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one

UNITED PROPERTIES

one

COTROCENI PARK

ONE UNITED PROPERTIES

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DESIGNING THE FUTURE

ONE United Properties is a Leading Green Developer of premium residential real estate, and office buildings.

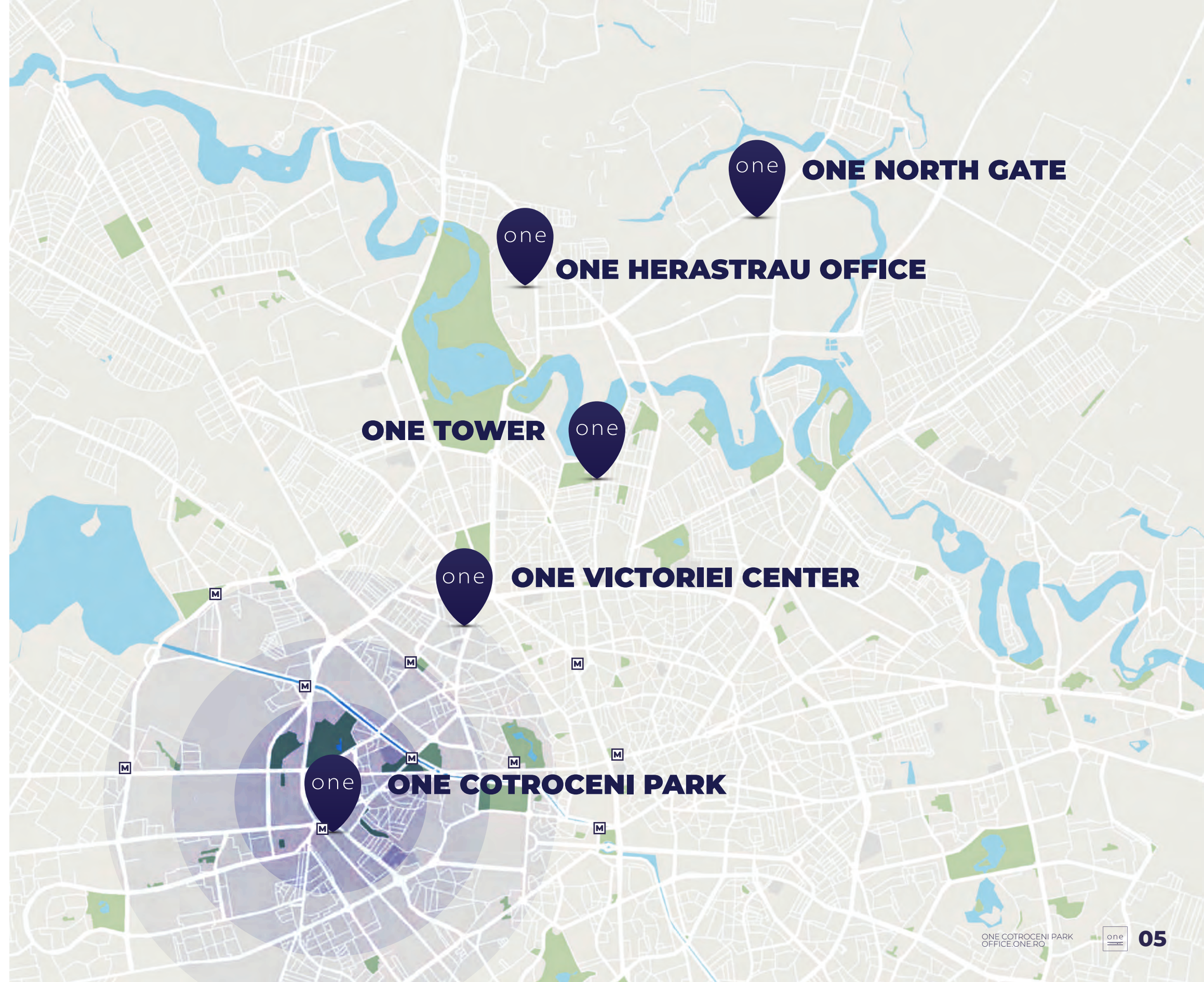
The company was established in 2011, although the founders have been building residential projects together since 2006 and have invested in real estate since 2000.

ONE United Properties the most audacious developer in Romania, dedicated to accelerating the adoption of building practices that result in energy-efficient, healthier and environmentally sustainable buildings.

In October 2017, **ONE United Properties** decided to invest in development and acquisitions of office buildings, in partnership with Mr. Ionut Dumitrescu.

The **company's portfolio** currently consists of office buildings, **mixed use developments** and **premium residential developments**.

The company is listed on the Main Market of the Bucharest Stock Exchange, with the **symbol ONE**.



