



**GlobalVision**

A FUTURE TO SHARE

Wellness Centre Timișoara

# WELLNESS CENTRE IN THE HEART OF TIMIȘOARA CITY

EXCELLENT LOCATION



INDOOR POOL



RELAXATION AREAS



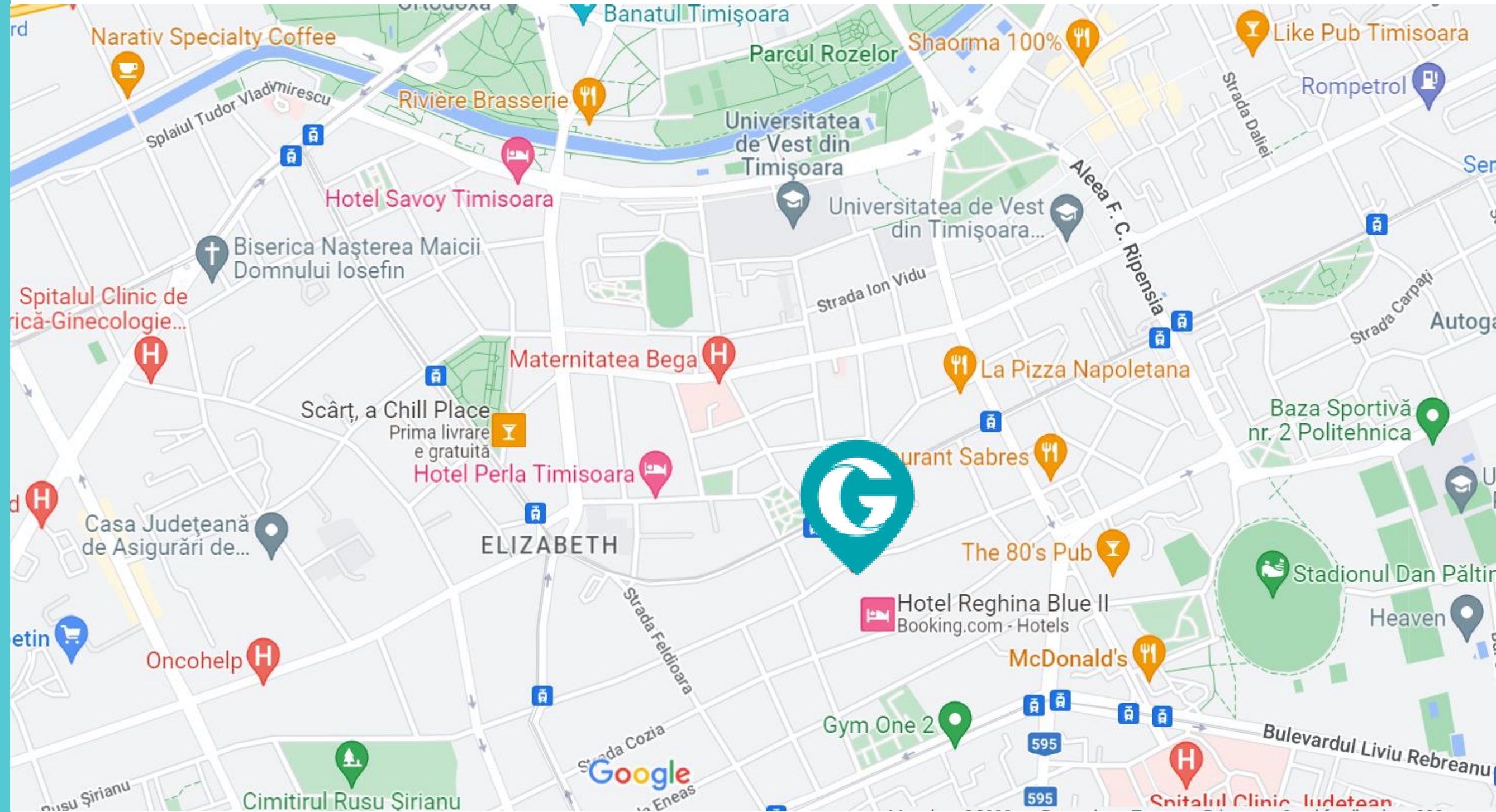
WET & DRY SAUNAS



# Location

## Timisoara, City Centre

WELLNESS CENTRE  
TIMIȘOARA is located in a  
mixed-use building at 76  
Memorandului Street, 2 km  
from City Centre.



