

New times.

New life. New center.



Project by **VASTINT**

  
**TIMPURI NOI**  
SQUARE











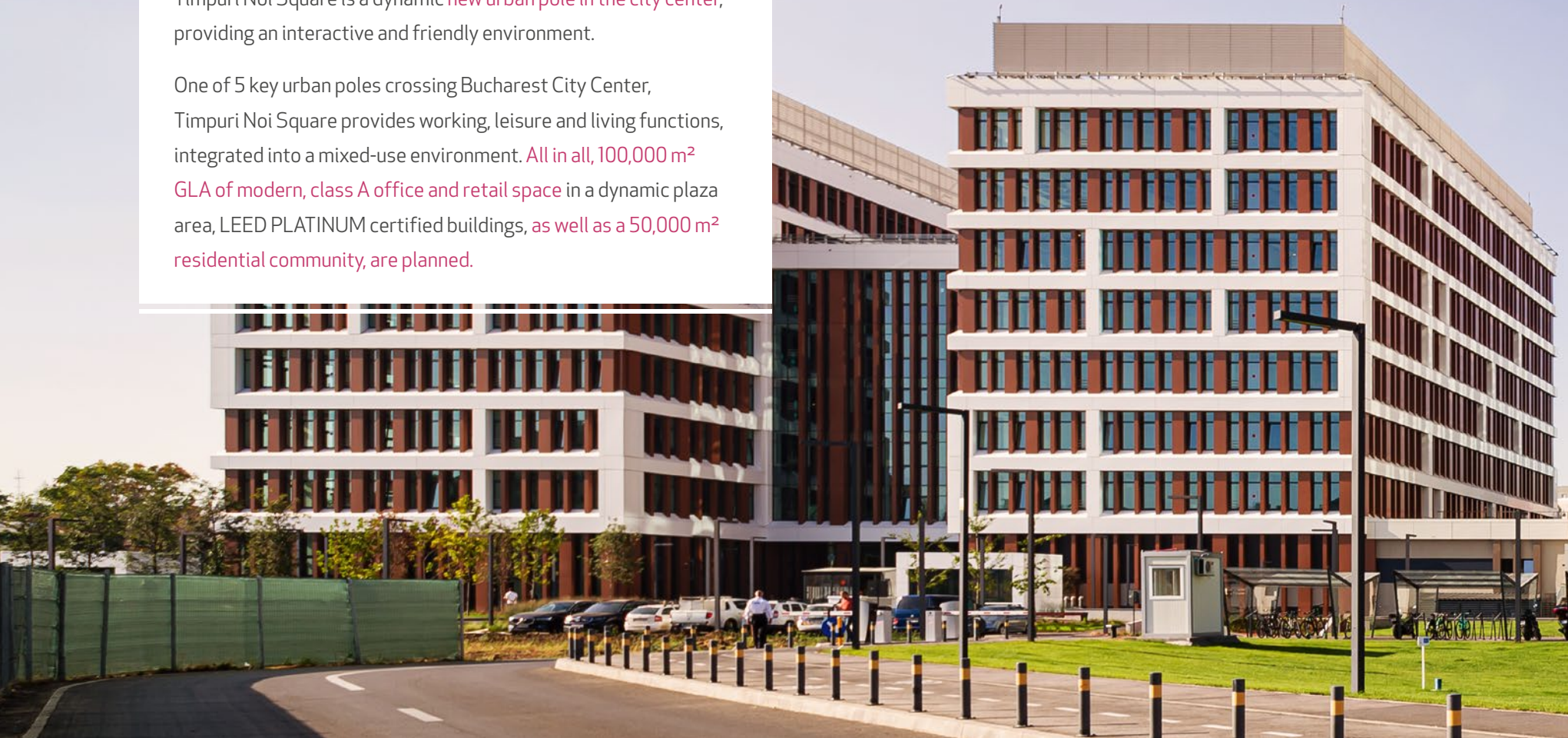
# 1. Timpuri Noi Square

## Introduction

### PROJECT DESCRIPTION

Timpuri Noi Square is a dynamic **new urban pole in the city center**, providing an interactive and friendly environment.

One of 5 key urban poles crossing Bucharest City Center, Timpuri Noi Square provides working, leisure and living functions, integrated into a mixed-use environment. **All in all, 100,000 m<sup>2</sup> GLA of modern, class A office and retail space** in a dynamic plaza area, LEED PLATINUM certified buildings, **as well as a 50,000 m<sup>2</sup> residential community**, are planned.





## KEY BENEFITS



### Location

- ✓ One of 5 key urban poles crossing Bucharest City Center
- ✓ Direct access to **Timpuri Noi subway station's** two main lines (M1 & M3)
- ✓ Within walking distance to **city center and old town**



**Dynamic plaza area** - a place to be both when **at work and after hours**



**Flexibility** - up to 100,000 m<sup>2</sup> GLA office & retail space, with **53,000 m<sup>2</sup>** in Phase 1



**LEED PLATINUM certified buildings**



**Developer reliability**



# 1. Timpuri Noi Square

## Construction phases

### PHASE 1

**Phase 1** - three buildings, 53,000 m<sup>2</sup> GLA of modern, class A office space, 920 parking space and dedicated electric charging points and 3,700 m<sup>2</sup> retail space in a vibrant plaza area with restaurants, cafés, convenience stores and fitness facilities.







## PHASE 2

A second phase of Timpuri Noi Square plans for an additional three buildings with 50,000 m<sup>2</sup>, in total 100,000 m<sup>2</sup> GLA of modern, class A office and retail space. More details to follow.



