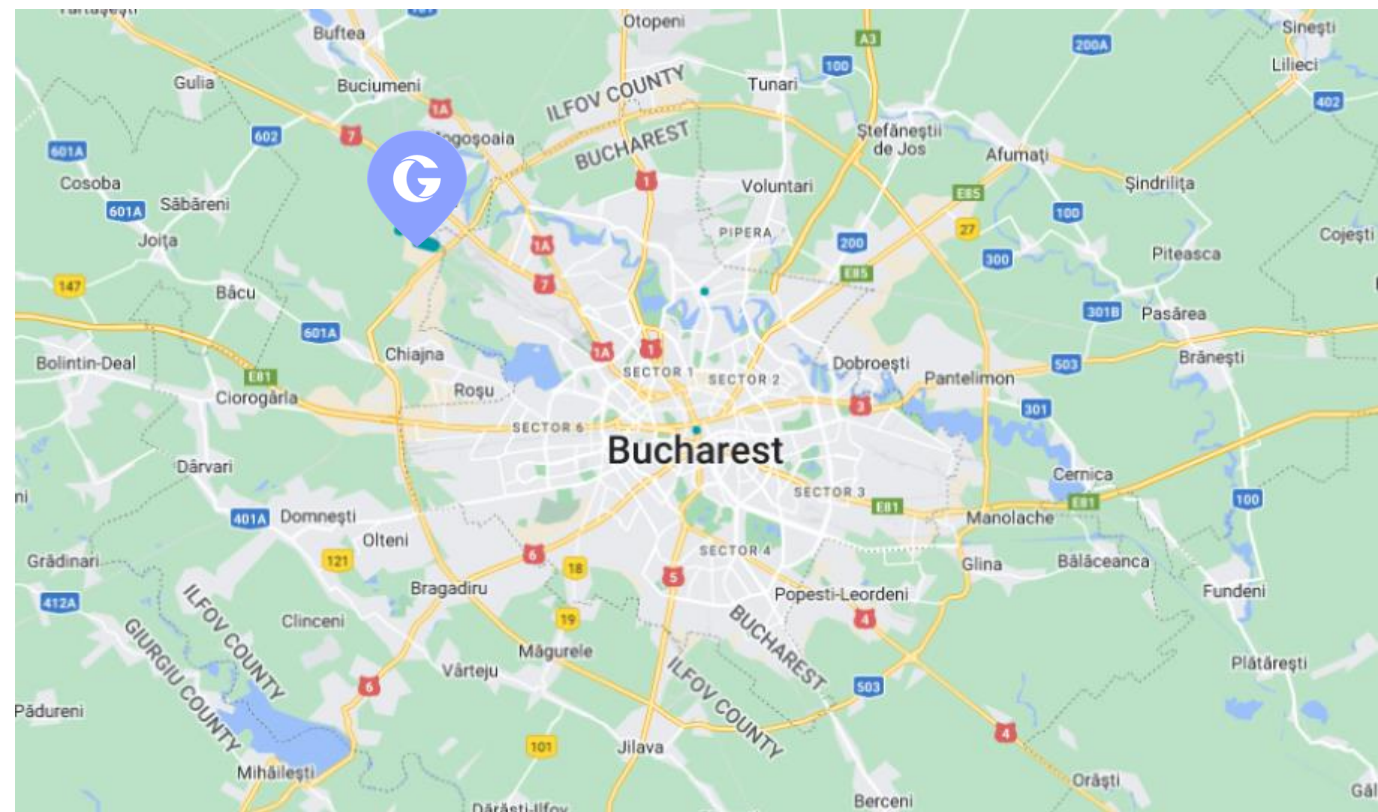




**GlobalVision**

A FUTURE TO SHARE

**Chitila Logistics Hub**



# Location

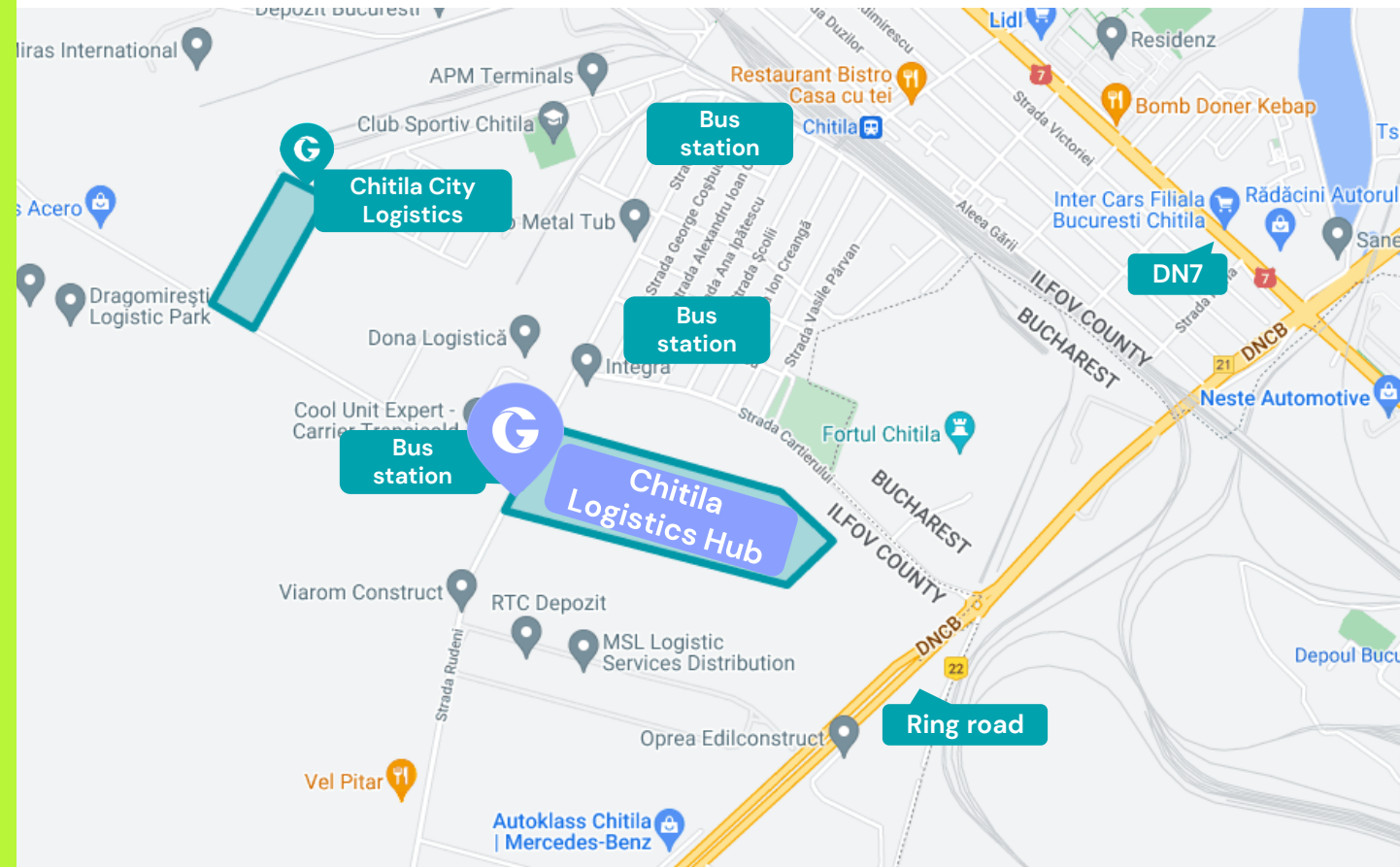
Chitila Logistics Hub is a 3.2 ha property which offers *ready-to-move-in* class A logistics units starting 1,500 sq. m. The park is located nearby Bucharest city ring road, providing fast access to the capital city and the rest of the country via A1, A2, A3 highways and the future A0 highway. Public transportation is available at the entrance of the park (bus lines) and Chitila train station is located 1.3 km away, making this park an ideal location for production & logistics activities. Another key advantage is the proximity to a rail terminal (1.4 km).