ONE STRONG CREDENTIAL OFFICE

FEW AWARDS TO BEGIN WITH



GREEN AWARDS

2017 FORBES



SUSTAINABLE COMPANY OF THE YEAR

2017 RO GREEN BUILDING COUNCIL



BEST OFFICE BUILDINGS

2018 FORBES



LEED V4 CORE & SHELL PLATINUM

2019 US GREEN BUILDING COUNCIL



MIXED USE DEVELOPMENT

2019 IPA



ONE TOWER

Opening Q3 2020
159 Calea Floreasca
23 406 m²



ONE NORTH GATE

Completed 2007
2 Pipera
23 866 m²



ONE VICTORIEI CENTER

Completed Q4 2009
58-60 Cheorghe Polizu
12 344 m²

ONE NORTH GATE
ONE VICTORIEI CENTER
ONE GREEN PARK
SPACE OFFICE

ONE STRONG CREDENTIAL RESIDENTIAL

FEW AWARDS TO BEGIN WITH



DEVELOPER OF THE YEAR - BEST RESIDENTIAL

ONE UNITED PROPERTIES
2018 SEE AWARDS



BEST INTERNATIONAL AWARD

ONE FLOREASCA CITY
2019 LONDON IPR



BEST RESIDENTIAL BUILDUP IN DEVELOPMENT