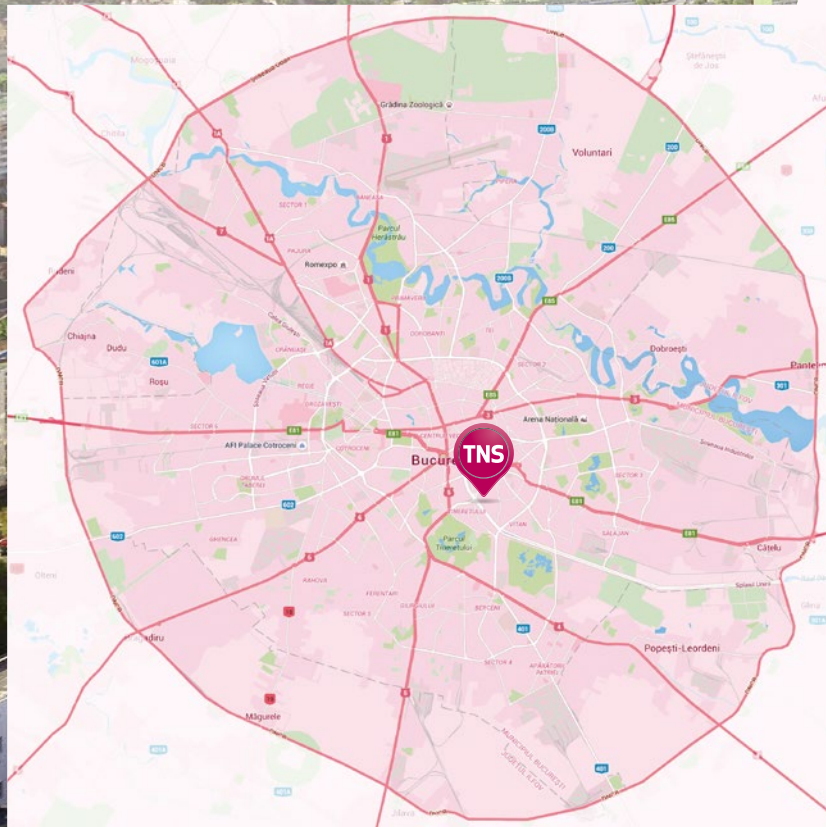
## PHASE 3

The third phase of Timpuri Noi Square will entail up to 50,000 m<sup>2</sup> of residential space, planned. More details to follow.



# 2.Location

165, Splaiul Unirii, Bucharest



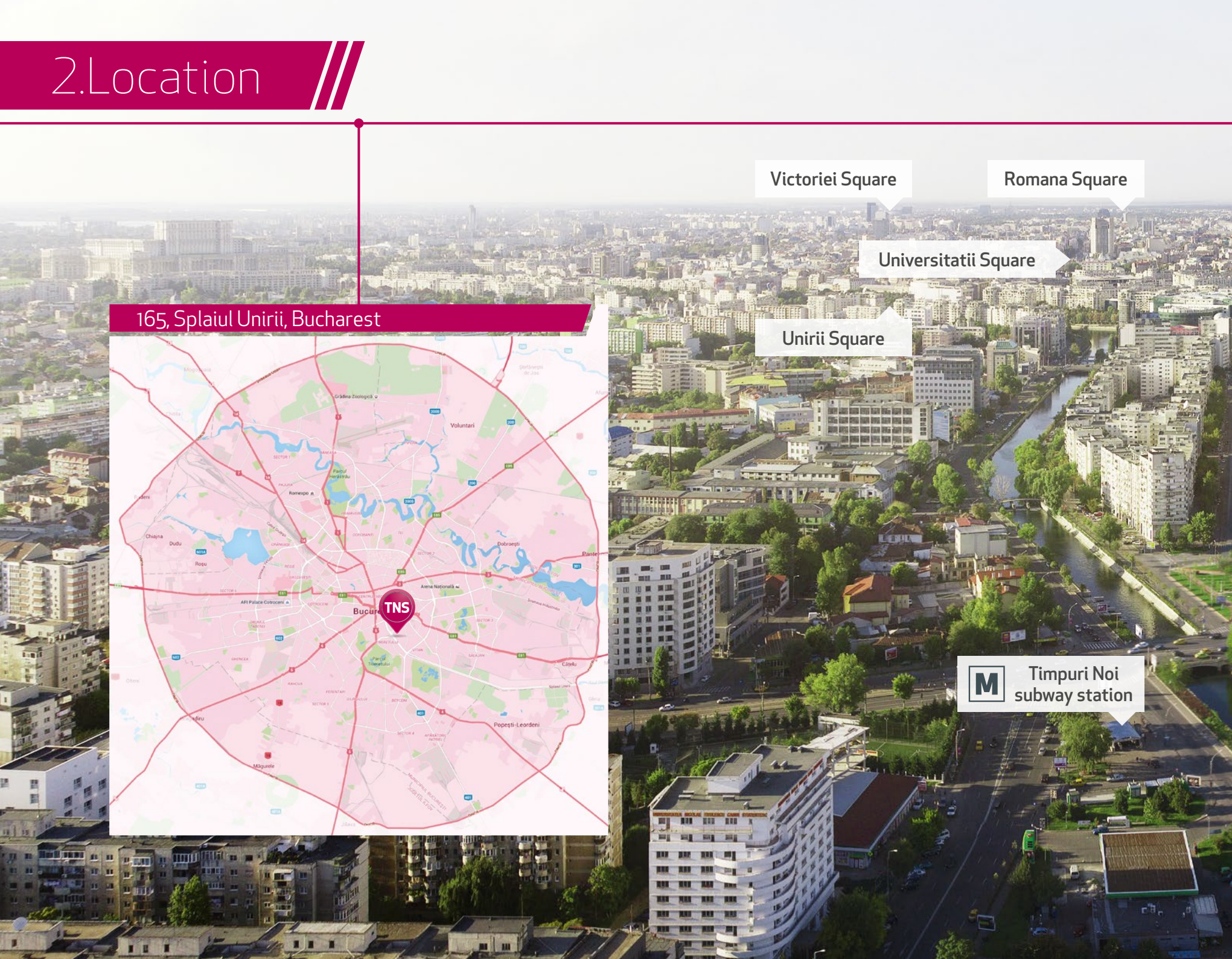
Victoriei Square

Romana Square

Universitatii Square

Unirii Square

**M** Timpuri Noi subway station







## TIMPURI NOI SQUARE

Laid along Splaiul Unirii, at the junction with Nerva Traian St., just across the street from Timpuri Noi subway station, Timpuri Noi Square is one of 5 focal points in Bucharest City Center. An area abundant in amenities such as highly convenient public transport connections, educational centers, hospitals, shopping centers & markets, Carol & Tineretului parks, major banks and further administrative hubs.



