



TIMPURI NOI
SQUARE

**PROUD OF
OUR THRIVING
TIMPURI NOI**

TNSquare.ro

Project by **VASTINT**



An aerial photograph of a city neighborhood. A wide river flows through the center, flanked by a multi-lane road with cars and a sidewalk lined with trees. To the left of the river is a large, modern building with a white facade and many windows. The background shows a dense urban landscape with various buildings and greenery. The text "OUR NEIGHBORHOOD IS GROWING, AND SO ARE WE." is overlaid in large, bold, white capital letters.

**OUR
NEIGHBORHOOD
IS GROWING,
AND SO ARE WE.**

TIMPURI NOI SQUARE PHASE 1

A community takes shape

Timpuri Noi Square is a thriving example of urban regeneration in the heart of Bucharest.

From the very beginning, this wasn't just about real estate, it was about reshaping the way we work, connect and experience city life.

With three mid-rise Class A office buildings, over 52,000 m² of premium workspace, 3,700 m² of retail and 920 parking spaces, Phase 1 laid the foundation for a new way of working: connected, central, full of life.

But what truly brought it to life are the people: leading companies like Playtika, Ayvens, Bolt, Go Pro, Fratelli, Zitec, Radio AG (Kiss FM, Magic FM, Rock FM), and Vola who chose to grow their business here and helped shape a vibrant community.





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 m² GLA office & retail space, with 53,000 m² in Phase 1



LEED PLATINUM certified buildings



Developer reliability

BUILT TO GROW, DESIGNED TO THRIVE.

Timpuri Noi Square Phase 2



The future moves in

Now under construction and set for delivery in Q4 2026, Phase 2 continues the story with 60,000 m² of new leasable space across two state-of-the-art office buildings.

But more than expanding, this phase elevates, setting a new benchmark for sustainability and urban innovation. Designed with geothermal systems and a complete phase-out of fossil fuels, Phase 2 champions a cleaner, smarter, future-proof way to build.





The Foodhall

At the core of Phase 2 is New Tales, a curated food & social experience unlike anything else in the city. Spanning 6,000 m² across two levels, this contemporary food hall brings together specialty coffee shops, a cocktail bar, à la carte restaurants, international flavors, event spaces, and open lounges.

More than a place to eat, it's a place to gather, share, and be inspired. From solo mornings with a perfect flat white, to lively afternoon dinners, New Tales becomes a new kind of meeting point, where food tells stories and every visit feels like a new chapter.

**WHERE A
NEIGHBORHOOD
BECOMES A
DESTINATION.**



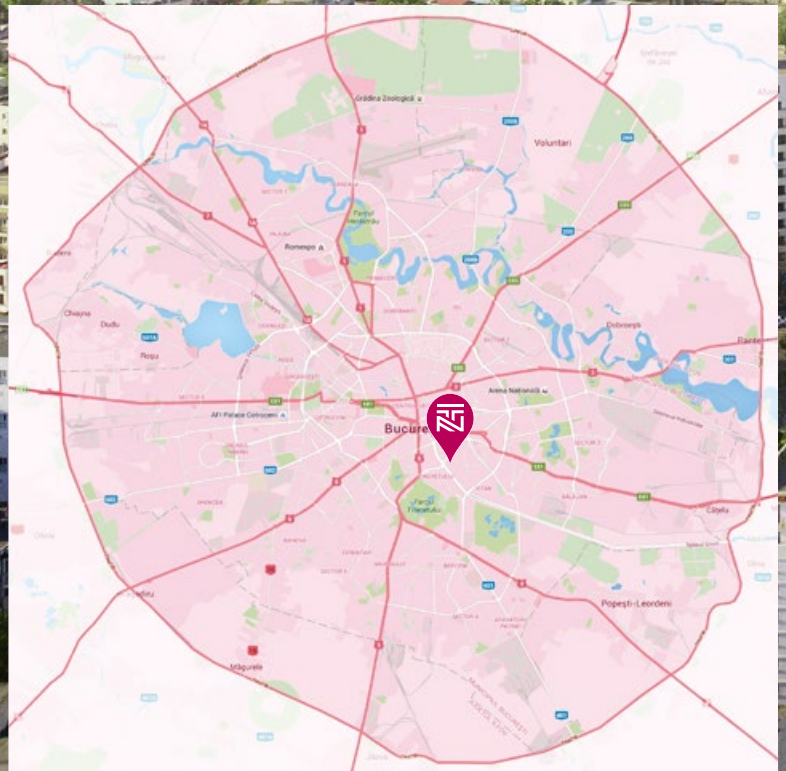
CONNECTED TO THE CITY, AT THE HEART OF WHAT MATTERS.