## Overview of the mixed-use property where the spa is located

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- The property has a very good location, right in the center of Timisoara, on Memorandului Street, in a residential area
- The Wellness Center we propose as an investment opportunity is positioned on the ground floor of a mixed-use building developed in 2009
- It is a building with a regime B+GF+3F+2F (withdrawn)
- The surface of the land is 3,016 sq.m., built area: 1,575 sq.m., total available: 1,122 sq.m

# Technical Specifications

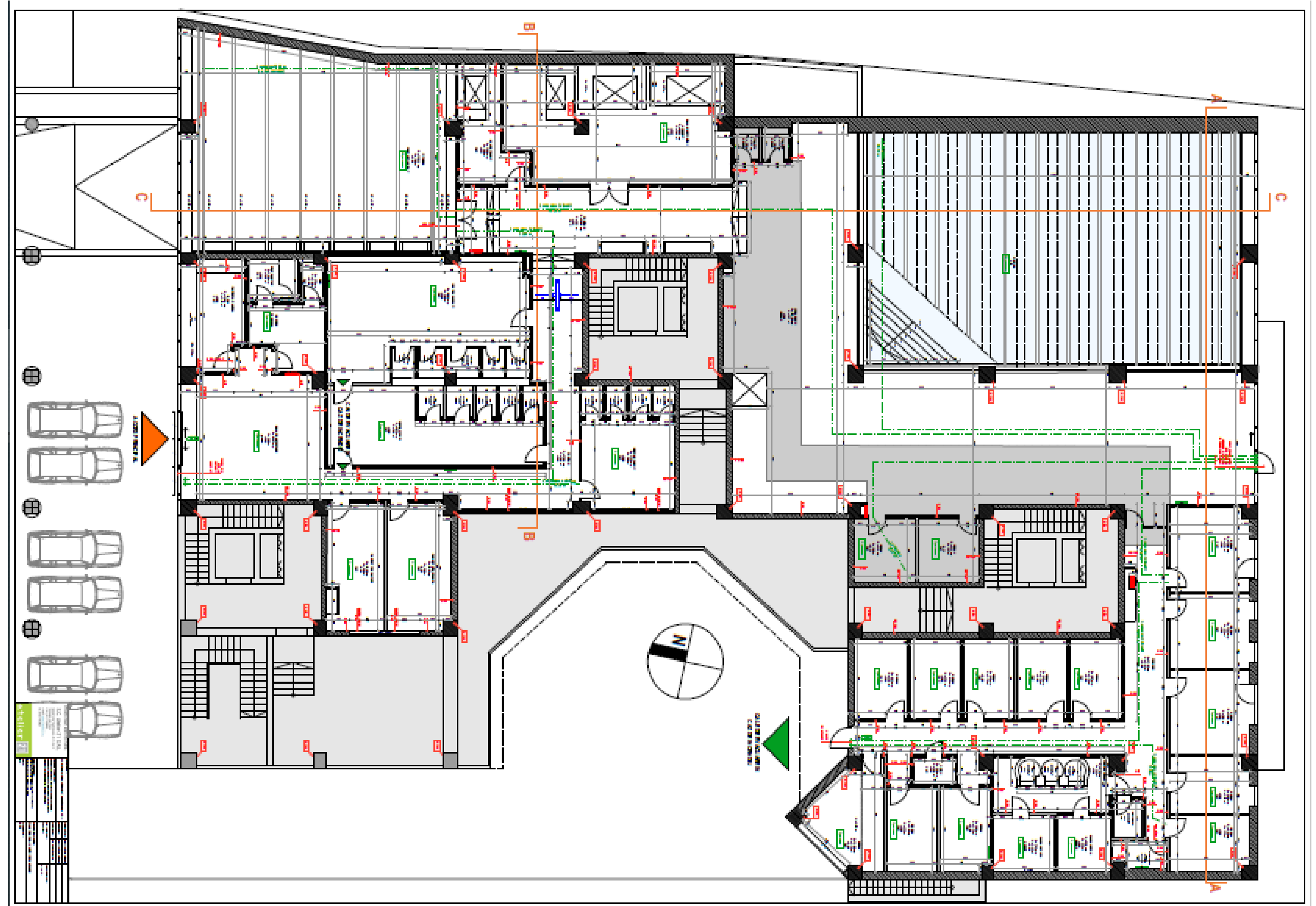
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- Areas for relaxation, cosmetics and treatment, and a swimming pool of approx. 8/15 m, depth of 1.5 m that opens toward a private yard behind the lot
- Clear height 2.8– 3 m
- Fit-out: parquet, starboard, false ceiling with mineral wool, walls
- Heating gas installations
- Fresh air system – 4 AHU's ceiling
- Connection to the utility network – water, electricity, gas
- Fire-fighting hydrants
- Surveillance camera system
- Pool area
- AHU humidifier for air recirculation
- Water filtration system
- Automated refill system