### TIMPURI NOI SQUARE ACCESSIBILITY



#### BY SUBWAY

Direct connection to M1 & M3 lines that cover both the city center and the residential half of Bucharest. One stop to Unirii Square and M2 line that crosses the city from North to South.



#### BY BUS & BY TRAM



Bus stops for various routes are in close proximity to the project, guaranteeing rapid transport all throughout the city. At the same time, tram routes go around all of Bucharest's extended city center, reaching main areas of interest.



#### BY BIKE

Cyclist facilities are complete with above ground and underground parking, showers and lockers, supporting environment friendly enthusiasts in their journey.



#### BY CAR

Parking includes priority spaces. The central location provides ready access to the most sought after places in Bucharest, while the local road network offers quick and easy access to all areas in and outside the city.

- 5-6 min to/from Unirii Square and Old Town;
- 13 min to/from Victoriei Square;
- 18 min to/from North Train Station.



#### BY PLANE

Otopeni (Henri Coanda) International Airport is a 30 minute drive to/from Timpuri Noi Square, with easy, straight exit through the city center.



## TOURIST ATTRACTIONS



Old Town (6 min drive)  
TNB (National Theatre) (7 min drive)  
Palace of Parliament (10 min drive)

## PARKS



Tineretului Park (12 min walk)  
Carol Park (5 min drive / 17 min walk)  
Văcărești Natural Preserve (22 min walk)

## PUBLIC INSTITUTIONS



Bucharest Tribunal (4 min drive)  
Trade Registry (10 min drive)  
Palace of Parliament (10 min drive)

## BANKS



ING Bank (6 min walk)  
Transilvania Bank (6 min walk)  
National Bank of Romania (11 min drive)  
Main banks branches in close proximity

## SHOPPING CENTERS & MARKETS



Timpuri Noi Market (6 min walk)  
Bucharest Mall (4 min drive)  
Unirea Shopping Center (5 min drive)  
Various mini markets in close proximity

## EDUCATIONAL CENTERS AND LIBRARIES



Dimitrie Cantemir University  
Nicolae Titulescu University  
Titu Maiorescu University  
Gheorghe Șincai College  
Petru Rareș Technical College  
The National Library  
National Children Palace  
Sala Polivalentă  
Various schools & kindergartens in close proximity

## HOSPITALS / CLINICS



Medlife Unirii Hyper clinic (7 min drive)  
Bucur Maternity  
Various private clinics in close proximity