[CLICK HERE FOR GOOGLE MAPS LINK](#)

# Location

- 11.5 km away from Bucharest city center
- Access to Bucharest city Ring Road, connecting the park with the capital city center, and with the rest of the country, via A1, A2 and A3 highways
- Nearby connection to future AO highway (to be delivered in 2024) will provide fast access to all areas surrounding Bucharest city
- Rail terminal 1.4 km away (APM Terminal Romania)
- Nearby access to public transportation (bus lines & Chitila train station)
- 2 access ways from/to city ring road (with roundabouts):
  - Via Rudeni Street: 1.7 km away
  - Via Cartierului Street: 1.4 km away
- Nearby access to DN7 (2.4 km away)

[CLICK HERE FOR GOOGLE MAPS LINK](#)



- Public transportation:
  - Bus stops: lines R429 (one stop right at the entrance to the park & another 300 m away) and 422 (1.3 Km)
  - Chitila train station located at 1.3 km away, with regular trains from Bucharest North train station
- Rail terminal services available 1.4 km away (APM Terminals Romania)

# 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**

# Key Considerations

- Total land surface: 13.7 ha
- 75,000 sq. m in 1 building. (office modules on demand)
- Already delivered surfaces:

Phase I:

Warehouse space: 22,800 sq. m

Phase II:

Warehouse space: 15,000 sq. m delivered Q4 2021

Phase III: 37,000 sq. m delivered in Q4 2022

- All utilities available

**Vacancy (ready-to-move-in):  
12,900 sq. m**

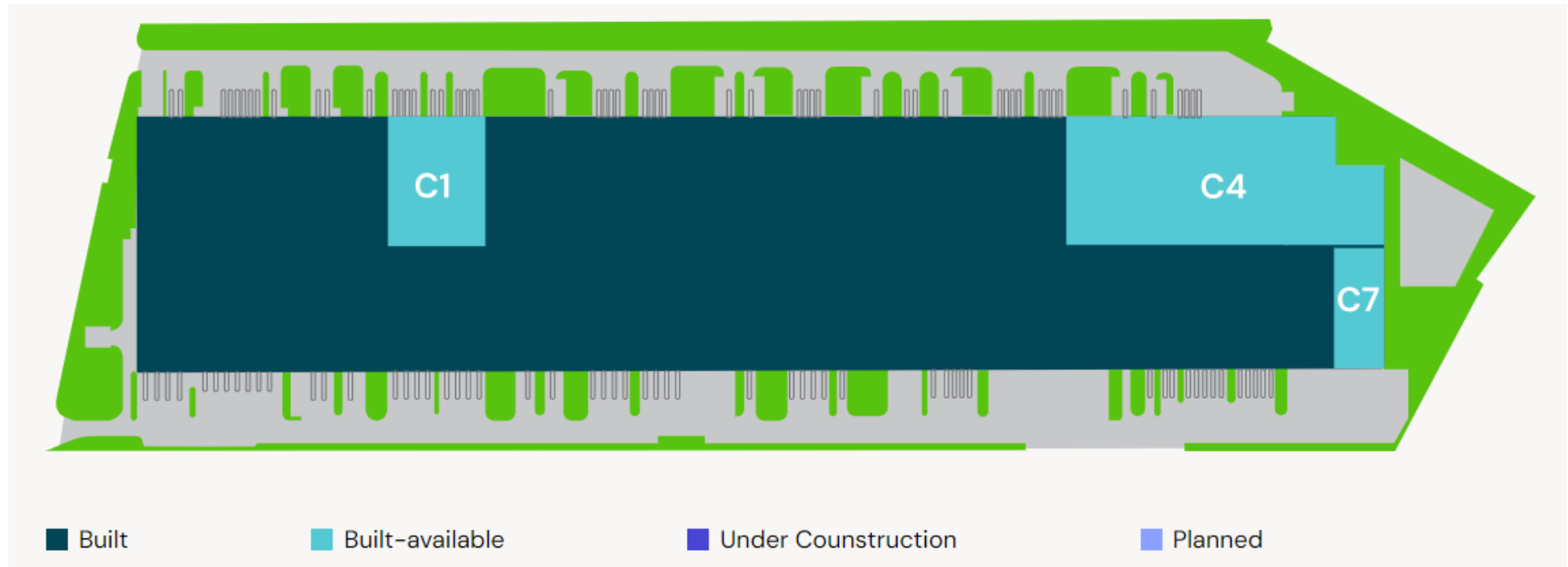
# Technical Specifications

---

- Space dividable into units starting from 1,500 sq. m
- Clear height: 11.5 m
- Floor load capacity 5t/ sq. m
- Loading docks & drive-in doors
- Grid 24 m x 12 m
- LED lighting
- ESFR sprinkler system
- High insulation level
- Trucks and car parking areas

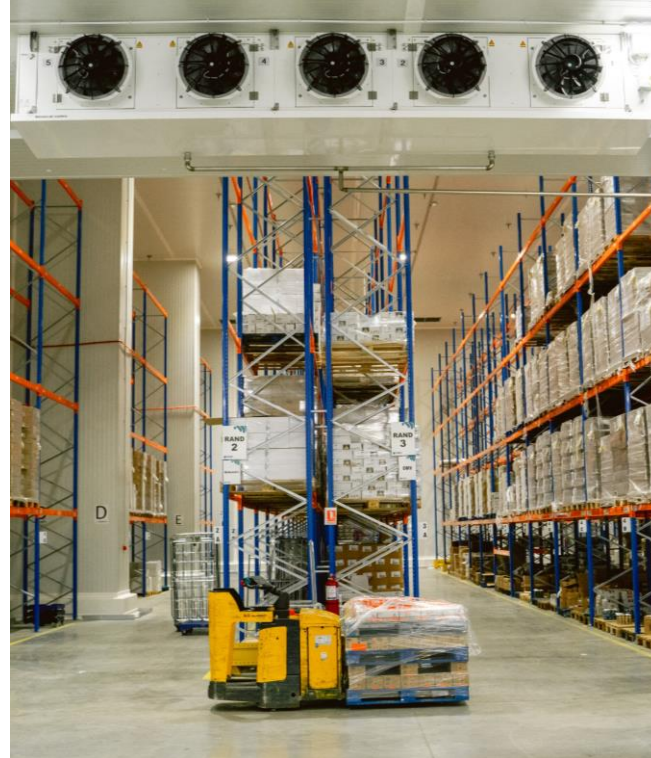
Efficiency & flexibility of design: possibility to accommodate tenants' requirements, in order to get the most cost-effective project, in terms of investment and use of space

# Availabilities



AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
3,000 sq. m	A	C1	Built	Dividable in units as small as 1,500 sq. m
8,400 sq. m	A	C4	Built	Dividable in units as small as 1,500 sq. m
1,500 sq. m	A	C7	Built	Available NOW