165, Splaiul Unirii, Bucharest

Timpuri Noi Square enjoys a strategic location on Splaiul Unirii, right at the intersection with Nerva Traian Street, directly across from the Timpuri Noi metro station.

This central setting places it within walking distance of the Old Town and city center, while offering fast, direct access to all major districts of Bucharest.

The area is surrounded by a rich mix of amenities, schools, public services, parks, shopping centers, and hospitals, creating an ideal urban infrastructure that supports both work and life. Designed with effortless connectivity in mind, Timpuri Noi Square integrates seamlessly into the city's pulse. Whether you commute by metro, tram, bus, bicycle, or car, every route starts right here.

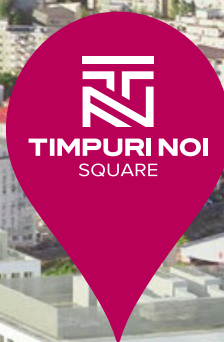


Victoriei Square

Romana Square

Universitatii Square

Unirii Square



Timpuri Noi
subway station

AREA FACILITIES & TRANSPORTATION

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)

Shopping centers & markets



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

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)

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

Banks



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

Hospitals / Clinics



Various private clinics in close proximity



THE NEW STANDARD FOR OFFICE LIFE.

Premium Class A spaces crafted
for performance and comfort.

Timpuri Noi Square is a landmark mixed-use development in central Bucharest, conceived as a modern urban hub that brings together premium office spaces, curated retail, public amenities, and lifestyle infrastructure. The masterplan envisions a total of 112,000 m² GLA of Class A office and commercial space, supported by high-quality services and generous green public areas.





YOUR NEXT WORKSPACE

Where people, businesses
and stories grow together.

Project Phases

The first phase, completed between 2017 and 2019, delivered three fully leased buildings, totaling 52,100 m² and 920 parking spaces, and establishing the destination as a thriving business ecosystem.

The second phase, currently under development and set for delivery in Q4 2026, will add two more buildings, TNO4 and TNO5, offering approximately 60,000 m² GLA, an additional 690 underground parking spaces, and nearly 6,000 m² of curated retail.

The new office buildings are designed to the highest standards of sustainability, targeting LEED Platinum certification with over 100 points and fully eliminating fossil fuel use. Tenants will benefit from cutting-edge wellness-driven design, abundant natural light, advanced air quality, and flexible floor plates that adapt to a range of business needs.

This phase also introduces Romania's largest foodhall within an office building, underscoring a commitment to both productivity and community experience.

TN Offices 1

13,224 m²

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
Total	13,224	

TN Offices 2

19,069 m²

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
Total	19,069	

BUSINESS GROWS HERE.

Leasing phase 1

TN Offices 3

19,807 m²

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
Total	19,807	

PICK YOUR SPACE. MAKE IT YOURS.

Leasing
phase 2

TN Offices 5

28,400 m²

GF+8 | 2 basement levels

690 parking places

Estimated delivery: Q4 2026

Floor no.	GLA estimated	Use
GF	-	Lobby / Retail (optional)
1 - 8	~3,200	Office
TF technical	-	Technical / Support
Total	28,400	