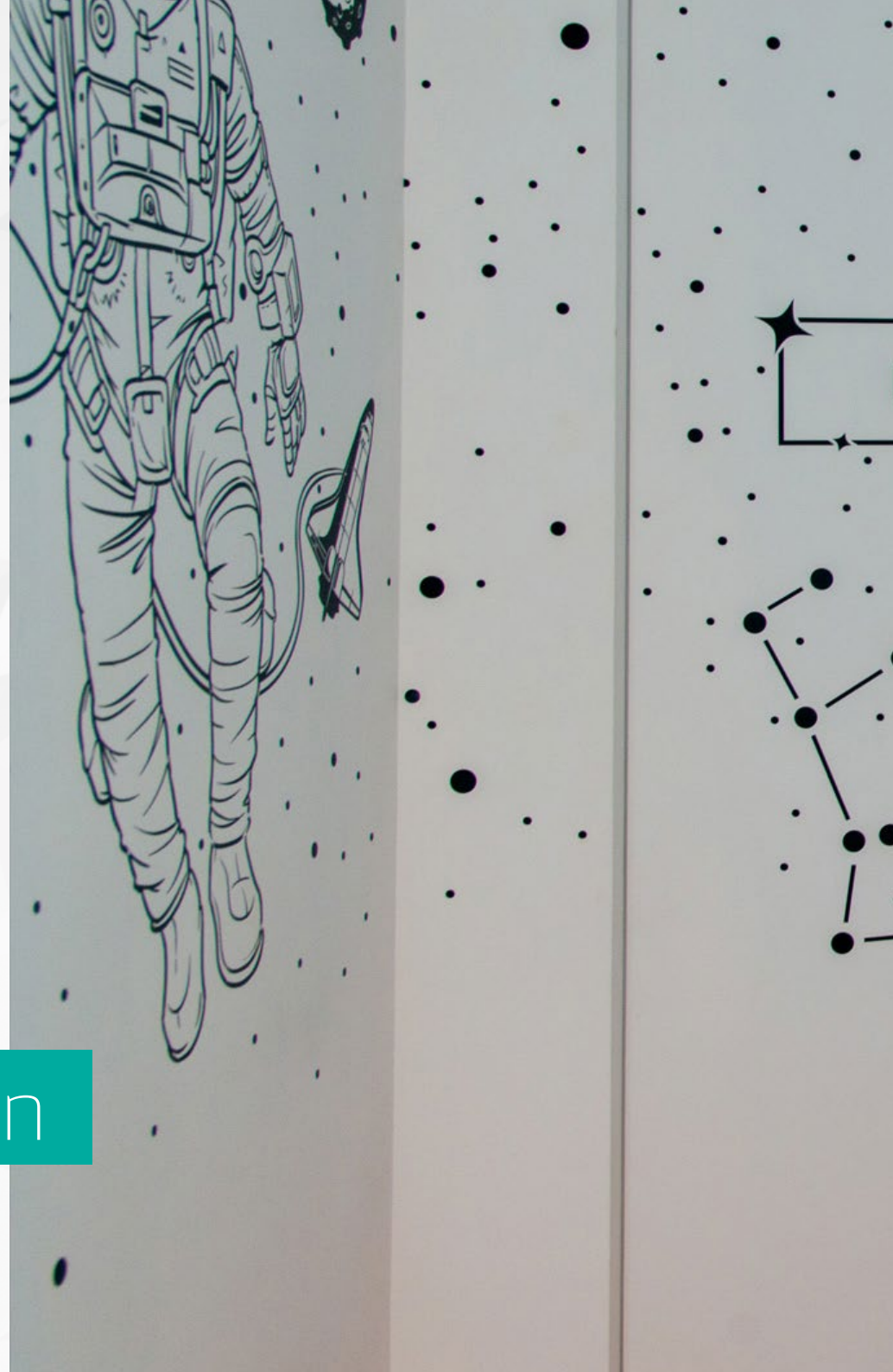


3.Offices



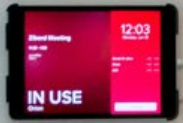
Welcome to work

A place of innovation





ORION



**ZiTEC**  
MAKE IT SOFTWARE



## 3. Offices

### General description

#### PROJECT DESCRIPTION

Timpuri Noi Offices features a total of 100,000 m<sup>2</sup> GLA of modern, class A office and retail space, in combination with commercial and public services planned, LEED PLATINUM CERTIFIED.

Phase 1 is already delivered and functional with three mid-rise office buildings. 53,000 m<sup>2</sup> GLA of modern, class A office space, 920 parking space and dedicated electric charging points and 3,700 m<sup>2</sup> retail space integrated in a dynamic and inviting plaza of recreation and fun - a place to gather, to meet and interact, a pleasant place to work and relax. Restaurants / coffee shops / convenience shop / fitness facilities.

In addition to accent on quality and efficient office space, we focus on people. Timpuri Noi Offices provides a welcoming, healthy indoor environment, by means of silent, healthy air conditioning and ventilation system, thermal comfort control, 3 m clear floor height, excellent fresh air supply and increased natural light provision.





A modern office interior featuring a long wooden bar with black stools, a lounge area with a brown leather ottoman and a blue sofa, and a staircase with a glass railing. The ceiling has a grid pattern, and the walls are a mix of wood and light-colored panels. There are several framed artworks on the wall.

## PHASES

**Phase 1** features three mid-rise office buildings, in combination with commercial and public services, all integrated in a vibrant and inviting plaza.

Modern, class A office and a generous plaza area, with restaurants/ coffee shops / convenience store / fitness facilities.

53,000 m<sup>2</sup> GLA office space / 920 parking places / 3,700 m<sup>2</sup> retail space:

<b>TN Offices 1</b>	<b>TN Offices 2</b>	<b>TN Offices 3</b>
10 Levels	10 Levels	7 Levels
13,223.56 m <sup>2</sup>	19,069.29 m <sup>2</sup>	19,806.68 m <sup>2</sup>

\* 5% Add-on factor included

\* Measurements performed according to BOMA standard.

**Phase 2** of Timpuri Noi Offices plans for an additional three buildings with 50,000 m<sup>2</sup>, in total 100,000 m<sup>2</sup> GLA of modern, class A office and retail space. More details to follow.



## TIMPURI NOI OFFICES 1

13,251 m<sup>2</sup> | GF+10 | 262 parking places

Available since 2017

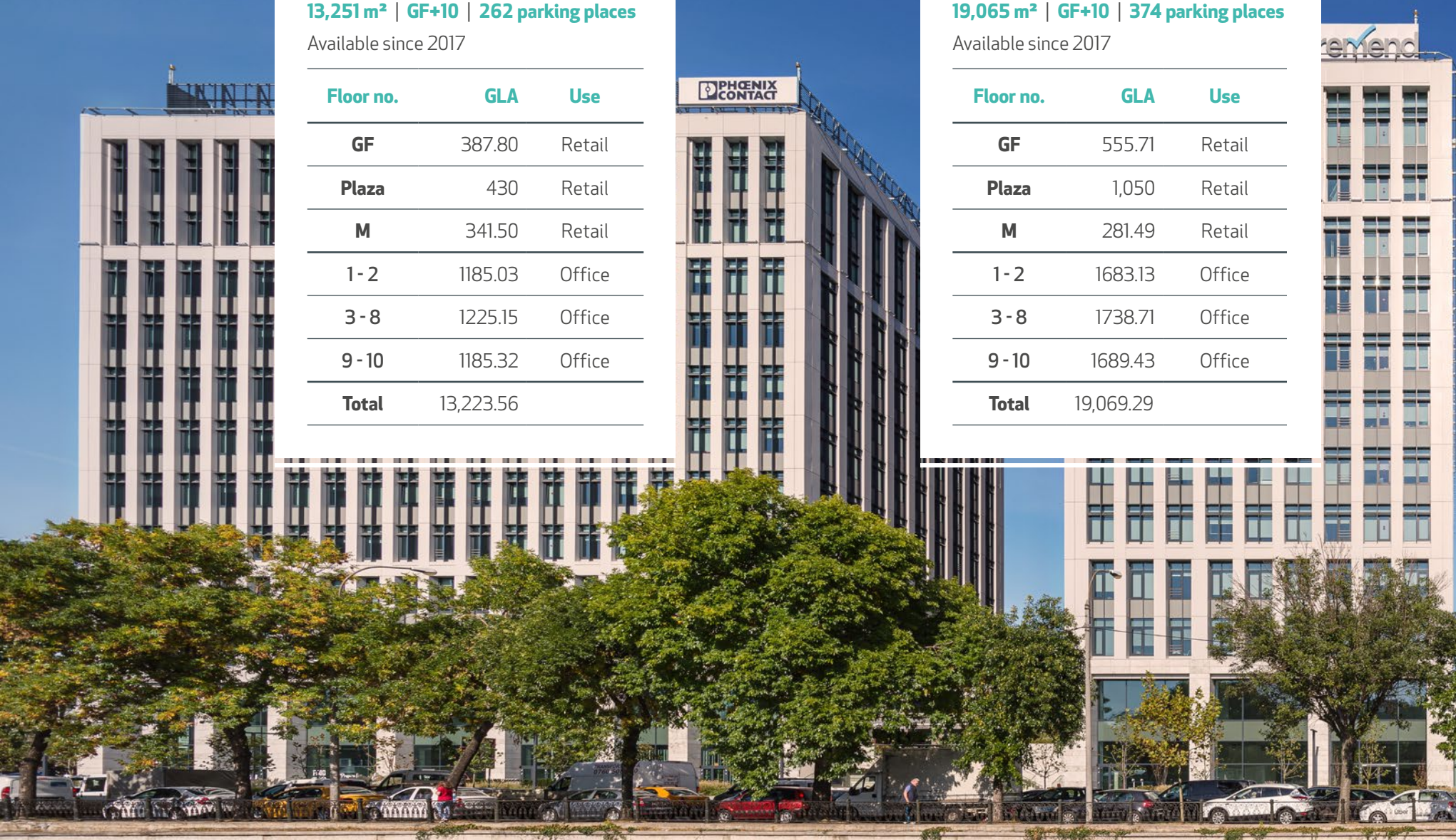
Floor no.	GLA	Use
GF	387.80	Retail
Plaza	430	Retail
M	341.50	Retail
1 - 2	1185.03	Office
3 - 8	1225.15	Office
9 - 10	1185.32	Office
<b>Total</b>	<b>13,223.56</b>	

