX

Provided for the leasable areas

ELECTRICITY & HVAC

Standard design is according to a floor layout of 1 work station to 9 sqm

RAISED FLOOR

Fire rated, incapsulated

CUSTOMISED OFFICE SPACES

The fit-out may be delivered according to tenants' request, providing an innovative work environment

FLEXIBLE AND SMART PARTITIONING

Large floor plates preparing the suitable environment for creation and communication

TECHNICAL ROOMS

Designed to locate the server room, storage and services areas

LED LIGHTING SYSTEMS

In all common areas

ADVANCED B.M.S

Building management systems remotely controlled

SECURITY SYSTEM

International standards for Class A office buildings . Solid core with metal facing panels fire rated as required 24/7 security personnel

OPTIMISED PARKING AREA

669 car park spaces on two levels

INNOVATIVE VRV SYSTEM

Heat recovery systems for heating and cooling

CENTRALISED AIR TREATMENT PLANTS

Heat recovery module without air circulation

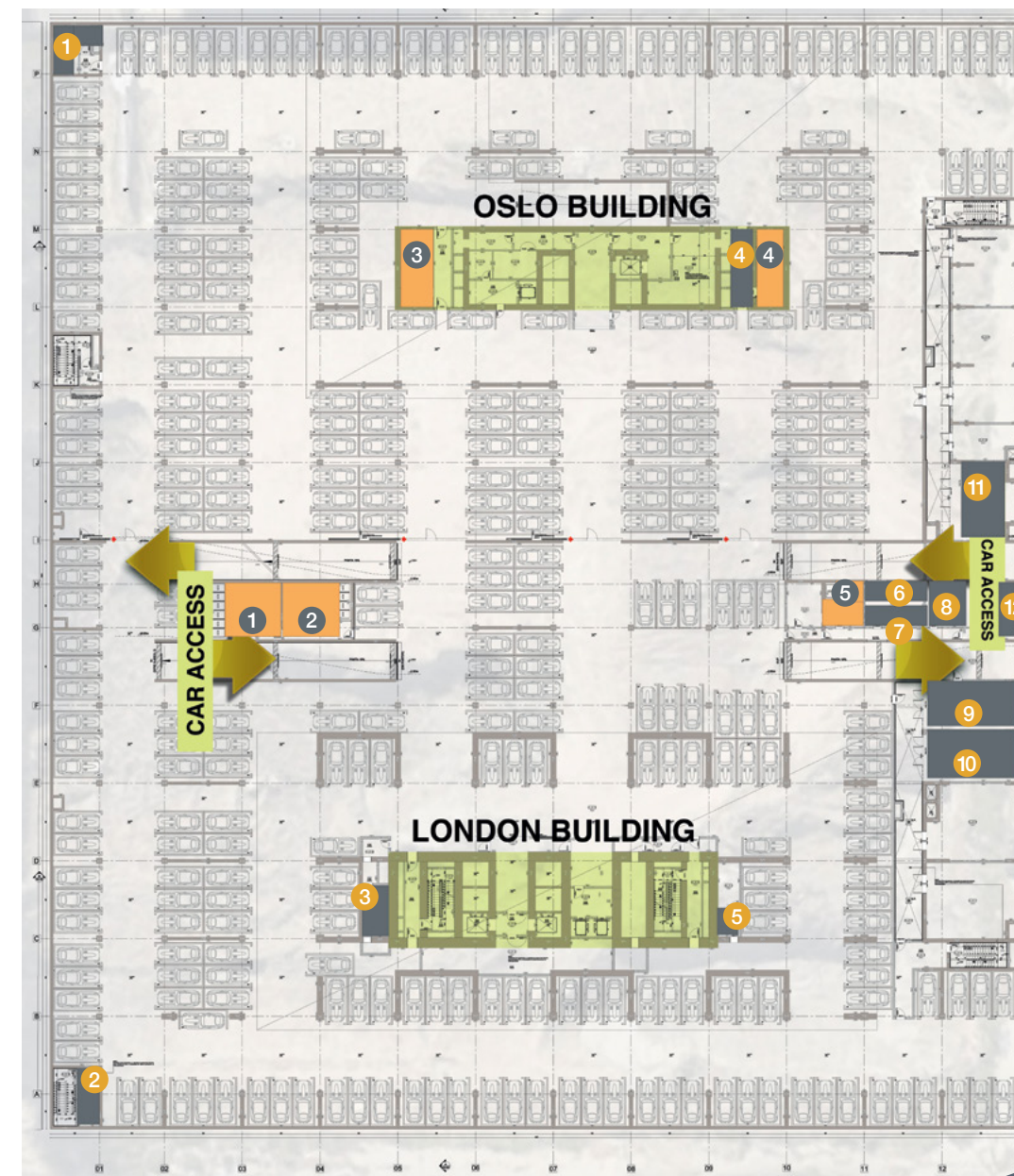
SAFETY FOR EQUIPMENTS

Stand by power generator for life safety and essential services





Access Flows - Parking Area



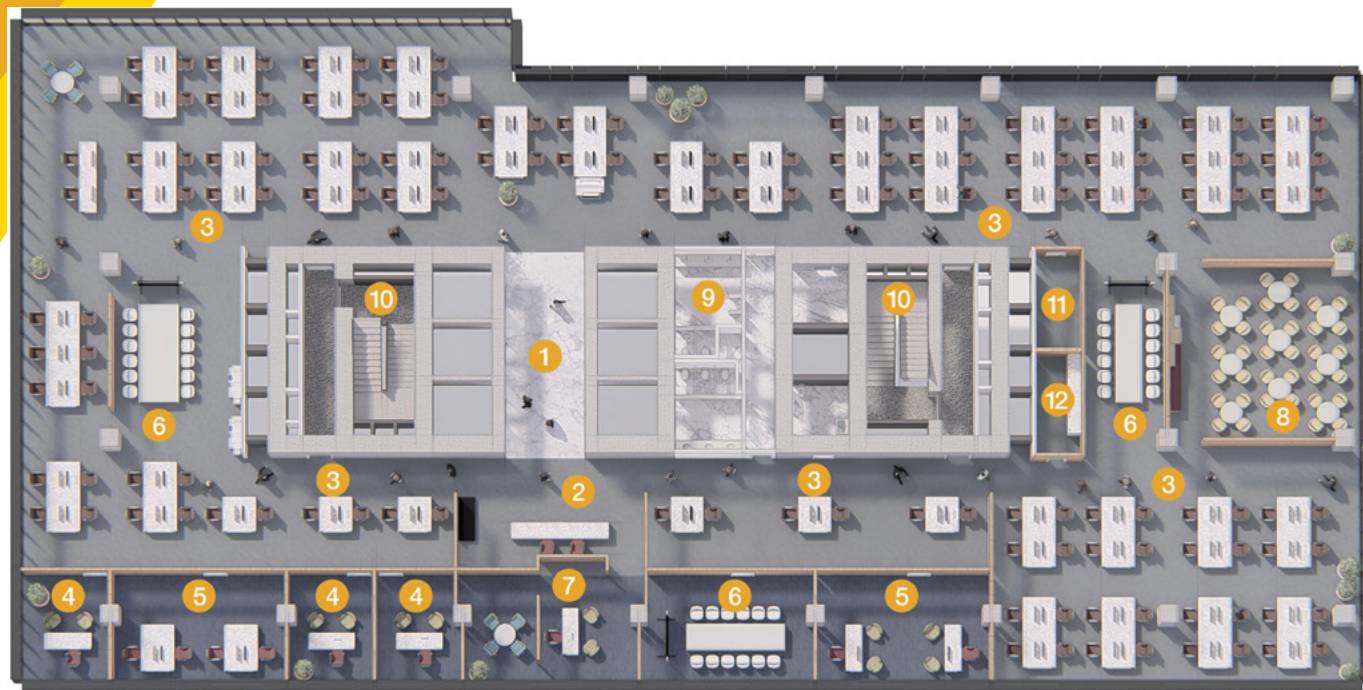
Tenants' facilities

1. Bike riders lockers
2. Bike riders lockers
3. Staircase
4. Staircase
5. Lockers

Technical spaces

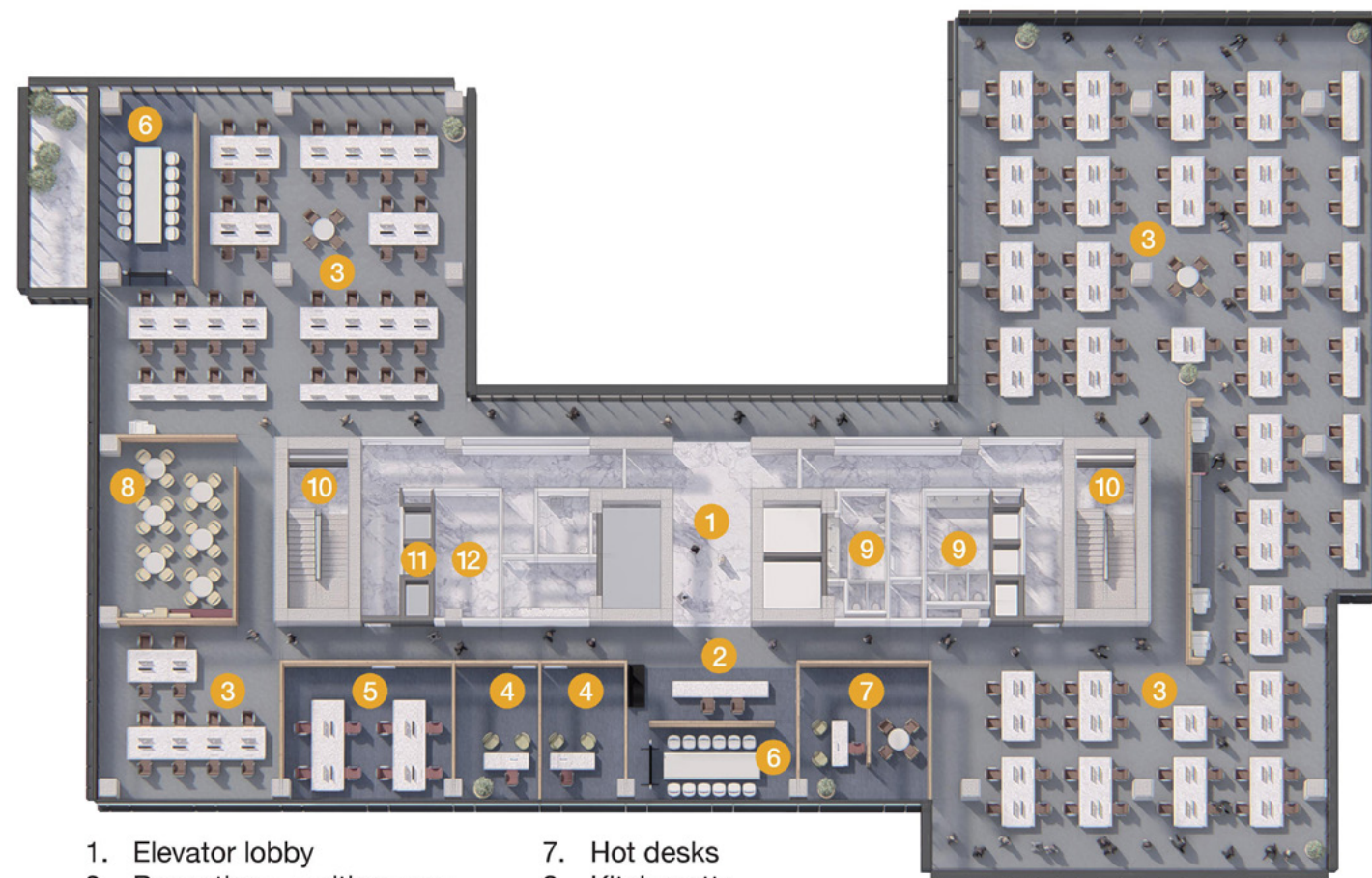
1. Diesel fuel tank
2. Technical room
3. Technical rooms
4. Electrical room