TN Offices 4

27,400 m²

GF+15 | 2 basement levels

690 parking places

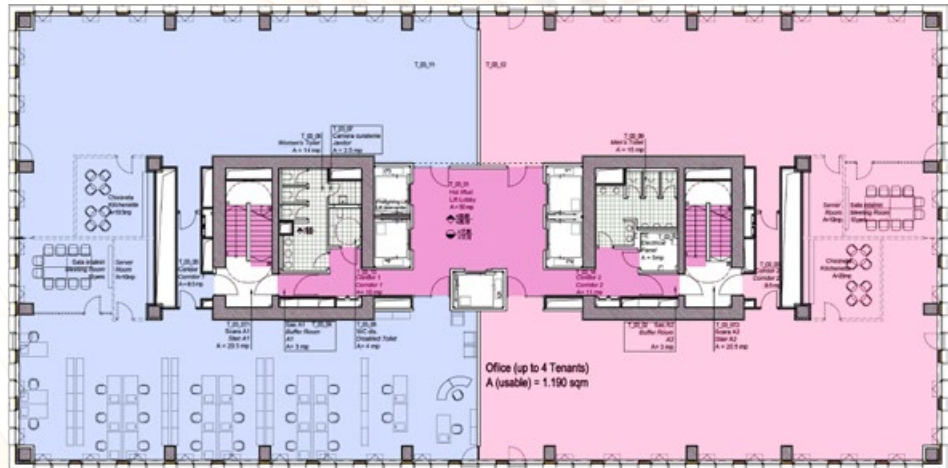
Estimated delivery: Q4 2026

Floor no.	GLA estimated	Use
GF	part of Food Hall	Food Hall & Retail
M	part of Food Hall	Food Hall & Retail
1 - 15	~1,900	Office
TF technical	part of Food Hall	Event Space / Support
Total	27,400	