## TIMPURI NOI OFFICES 2

19,065 m<sup>2</sup> | GF+10 | 374 parking places

Available since 2017

Floor no.	GLA	Use
GF	555.71	Retail
Plaza	1,050	Retail
M	281.49	Retail
1 - 2	1683.13	Office
3 - 8	1738.71	Office
9 - 10	1689.43	Office
<b>Total</b>	<b>19,069.29</b>	





## TIMPURI NOI OFFICES 3

19,807 m<sup>2</sup> | GF+7 | 284 parking places

Available since 2019

Floor no.	GLA	Use
GF	700.71	Retail
M	2897.31	Office
1 - 4	2897.31	Office
5 - 6	2309.72	Office
<b>Total</b>	19,806,68	

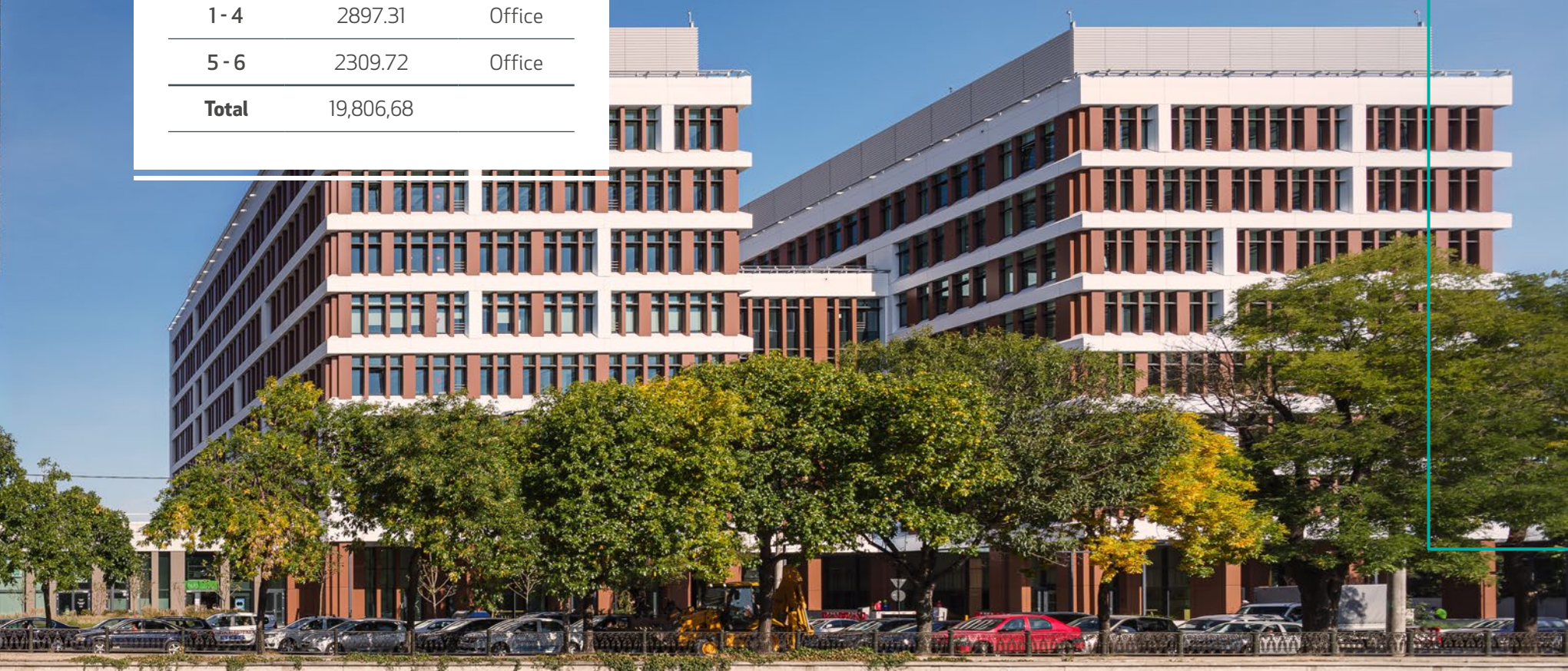
## VASTINT ROMANIA

**Don't hesitate to contact us**

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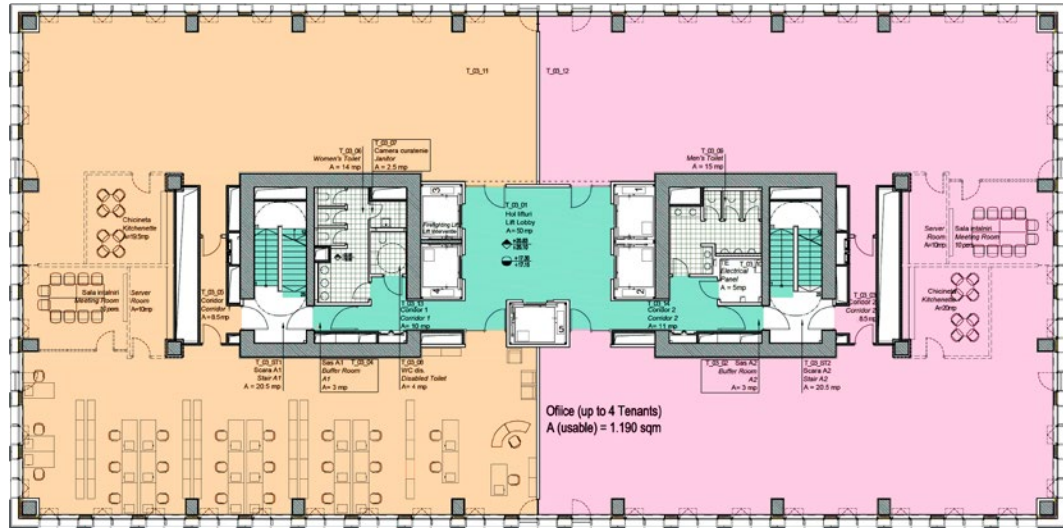


