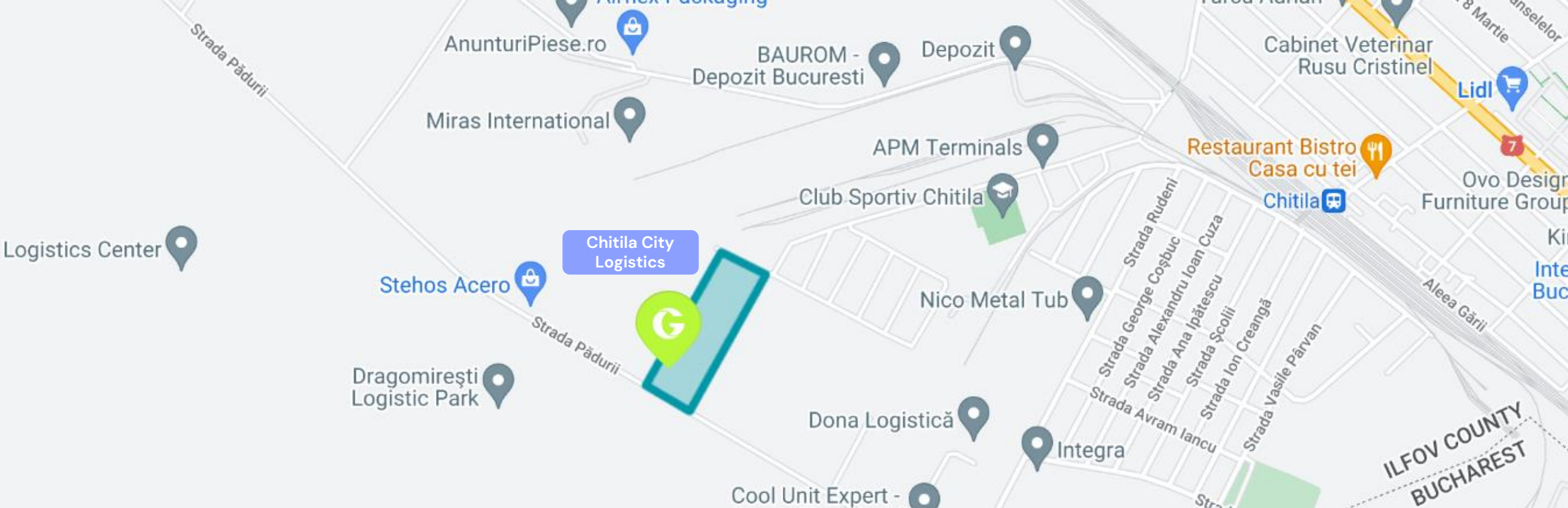




GlobalVision
A FUTURE TO SHARE

Chitila City Logistics



Location

This 3.2 ha property available for BTS opportunities is located nearby Bucharest city ring road, providing fast access to the capital city and the rest of the country via A1, A2, A3 highways and the future AO highway.

Public transportation is available nearby (bus lines & Chitila train station), making this park an ideal location for production & logistics activities. Another key advantage is the proximity to a rail terminal (1.4 km).