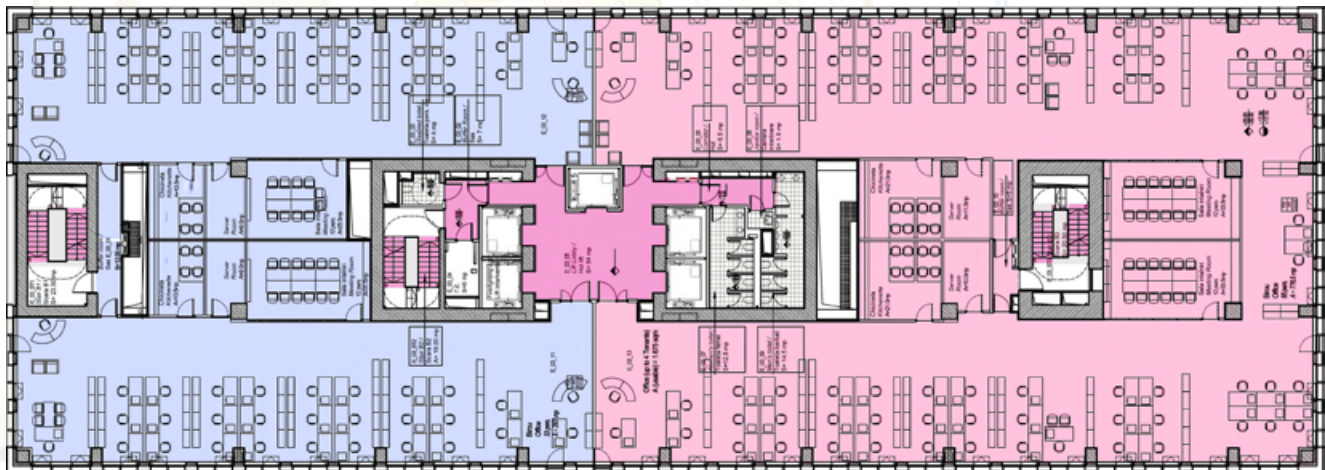
SPACES, SHAPED AROUND YOU. Phase 1

Typical floor plan

TN Offices 1

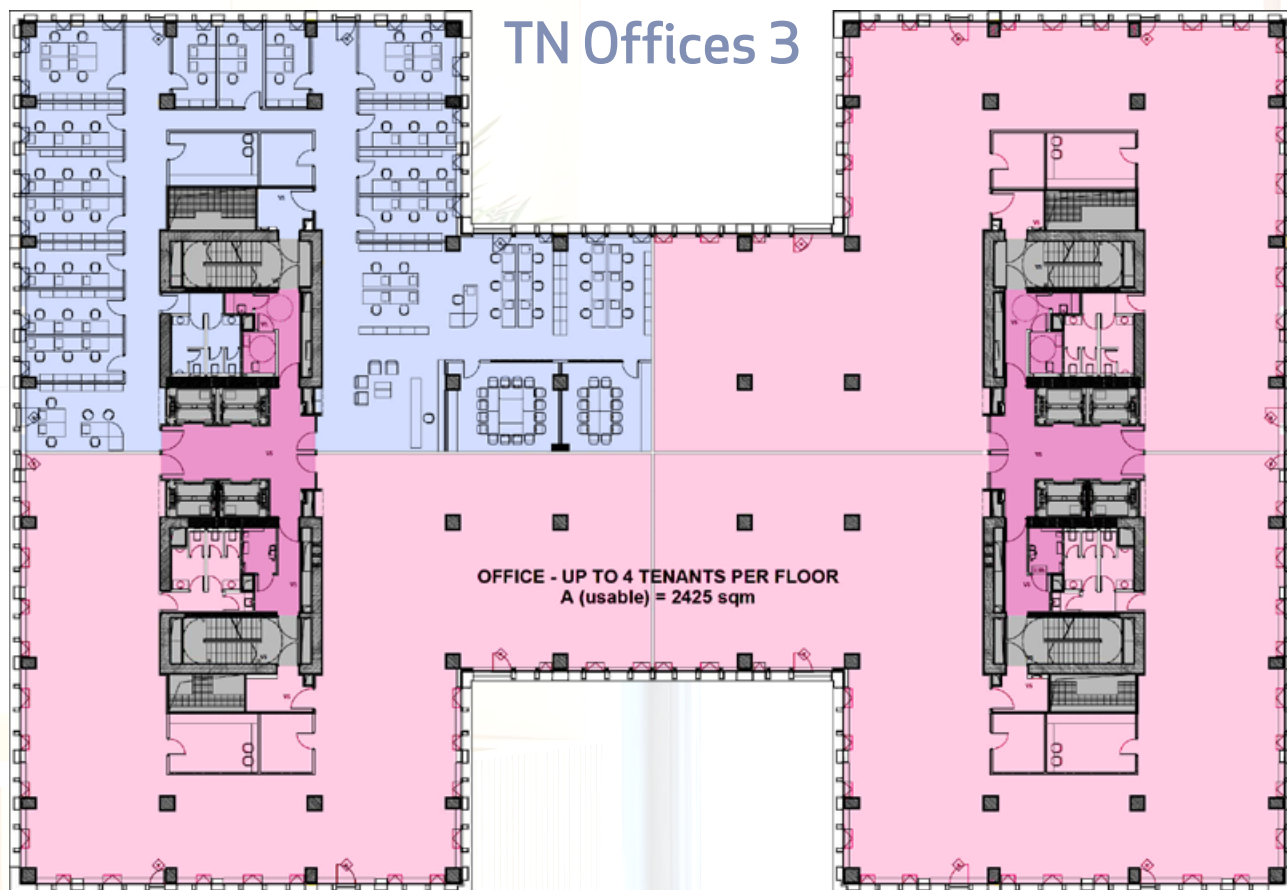


TN Offices 2



Typical floor plan

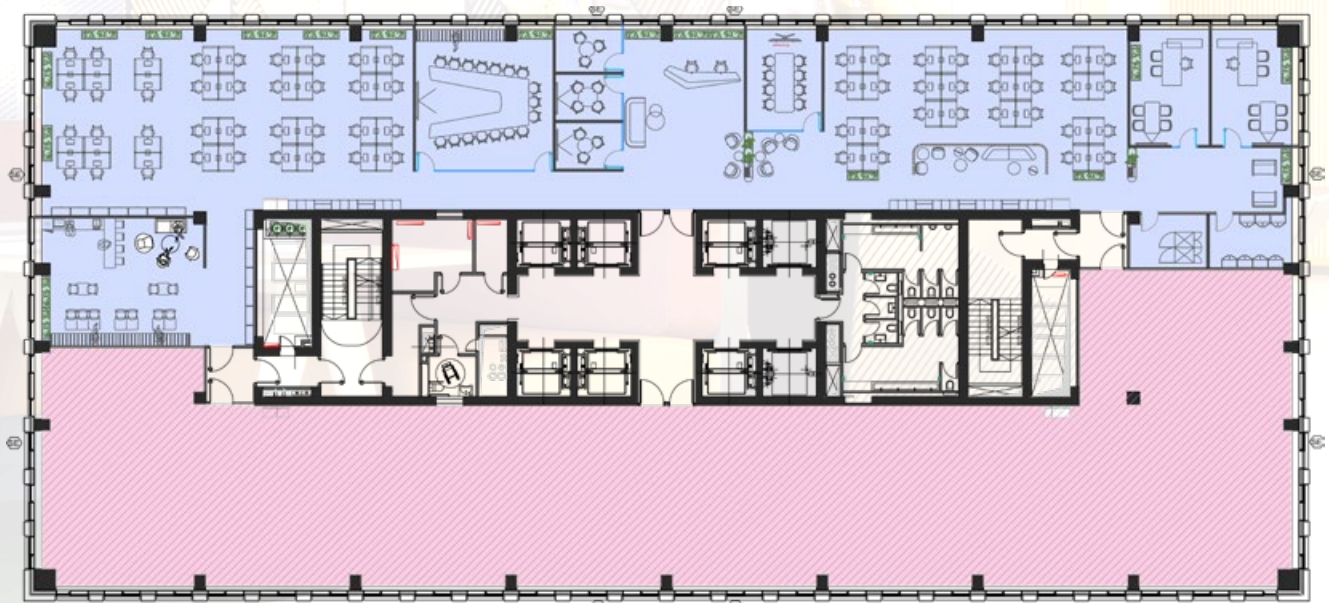
TN Offices 3



SPACES, SHAPED AROUND YOU. Phase 2

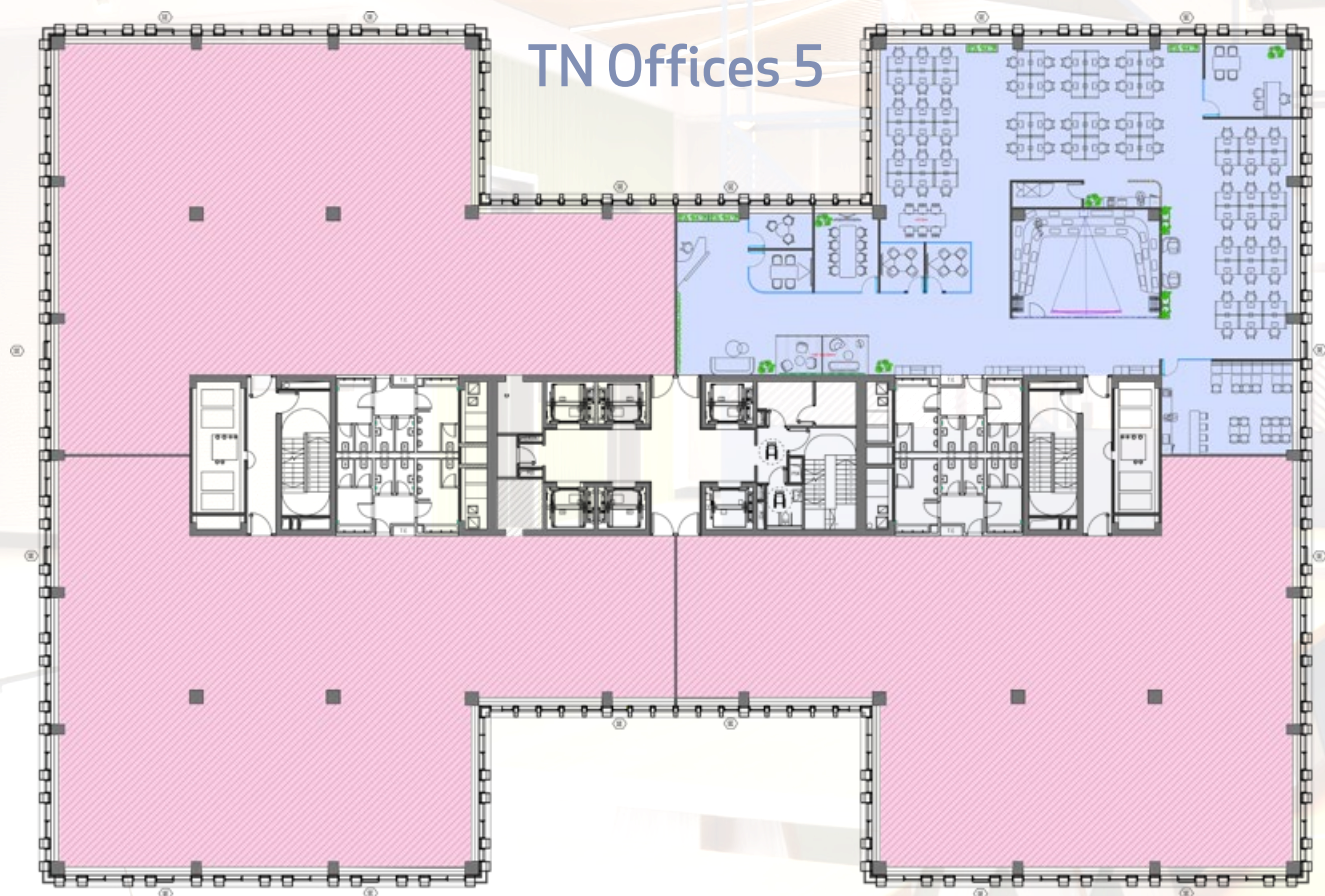
Typical floor plan

TN Offices 4



Typical floor plan


TN Offices 5



KEY TECHNICAL AMENITIES

Very well equipped standard fit out

- 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.

PUSHING THE LIMITS OF SUSTAINABILITY.

The first office building under construction
that will operate entirely without fossil fuels.



Built for tomorrow, today.

Leed Platinum Certification – Phase 2