# 3. Offices

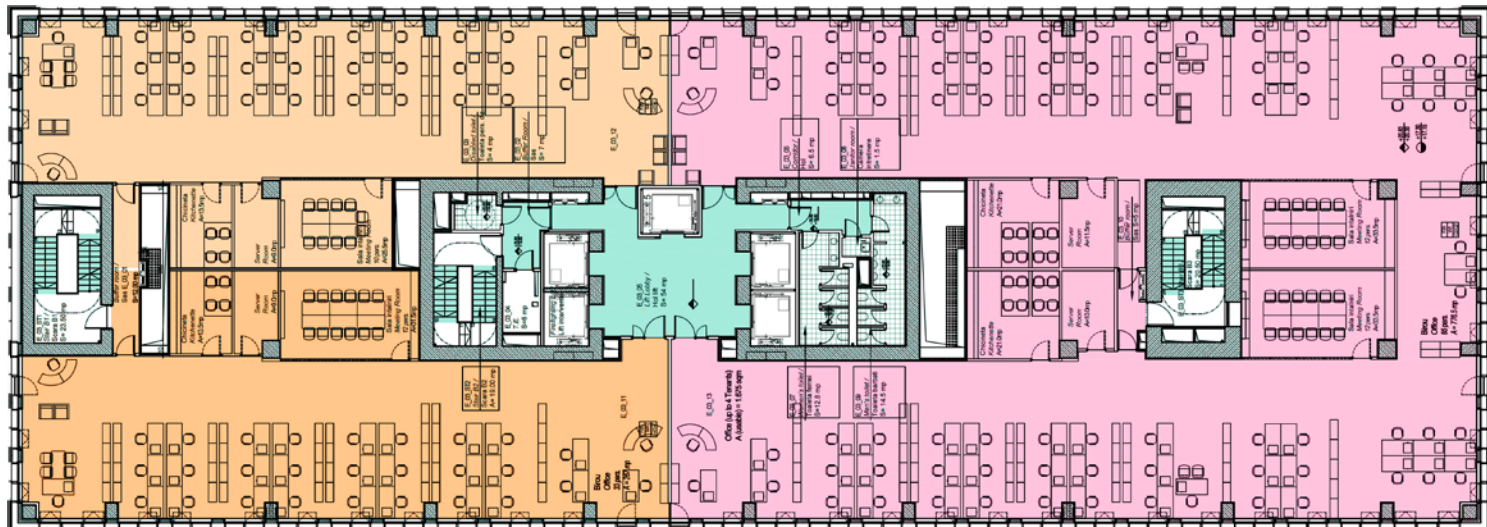
## Space Planning

### TYPICAL FLOOR PLAN

TN Offices 1



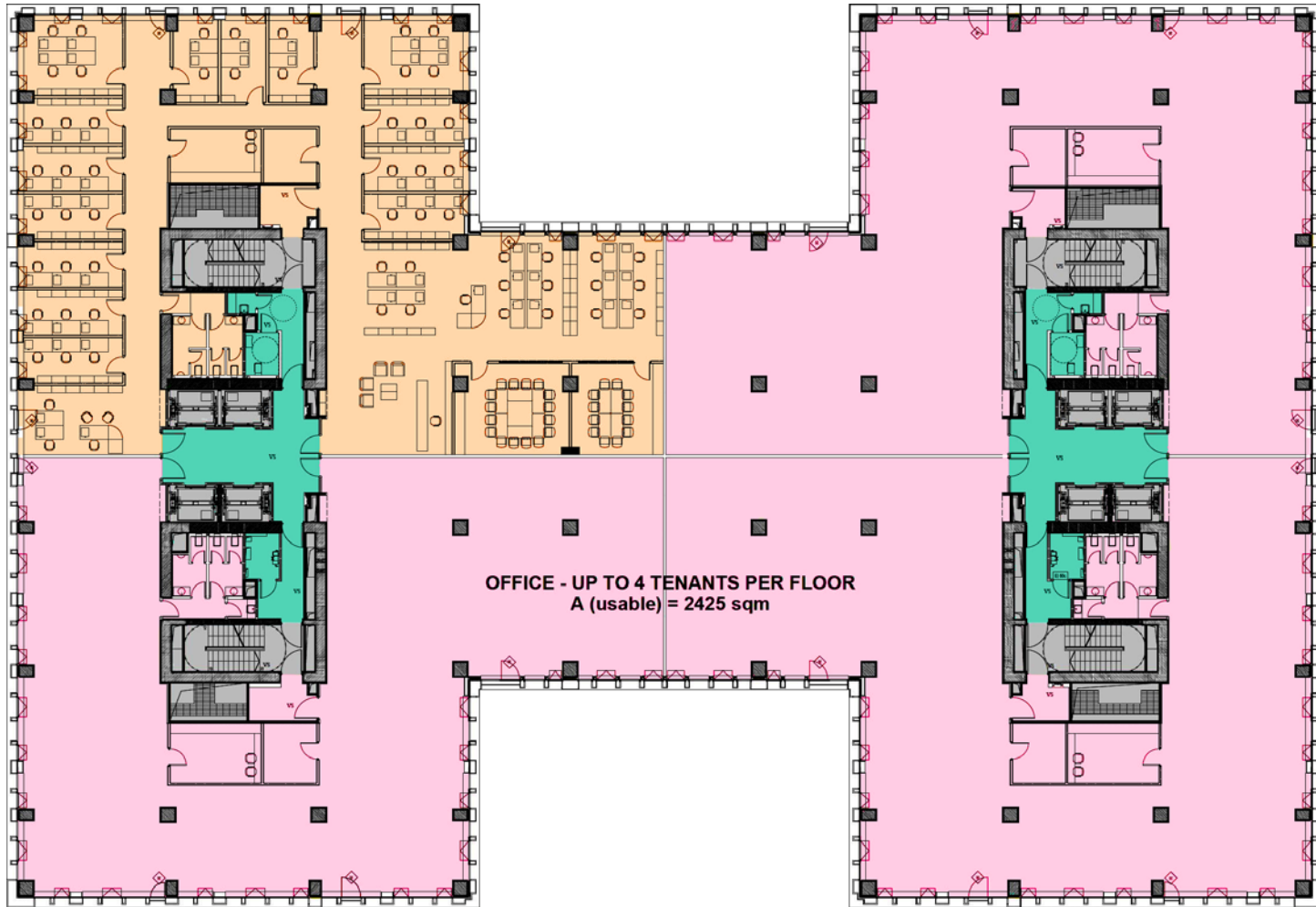
TN Offices 2





## TYPICAL FLOOR PLAN

### TN Offices 3





# 3. Offices

## Sustainability





## LEED PLATINUM CERTIFICATION

With a BREEAM Excellent certification, design stage, the office development is designed in a distinctive way, with a particular accent on **green & energy efficiency solutions**.

### Employee friendly workplaces



Cyclist facilities complete with above ground and underground parking, showers and lockers;



Priority parking spaces & electric charging;