ONE MIRCEA ELIADE
2019 CIJ



BEST SUSTAINABLE RESIDENTIAL DEVELOPMENT

ONE MIRCEA ELIADE
2019 IPA



BEST LUXURY RESIDENTIAL DEVELOPMENT

ONE HERASTRAU PLAZA
2019 CIJ



BEST LUXURY RESIDENTIAL

ONE CHARLES DE GAULLE
2019 CIJ



RESIDENTIAL PROJECT OF THE YEAR

ONE CHARLES DE GAULLE
2019 SEE



ONE MIRCEA ELIADE

Opening Q3 2020
159 Calea Floreasca
3 Towers - 247 Apartments

ONE COTROCENI PARK
OFFICE ONE.RO

one

DB



ONE VERDI PARK

Under Construction
164E Barbu Vacarescu
134 Apartments



ONE CHARLES DE GAULLE

Completed
8 Charles de Gaulle Square
2 buildings - 33 Apartments



ONE HERASTRAU TOWERS

Completed
76-80 Nicolae Caramfil
148 Apartments



ONE HERASTRAU PLAZA

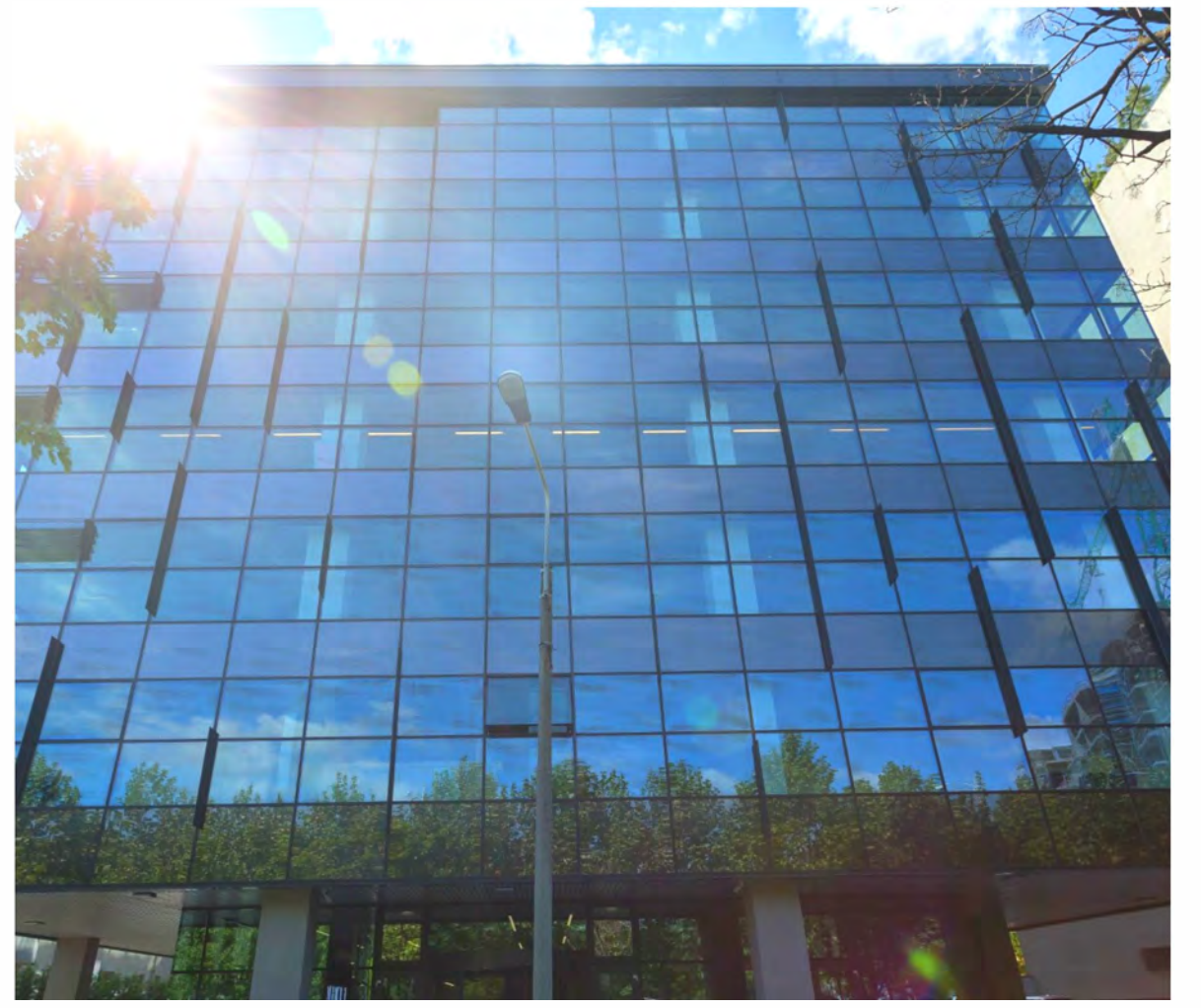
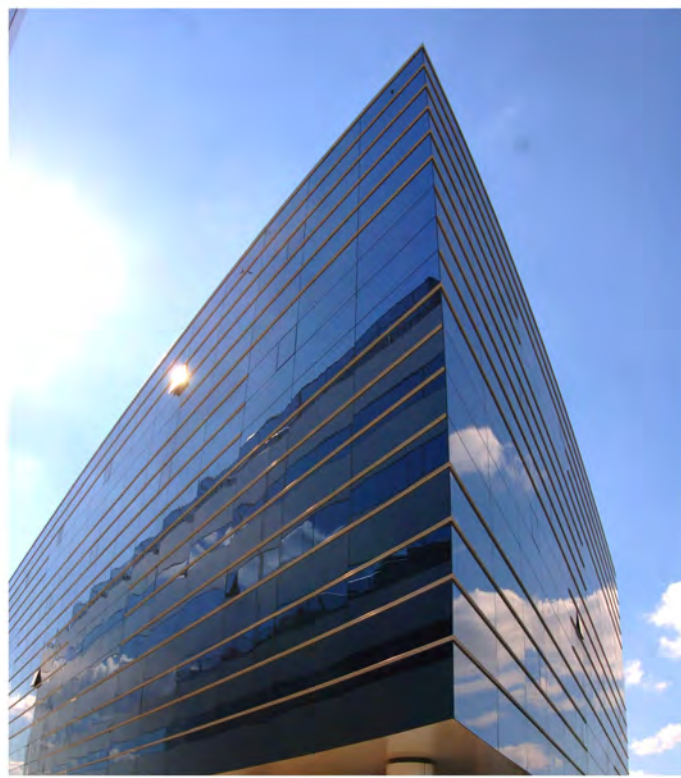
Completed
21-25 Zagazului
156 Apartments