The new development phase is designed to achieve LEED Platinum certification with 100 points, a rare benchmark for sustainability in commercial real estate.

A first in Romania, this phase completely eliminates the use of fossil fuels, relying entirely on renewable and energy efficient systems.

Green innovation at a glance:

■ Fossil fuel-free operations

Entire development runs without gas or other fossil fuels.

■ 1,700 m² of rooftop photovoltaic panels

Solar energy generation integrated into daily operations.

■ Dual heat pump systems

Both air-to-water and ground-source solutions for heating & cooling.

■ 200 geothermal wells

Drilled on-site to support year-round renewable energy use.

■ High-efficiency HVAC systems

Delivering excellent air quality and thermal comfort with minimal energy waste.

■ Rainwater harvesting & water-saving tech

Smart reuse systems integrated across the buildings.

■ LED lighting & smart controls

Energy-efficient lighting throughout, with intelligent automation.

■ Abundant natural light & openable windows

Every 2.7 m, for a healthier, more pleasant workspace.

■ Cyclist-friendly infrastructure

Above- and underground bike parking, showers, and secure lockers.





NEW TALES. A NEW KIND OF CULINARY & CULTURAL EXPERIENCE.

For curated tastes, vibrant energy,
live events and real connection.

FREE & MORE



THE CITY'S NEW MEETING PLACE.

Two levels of taste. Endless flavors.

