

Sema Parc – Other available spaces



Summary:

Sema Parc is the largest urban reconversion project in Bucharest, designed as a mix of functions, which combines the office segment with the residential and commercial, located in the center-west of the Capital, in sector 6, on Splaiul Independentei no. 319, less than 10 minutes away from the city center. The current status is in full development.

On the entire surface of the project of almost 41 ha, coexist the new class A office buildings, built or under construction, with the spaces and buildings in the industrial park, which have multiple destinations.

The buildings and spaces available in this area have been completely refurbished and can be a starting point for any type of business, but especially for those with logistics activities, storage needs, small non-polluting production workshops. The park is an efficient and attractive way of organization and economic development, due to the fact that companies operating within it benefit from the advantages of infrastructure, accessibility and the presence of all utilities, the possibility of direct collaboration between companies on the platform and especially reduction of operating costs due to the multitude of related services offered.

Available spaces:

A Building:

- **2.500 sqm – ground floor + 2 floors**, suitable space for public institution, available now.

O Building:

- **282 sqm - ground floor**, warehouse destination, available now
- **1.490 sqm - ground floor**, warehouse destination, available now
- **297 sqm - 2nd Floor**, Class C Office destination, available now.

V Building:

- **1.522 sqm, ground floor**, warehouse/ logistic space, available now
- **500 sqm – 1st floor**, office destination, already compartmentalized space, available now
- **518 sqm – 2nd Floor**, office destination, already compartmentalized space, available now

W Building

- **254 sqm – Ground floor**, logistics / warehousing activity; available from November 2020
- **137 sqm – 1st floor**, offices, available from November 2020

Sema Parc – A Building

- **2.500 sqm GLA – ground floor + 2 floors**
- **Destination:** suitable space for public institution, school, bank; green area, inner courtyard, front access, directly from Splaiul Independenței; division options spaces between 300-700 sqm, available now.

Ground-floor specs:

Free height: 3,35m

Authorization status: ISU authorization

Facilities nearby:

- Parking up-ground for visitors
- Supermarket
- Cafeteria
- Coffee-Shop
- Restaurant
- ATM.

Level and finishes's type:

- concrete floor with ceramic wall and floor tiles in the bathrooms
- carpet in the hallway
- office flooring
- plasterboard partitions
- washable paints
- AL doors with double glazing
- AL windows with double glazing.

Installed electrical power: 20kw, 30kw

Utilities:

- thermal agent equipment
- cooling system air conditioners
- water supply equipment
- electrical lighting installation and sockets
- sewerage equipment.

1st floor specs:

Free height: 3.00m

Authorization status: ISU authorization

Facilities nearby:

- Parking up-ground for visitors
- Supermarket
- Cafeteria
- Coffee-Shop
- Restaurant
- ATM.

Level and finishes's type:

- travertine flooring
- floating floor with carpet
- plasterboard partitions
- washable paints
- AL doors with double glazing
- AL windows with double glazing.

Installed electrical power: 20kw, 30kw

Utilities:

- thermal agent equipment
- cooling system air conditioners
- water supply equipment
- electrical lighting equipment and sockets
- sewerage equipment.

Free height: 2,7m

Authorization status: in the process of authorization.

Facilities nearby:

- Parking up-ground for visitors
- Supermarket
- Cafeteria
- Coffee-Shop
- Restaurant
- ATM.

Level and finishes's type:

- concrete floor with ceramic wall and floor tiles in the bathrooms
- carpet in the hallway
- office flooring
- plasterboard partitions
- washable paints
- AL doors with double glazing
- PVC windows with double glazing
- air conditioning.

Installed electrical power: 50kw

Utilities:

- thermal agent equipment
- cooling system air conditioners
- water supply equipment
- electrical lighting equipment and sockets
- sewerage equipment.