# On-site pictures



# 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**

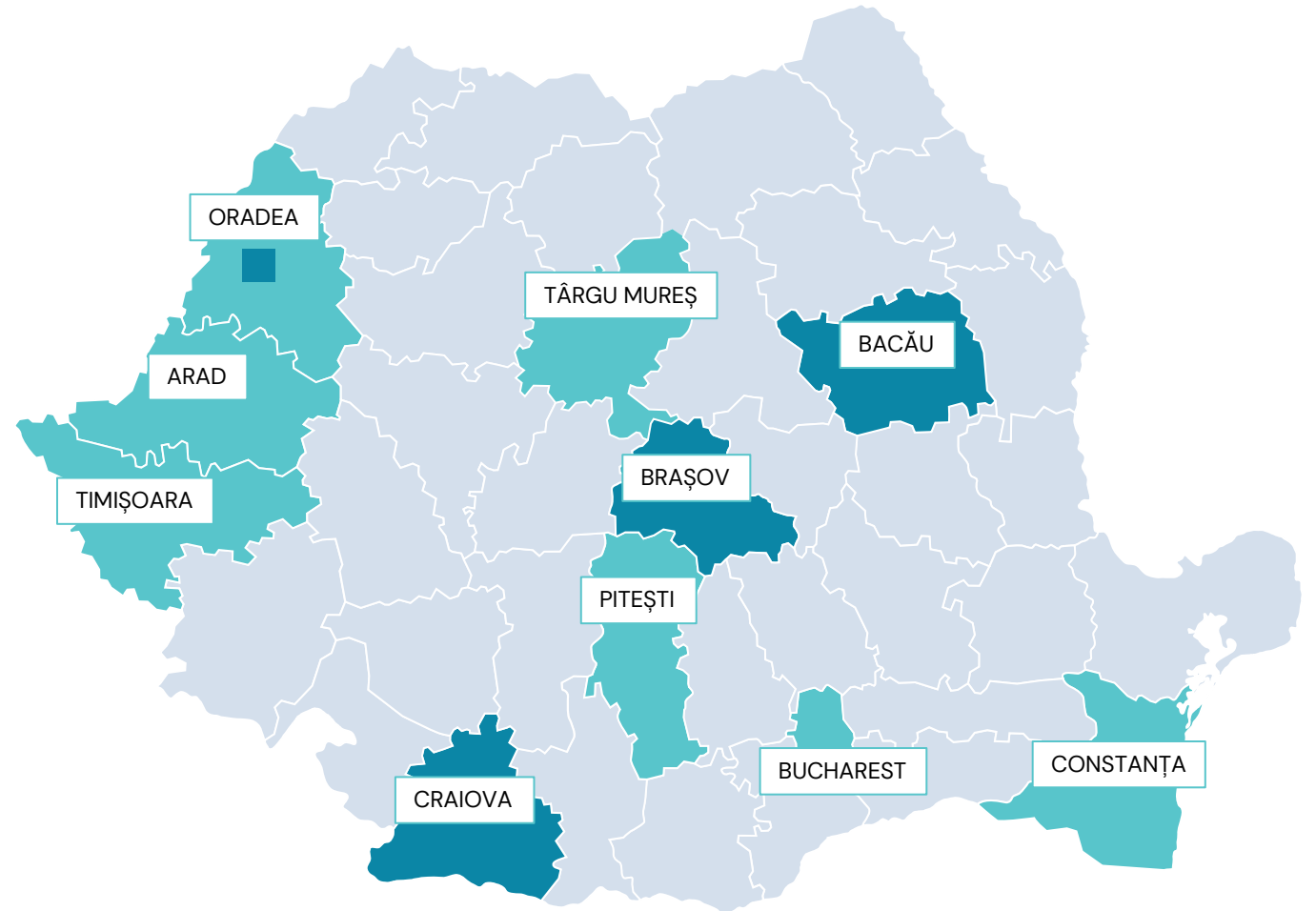
Brașov City Logistics

**Craiova**

Craiova Industrial Park

**Oradea**

Oradea Eurobusiness Park I



## City Logistics

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

# Some of our clients



At the core of our approach to every project is the client's list of requirements, and we yield for the greatest outcome by finding on a case-by-case basis the ideal balance between resources to be used, quality standards and timing.

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

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

Tatiana Pria, Leasing Manager  
Email: [tatiana.pria@globalvision.ro](mailto:tatiana.pria@globalvision.ro)  
Mobile: +40 731 822 247

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

[www.globalvision.ro](http://www.globalvision.ro)

Follow us on Social Media