Water use reduction technology, with rainwater capture and management systems;



Energy-saving electrical equipment and LED lighting;



Healthy air conditioning and ventilation system, excellent fresh air supply;



Excellent natural light provision and outdoor recreation areas.



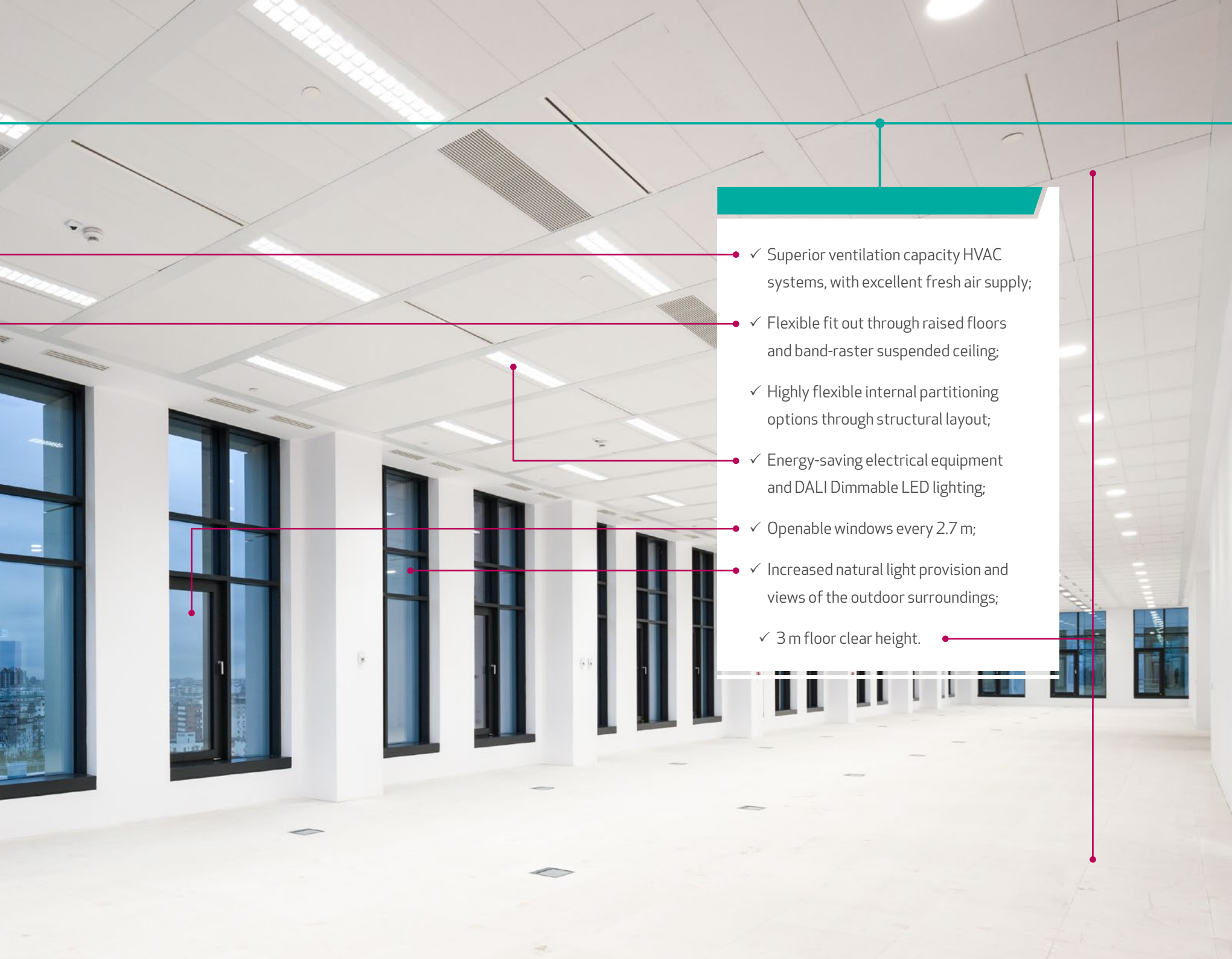
### Very well equipped standard fit out

#### Key technical amenities:

- ✓ Class A office finishes and construction materials, modern simplicity and natural stone;
- ✓ Regenerative drive type elevators;
- ✓ Cooling system for server rooms, included in basic fit out;
- ✓ Back-up generator for life safety systems.