Logistics hub with fast access to Bucharest city

Key Advantages



NORTH-WEST OF
BUCHAREST



ASSET & PROPERTY
MANAGEMENT SERVICES



24/7 SECURITY



FOCUS ON
SUSTAINABILITY



PUBLIC TRANSPORTATION
AVAILABLE



PARKING



ACCESS TO CITY RING
ROAD



WORKFORCE
AVAILABILITY



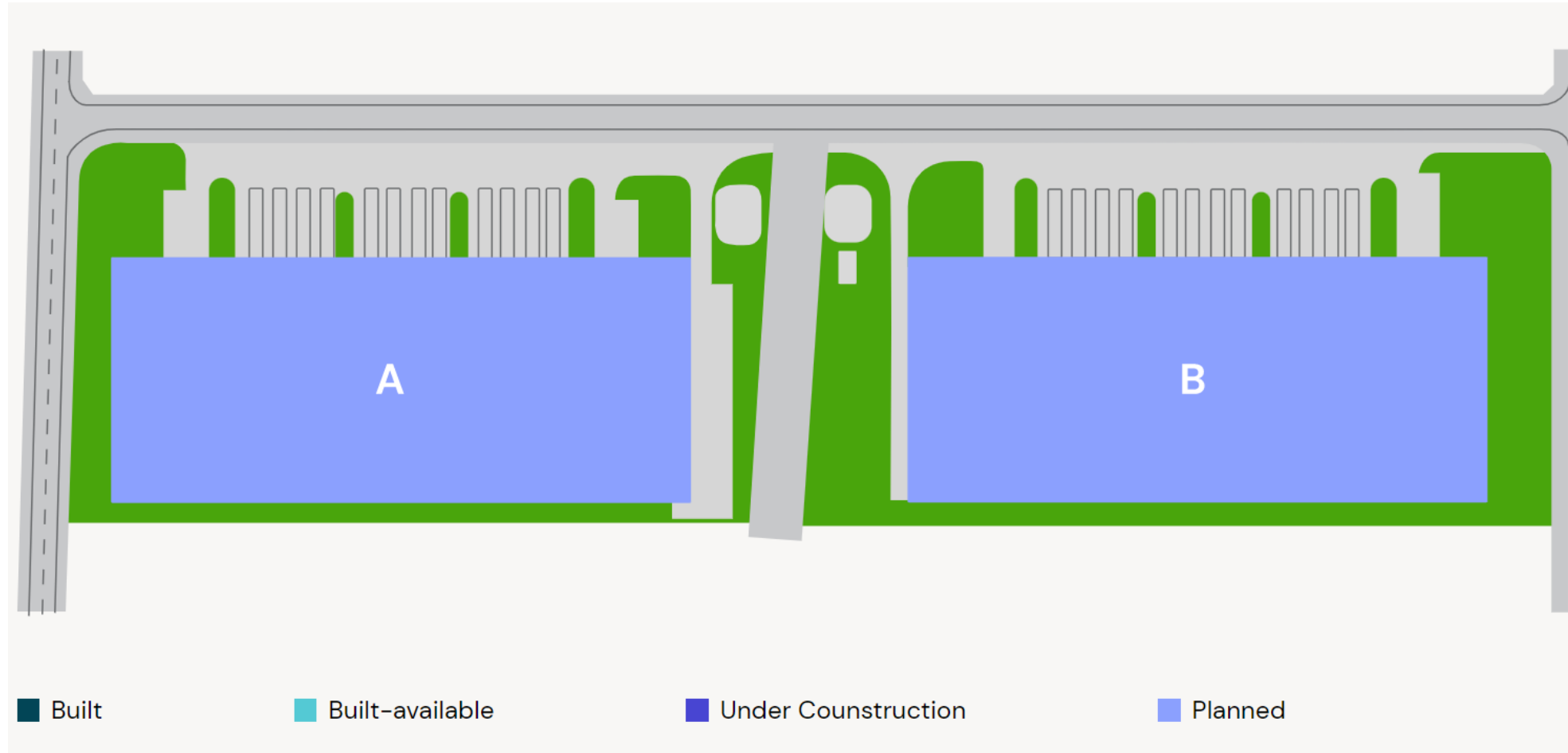
FLEXIBLE DESIGN

Technical Specifications

Efficiency & flexibility of design: possibility to accommodate tenants' requirements, in order to get the most cost-effective project, in terms of investment and use of space

- Total land surface: 3.2 ha
- Possibility to develop up to 15,000 sq. m in 2 buildings. (+office modules on demand)
- All utilities available
- Clear height 10.5 m
- Floor load capacity 5t/ sq. m
- Loading docks 1/ 800 sq. m
- Grid 24 m x 12 m
- LED lighting
- ESFR sprinkler system
- Trucks and car parking areas

Availabilities



AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
7,370 sq. m	A	-	Planned	Available for BTS opportunities. Dividable in units as small as 1,500 sq.m
7,382 sq. m	B	-	Planned	Available for BTS opportunities. Dividable in units as small as 1,500 sq.m

About us

Global Vision is a fully integrated real estate development & asset management platform, focused on sustainability and implementation of customized solutions.

We develop, manage, lease, and invest in modern building stock logistics, industrial, retail, office, and residential facilities aligned to high quality standards, as our goal is to have a long-lasting positive impact in the communities where we are present.

We are currently active and provide a complete array of real estate services, construction, development, and asset management on the Romanian market, with development experience and interests at CEE level, in countries such as Slovenia and Slovakia.



Sustainable real estate services covering the full lifecycle of assets

We aspire to improve the life and support the growth of local communities by investing in sustainable real estate projects, for a future to share.

We are committed to building outstanding future-solid real estate across all sectors and at any scale, to support setting up strong business communities, as the core for durable progress.

We invest in resourceful locations that offer versatile potential for development, with good access ways, or where upcoming infrastructure projects are to be delivered in the near future, thus propelling the sites and opening the area for durable growth.

1. Property Development

Our involvement can begin in every phase of the property development process, or we can take full charge and coordinate the entire project right from conception stage, thus ensuring a smooth and integrated experience.

2. Building Construction

We act as a general contractor in the commercial and residential construction industry, and we provide customized services covering a wide range of projects.

3. Asset & Property Management

Our approach is focused on optimizing the use over the lifespan of a property, both from the perspective of the owner and the end-user.