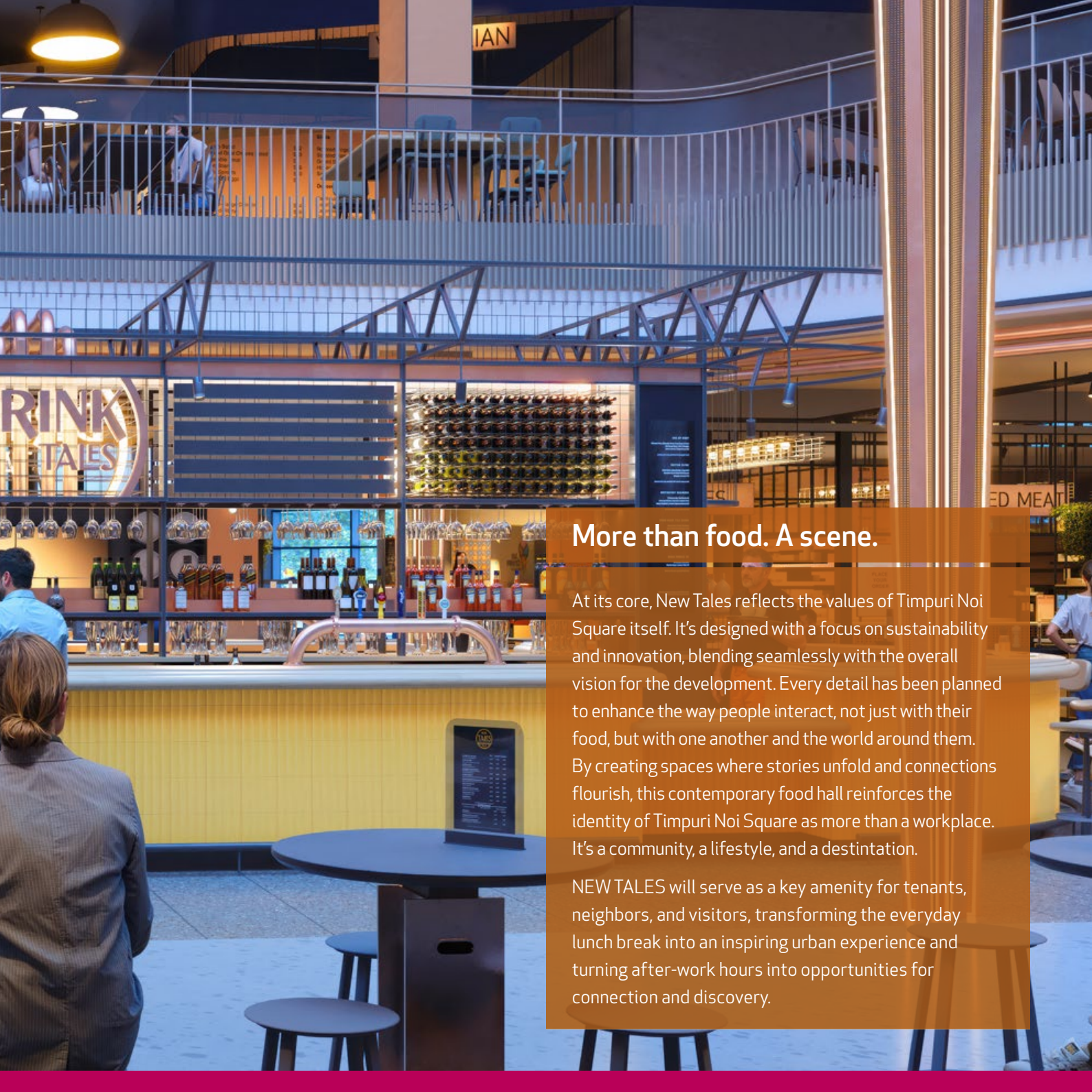
Phase 2 of Timpuri Noi Square brings with it an exciting new addition to Bucharest's urban landscape, **NEW TALES**, the city's first contemporary food hall concept. Spanning nearly 6,000 m² across two levels, this vibrant destination redefines the culinary and social experience, going far beyond a traditional dining space. **NEW TALES** promises to be a dynamic hub where food, culture, and community come together.

On the ground floor, visitors will discover a carefully curated mix of specialty coffee shops, a cocktail bar with an integrated stage for live performance, a bakery, cold and hot food stations, and a Deli Market.

Moving to the first floor, the experience becomes more refined, with à la carte restaurants, tapas-style eateries, a **Garden Bar** with a spacious terrace, and a selection of international cuisines that bring flavor and diversity to the community.

MORNING COFFEE MEETS AFTER-WORK DRINKS.





More than food. A scene.

At its core, New Tales reflects the values of Timpuri Noi Square itself. It's designed with a focus on sustainability and innovation, blending seamlessly with the overall vision for the development. Every detail has been planned to enhance the way people interact, not just with their food, but with one another and the world around them. By creating spaces where stories unfold and connections flourish, this contemporary food hall reinforces the identity of Timpuri Noi Square as more than a workplace. It's a community, a lifestyle, and a destination.

NEW TALES will serve as a key amenity for tenants, neighbors, and visitors, transforming the everyday lunch break into an inspiring urban experience and turning after-work hours into opportunities for connection and discovery.





An aerial night photograph of a modern office building complex. The buildings feature white facades with a grid of windows, many of which are illuminated from within. The roofs are dark, and some have solar panels. The surrounding area includes older residential buildings, streets with cars, and trees. The sky is dark, and the city lights create a vibrant scene.

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About us

With over 35 years of expertise in property development and management across Europe, Vastint Group is a trusted name in innovative real estate. Since 2008, Vastint Romania has brought this legacy to life by creating spaces that drive long-term value and strengthen local communities.

Our current Bucharest portfolio includes flagship projects such as Timpuri Noi Square and Business Garden Bucharest, offering over 95,000 m² of state-of-the-art leasable spaces. With the upcoming Phase 2 of Timpuri Noi Square, this will expand to 155,000 m² across eight thoughtfully designed buildings.

At the heart of our vision lies a commitment to sustainability, architectural excellence, and vibrant urban living. We strive to deliver forward-thinking, environmentally responsible developments that support both business growth and the life of the city.

More information:
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