# Availabilities

Total rentable area 1,122 sq. m comprising of:

- Sauna
- Dressing room
- Swimming pool
- Relaxation area



# Space set-up

Area designed for

Rentable area (sq. m.)

Reception area

269.97

Swimming pool + related area

445.67

Fitness area

116.14

Sauna area – dry and wet

13.57

Message and treatment rooms

65.82

Relaxation rooms

25.87

Cosmetics area

28.73

Solar

8.18

Dressing room, showers, toilets

88.65

Playground for children

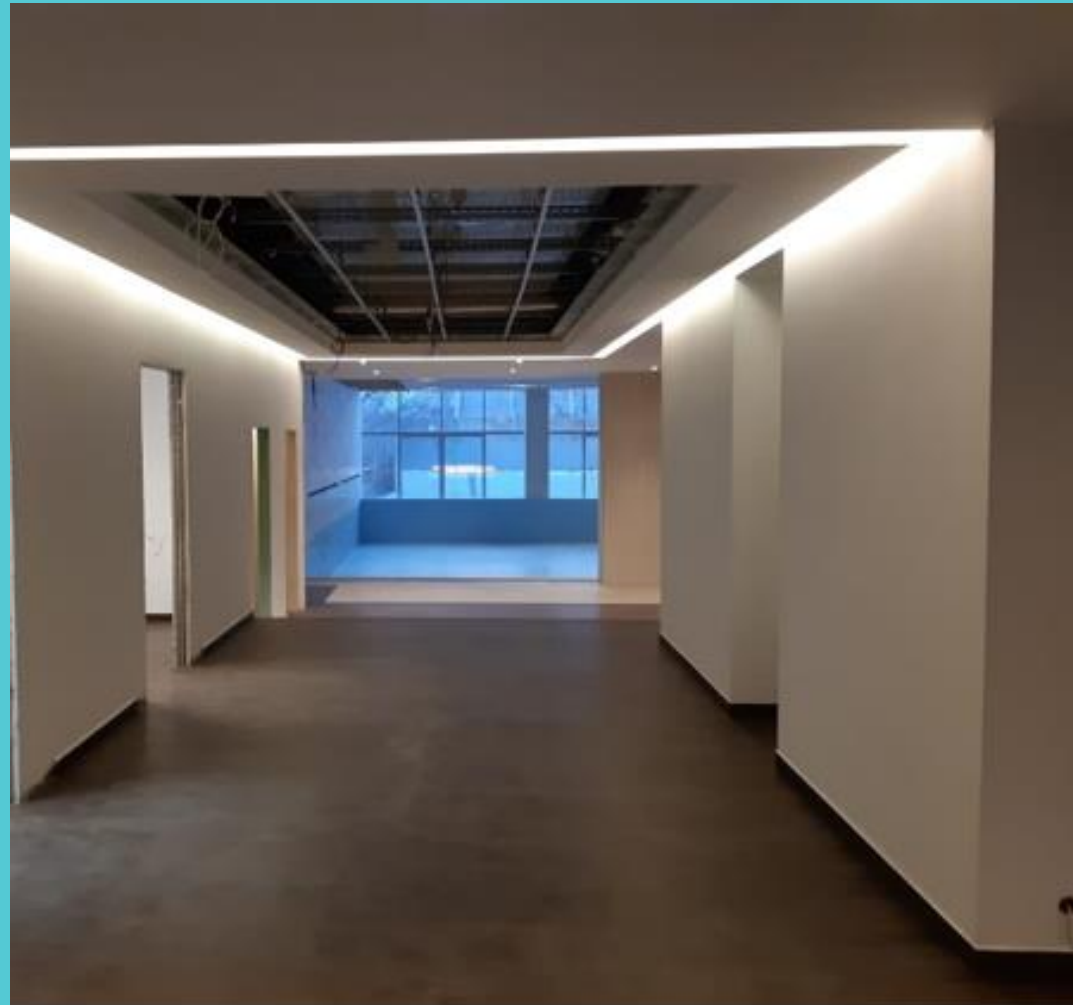
32.36

Technical + deposit rooms

27.37

# WELLNESS CENTRE TIMIȘOARA

## 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

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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.