We focus on strategic locations for the developments meant to become a strong trigger for the communities' growth

Current Projects

Bucharest

Chitila Logistic Hub
Otopeni City Logistics

Constanța

Constanța Business Park

Timișoara

Timisoara Industrial Park I & II

Târgu Mureș

Mureș City Logistics

Arad
Oradea
Pitești

Future Projects

Bacău

Bacău City Logistics

Brașov

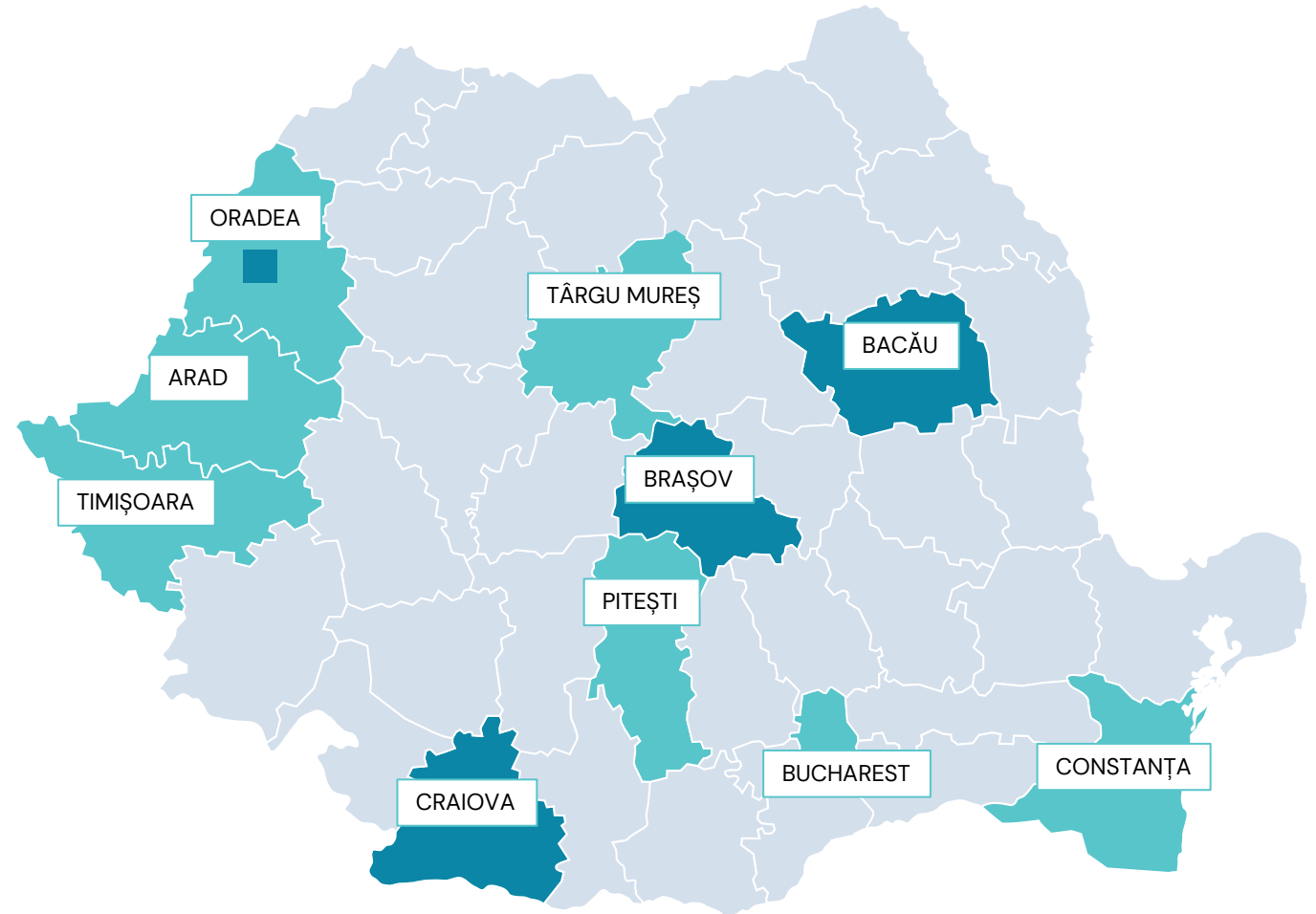
Brașov City Logistics

Craiova

Craiova City Logistics

Oradea

Oradea Eurobusiness Park II



City Logistics

Last Mile – development of medium scale parks, strategically located closed to end users (metropolitan areas)

Contact us to find out more about our services, areas of interest and how we can collaborate.

Sorin Preda, CEO & Founder
Email: sorin.preda@globalvision.ro

Serban Juverdeanu, Head of Development
Email: serban.juverdeanu@globalvision.ro
Mobile: +40 734 444 100

Address: Globalworth Tower, 201 Barbu Vacarescu Street, 2nd district, Bucharest, 020276, Romania

www.globalvision.ro

Follow us on Social Media

