



General Developer of



# SEMA PARC - Offices Phase 1

## ESOP co-exclusive broker



office & residence

co-exclusive broker



### SEMA PARC CONCEPT

Sema Parc is the first integrated business park in Bucharest's downtown area. On the 42 hectares platform, reserving more than 14 hectares for a unique green environment, there are Sema's 3 major areas: the **business area** (363.950 sqm), the **retail area** (with a mall, an hypermarket, restaurants, a 4-star, 20-storey hotel), and the **residential area** with more than 1200 apartments, set around a beautifully landscaped garden.

### CITY CENTER LOCATION

**Downtown location.** Sema Parc is located within a few minutes' drive from the center of Bucharest.

**Surroundings.** The nearby Polytechnic University gives the interesting prospect of expansion into a technological park and a competitive advantage in recruiting well qualified graduates.

**Subway access.** The M1 subway line (Bucharest's circle line) that links all parts of the city stops literally on the site (Semanatoarea station).



### A+ CLASS STANDARD

- ↘ Raised floor in office areas.
- ↘ 4 pipes centralized acclimatizing system, with fresh air supply .
- ↘ Building Management Systems (BMS) providing efficient management of utilities (electricity, water, gas, communication)
- ↘ Glass curtain facades, providing plenty natural light.
- ↘ Smoke detection system and basic safety systems.
- ↘ Access control system for the parking spaces.
- ↘ Solar light control- roller blinds or fixed shade elements.
- ↘ Underground parking endowed with ventilation and evacuation of the corrupted air system.



### CONCEPTUL SEMA PARC

Sema Parc este primul parc de afaceri integrat din zona centrala a Bucurestiului. In cadrul platformei de 42 hectare (dintre care peste 14 hectare fiind rezervate unei zone verzi unice ca ambient), vor fi dezvoltate cele 3 zone majore ale Sema Parc: **zona de business** (363.950mp), **zona comerciala** (avand un mall, un hypermarket, restaurante, un hotel de 4 stele cu 20 de etaje), si **zona rezidentiala** cu peste 1200 apartamente, amplasate in cadrul unei incantatoare gradini.

### LOCATIE CENTRALA

**Amplasare in centrul orasului.** Sema Parc se afla la numai cateva minute distanta de centrul Bucurestiului.

**Imprejurimi.** Universitatea Politehnica aflata in apropiere ofera posibilitati interesante de extindere intr-un parc tehnologic si un avantaj competitiv in recrutarea de absolventi inalt calificati.

**Acces metrou.** Magistrala metroului M1 (linia ce inconjoara Bucurestiul), ce leaga cele mai importante zone, opreste literalmente in cadrul parcului (statia Semanatoarea).

### STANDARD CLASA A+

- ↘ Pardoseala flotanta in spatiile de birouri.
- ↘ Sistem de climatizare centralizat, alimentat prin 4 tevi, cu aport de aer proaspat.
- ↘ Sistem de Management al Cladirii, asigurand gestionarea eficienta a utilitatilor (electricitate, apa, gaz, comunicatii)
- ↘ Fatade din cortina de sticla, oferind suficienta lumina naturala.
- ↘ Instalatie de semnalizare si stingere a incendiilor
- ↘ Sistem de control acces pentru controlul luminii solare, storuri sau elemente de umbrire fixe.
  - ↘ Parcare subterana prevazuta cu sistem de ventilatie si evacuare a aerului viciat.

## Now you can secure your office space in Sema Parc!

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## City Building #1

To be delivered in August 2008



### VARIOUS FUNCTIONAL SPACES

#### City Building #1:

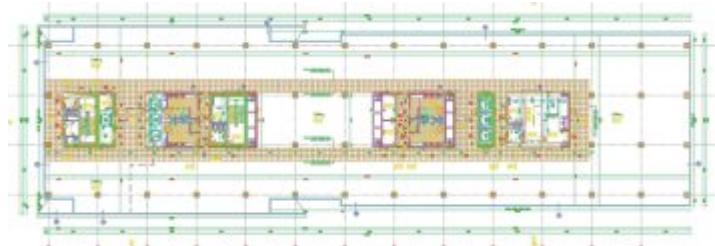
Total surface: - 32.500 sqm (gross), 26.000 sqm rentable  
Layout: - 2BS+GF+8/14 floors

Among the largest floor plans on the office market

Groundfloor:  
1.796 sqm (retail & office)  
1st - 6th floors:  
~ 2.340 sqm/floor  
7th - 9th floors:  
~ 2.600 sqm/floor  
10th -14th floor:  
~ 1.000 sqm/floor

➤ 15 €/sqm

➤ 16 €/sqm



Available surfaces: between 1.000-14.000 sqm

### EXTENDED PARKING AREA

In Sema Parc you benefit both of a location easy accessible by your employees that use public transportation, but also by those using the companies or their own cars.

**1 underground parking space per every 55 sqm leased**

### IT INFRASTRUCTURE

- Fiber optics telecommunications, broadband internet, 2 electricity sources, building's electricity generator connected to the security plugs and to the server rooms.
- Complete communications services - QUAD PLAY concept.
- **Wireless community** with global coverage in Sema Parc: Business Park, commercial area and residential area.

### SPATII FUNCTIONALE SI VARIATE

#### Cladirea City #1:

Suprafata totala: - 32.500 mp (construit), 26.000 mp (inchiriabil)  
Disponere: - 2BS+GF+8/14 etaje

Printre cele mai mari suprafete pe etaj pe piata de birouri

Parter:  
1.796 mp (comercial & birouri)  
Etaje 1-6:  
~ 2.340 mp/etaj  
Etaje 7-9:  
~ 2600 mp/etaj  
Etaje 10-14:  
~ 1.000 mp/etaj

➤ 15 €/sqm

➤ 16 €/sqm

Suprafete disponibile: intre 1.000-14.000 mp

### ZONA DE PARCARE EXTINSA

In Sema Parc veti beneficia de o locatie usor accesibila atat pentru persoanele ce folosesc transportul public, cat si pentru cele care folosesc autoturismele proprii sau ale companiei.

**1 loc de parcare subteran pentru fiecare 55 mp inchiriat**

### INFRASTRUCTURA IT

- Telecomunicatii prin fibra optica, internet de mare viteza, 2 surse de energie electrica, generator electric al cladirii conectat la prizele de siguranta si camera serverelor.
- Servicii de comunicatii complete - conceptul QUAD PLAY.
- **Comunitate wireless** cu acoperire globala in Sema Parc: in Parcul de Afaceri, in zona comerciala, in zona rezidentiala.

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