5. Electrical rooms lock
6. Firefighters monitoring
7. IT provider
8. BMS room
9. Generator room
10. Diesel fuel tank
11. Generator room
12. Security

LONDON



- | | |
|-----------------------------|--------------------|
| 1. Elevator lobby | 7. Hot desks |
| 2. Reception + waiting area | 8. Kitchenette |
| 3. Open space area | 9. Toilets |
| 4. Individual office | 10. Staircase |
| 5. Closed office | 11. Technical room |
| 6. Meeting room | 12. Server room |

OSLO



- | | |
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Representative hallway,
double height (7.85m), fully
transparent

Amenities: restaurant, exterior
terrace, retail/ coffee shop,
exhibition room

4 elevators for Oslo Building
& 6 elevators for London
Building

3.85 m ground floor
free height



Heat recovery module
without air circulation

3 m free height, above
the standards of existing
buildings in the city

Acoustical ceiling

State of art MEP, for
maximum efficiency

5% add-on factor, lowest
level on local market

Technical raised
floor 15 cm



Green Features



Reduced HVAC consumption by using rotary heat exchanger for fresh air, Generation 4 VRV heat recovery and continuous heating



Energy saving through architectural concepts of high-glazed buildings (during summer season) through the use of state-of-the-art HVAC systems



Lower power consumption by using LEDs with 120 lm/W and light sensor standard lightening.



Low utility bills through the integrated BMS control system that provides efficient air flow, heating / free cooling



Electrical car charging sockets provided.



BREEAM Excellent ongoing certification.

Key Features

Top parking spaces ratio

1 place : 50 sqm ratio

VRV Daikin systems – continuous heating

Comfort, efficiency, performance

Up to 2.019 sqm/ floor

For various efficient partitioning and a diverse mix of tenants

5% add-on factor

Lowest rate on local market, for top space efficiency

30 seconds

To get to the subway station

Basement additional facilities

Rentable space for storage, locker rooms and showers.



River Development is a local real estate developer, backed by a strong team of professionals with extensive experience in planning, developing and managing real estate projects.

River Development currently develops THE LIGHT (Iuliu Maniu Blvd.) and SEMA Parc (Splaiul Independentei) projects. SEMA Parc Master Plan implies a real estate development spread over approximately 41 hectares and a total built area that will reach approximately 1 million sqm on project completion.

Through the concepts, scale and uniqueness of the ongoing and future projects, River Development aims to change the central-western area of Bucharest, giving society a modern and harmonious urban space for people who choose to live or work here.



riverdevelopment
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