- ✓ Superior ventilation capacity HVAC systems, with excellent fresh air supply;
- ✓ Flexible fit out through raised floors and band-raster suspended ceiling;
- ✓ Highly flexible internal partitioning options through structural layout;
- ✓ Energy-saving electrical equipment and DALI Dimmable LED lighting;
- ✓ Openable windows every 2.7 m;
- ✓ Increased natural light provision and views of the outdoor surroundings;
- ✓ 3 m floor clear height.



## 4. Commercial



Connect at & after work.

A place for interaction and fun.







## PLAY AT WORK AND AFTER WORK

Meet your business partners for breakfast, lunch or a freshly brewed coffee and the welcoming feeling will surely win them over.

Enjoy good times with your colleagues and friends in a dynamic brainstorming or simply fun setting.

Choose from a varied selection of commercial and public services, all integrated in a dynamic and inviting **plaza of recreation and fun** - a place to gather, to meet and interact, a pleasant place to work and relax. An interactive plaza area, with:

- ✓ restaurants
- ✓ terraces
- ✓ coffee shops
- ✓ convenience store
- ✓ fitness facilities



# 5.Residential

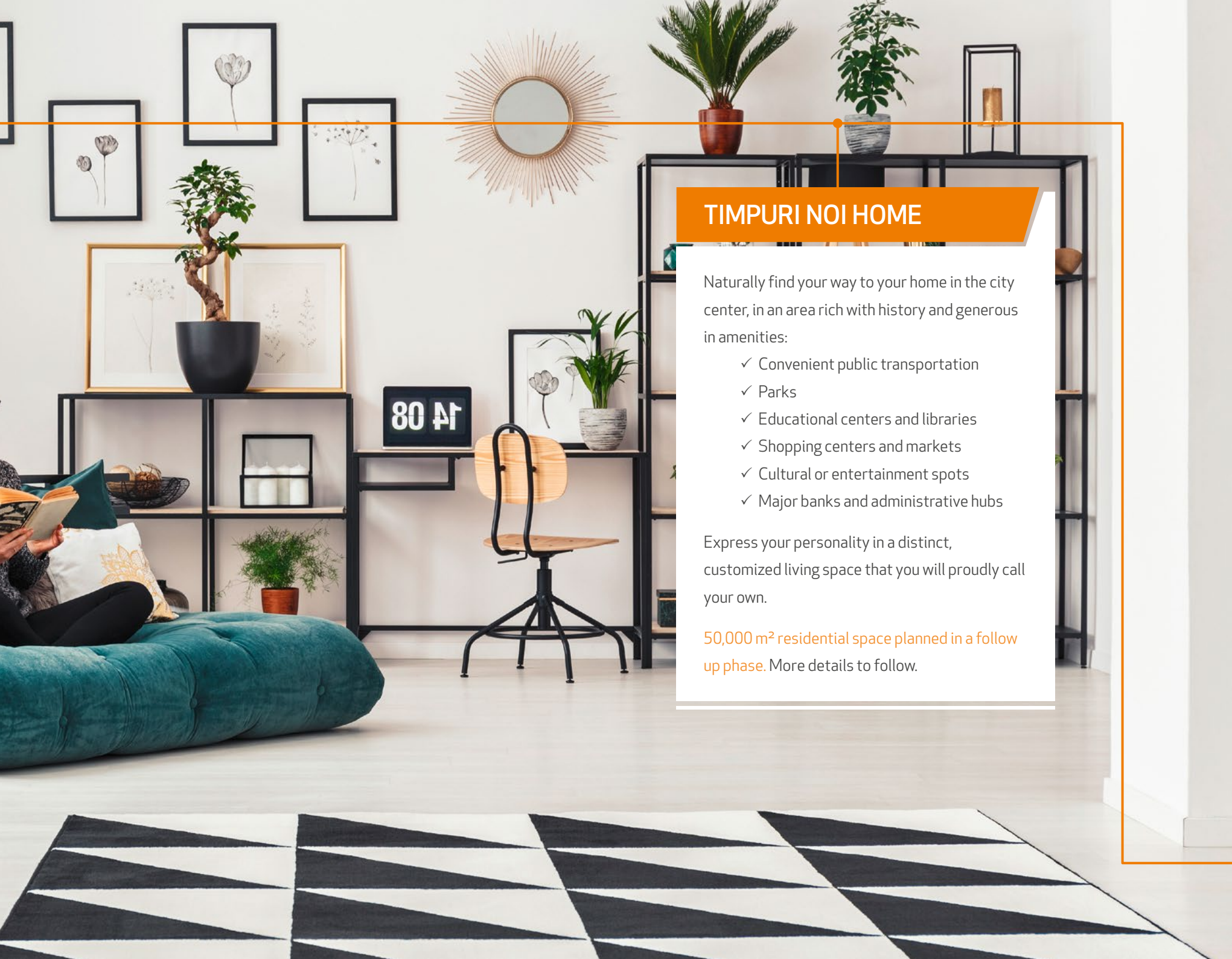


Welcome home.

A place of well-being.







## TIMPURI NOI HOME

Naturally find your way to your home in the city center, in an area rich with history and generous in amenities:

- ✓ Convenient public transportation
- ✓ Parks
- ✓ Educational centers and libraries
- ✓ Shopping centers and markets
- ✓ Cultural or entertainment spots
- ✓ Major banks and administrative hubs

Express your personality in a distinct, customized living space that you will proudly call your own.

50,000 m<sup>2</sup> residential space planned in a follow up phase. More details to follow.



# 6. Contact

## ABOUT US

Vastint Romania is part of the Vastint Group, an international real estate organization with over 30 years of experience. We have been active on the Romanian market since 2008.

The cornerstones of our operations include management of portfolio properties and the development of commercial real estate, including residential development and sales.

Vastint works towards positive long-term social, economic and environmental solutions and developments.

More information:

[www.vastint.eu/ro](http://www.vastint.eu/ro)

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\* Images used are for illustrative purposes only.