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

Rusandra Bejan

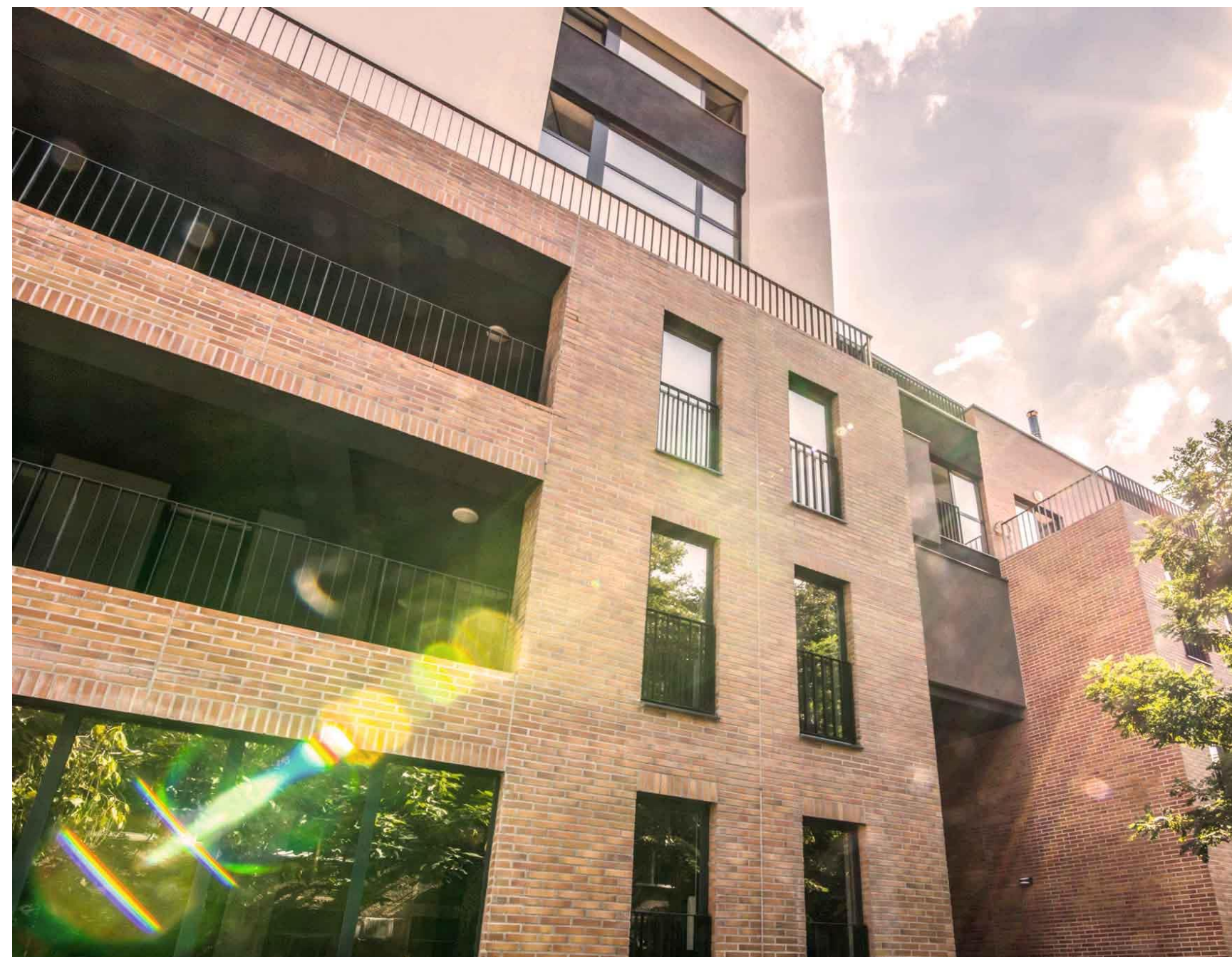
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