ONE HERASTRAU PARK

Completed
12-14 Nicolae G. Caramfil
2 towers - 106 Apartments

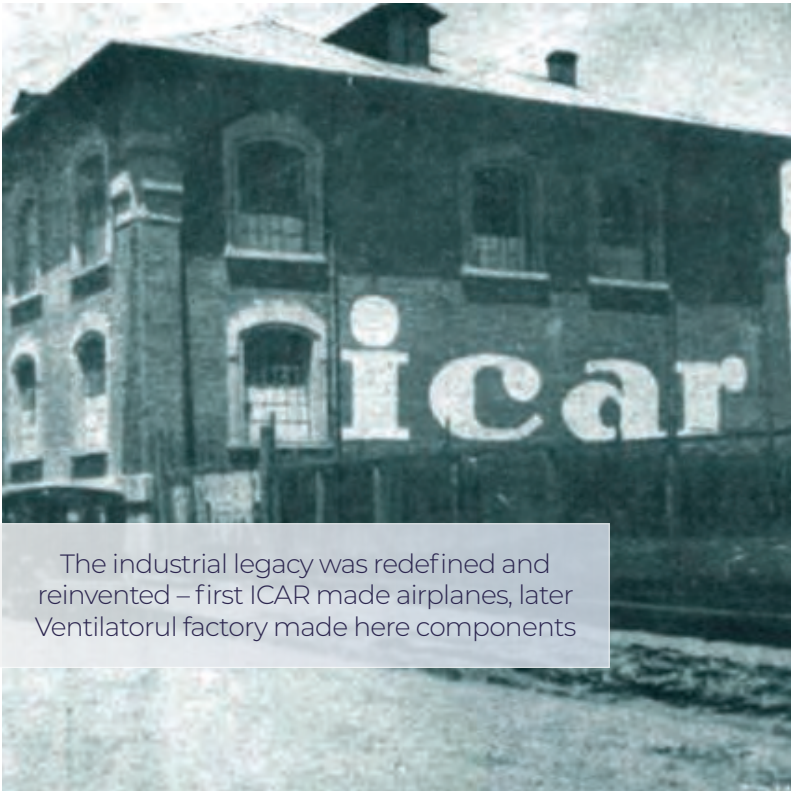






Few know that Cotroceni forest was first mentioned 500 years ago

ONE RICH HISTORY



The industrial legacy was redefined and reinvented – first ICAR made airplanes, later Ventilatorul factory made here components



The property of Cantacuzino family marks centuries as a synonym to royalty, bourgeoisie, lavish architecture and iconic patrimony



The roaring neighborhood also saw the flourishing industrial years: one of the country's first aeronautical plants was founded here in 1932



ONE COTROCENI PARK

LEADING THE TRANSFORMATION OF BUCHAREST

The strategic approach of **ONE United Properties** is to revitalize old, industrial sites, by transforming them into mixed use projects with multiple benefits.

The developer is now building on the former Ventilatorul site a multi-functional development comprising of a business park with retail spaces servicing the ground floor and a residential condominium with apartments built at the standard already imposed on the market by **ONE United Properties**.

The architect has envisioned an **urban office framework**, designed with large-sized floor plates to provide maximum flexibility.

With **direct access subway access**, via a 2-way underground connection to the new Subway line M6, Academiei Station, one station away from the center (Eroilor Station), the business park will offer an unparalleled option to expand horizontally up to **8 500 m²** per floor, a unique option in the Romanian market.

ONE Cotroceni Park will concentrate in a single concept multiple facilities and benefits, on a strategic location, within the main ring of the city.

The project will be activated by restaurants, storefronts, dynamic offices, exclusive living apartments and educational facilities.

ROMANIA HAS BECOME EUROPE'S LATEST TECH HUB

News from www.idgconnect.com

[Home](#) > [IT Leadership](#)

INSIDER **OPINION**

How Romania has become Europe's latest tech hub

Romania is gearing up to be world-class tech hub, but how has it achieved this position and what does the future hold?



By [David Benady](#)

IDG Connect | SEP 18, 2019 3:30 AM PDT

Romania is vying to become a world-class technology hub. With a well-educated tech workforce, a history of academic computer research and a solid outsourcing industry, the nation is well-placed to thrive in the competitive global tech eco-system.

The country has produced a slew of global tech success stories, from automation specialists UiPath, to cybersecurity company Bitdefender, and has attracted investment from top US businesses such as Oracle, IBM and Facebook.

A surge of start-up activity is taking off in cities across the nation leading to a boom in Romania's tech industry and a tight labour market, says Vargha Moayed, chief strategy officer at UiPath.

"Increasingly the Romanian talent pool has gone up the value chain, so today we find people who have participated in start-ups, who have seen the entire cycle of an IT product from conception to release to deployment, so the talent pool has improved and so has their expectation in terms of compensation."

Near zero unemployment in IT has led big tech companies with centres in Romania to bring in talent from Ukraine and Moldova. "The local talent pool is maxed out," he adds.

However, the country lacks some important ingredients for becoming a tech hub. There is a paucity of general strategic business skills to drive global success. Some of its infrastructure, such as transport and roads, needs improving, corruption is problematic while funding to boost its start-up scene is relatively scarce.

Moayed, a Canadian citizen who moved to Bucharest four years ago, says the lack of general business expertise means Romanian companies are forced to head abroad to expand.

RECOMMENDED FOR YOU



Debunking the 20% innovation time enigma

The idea that enterprises large and small can get more innovation out of their employee base (while...



News roundup: Dell-VMware spin-off, SAP unveils financial services unit, Alibaba faces record fine, semiconductor industry growth, and more

A round-up of this week's technology news, including Dell's spin-off of VMware, SAP's new financial...



Secret CSO: Arve Kjoelen, McAfee

What's the best career advice you ever received? "Work to understand your company's business side..."



Neurodiversity and tech: a win-win equation

What are the wide-ranging benefits of hiring neurodivergent employees and how can employers attract...

RESOURCES

WHITE PAPER

veeam 7 Critical Reasons for Office 365 Backup

WHITE PAPER

splunk> 8 Biggest Mistakes IT Practitioners Make and How to Avoid Them



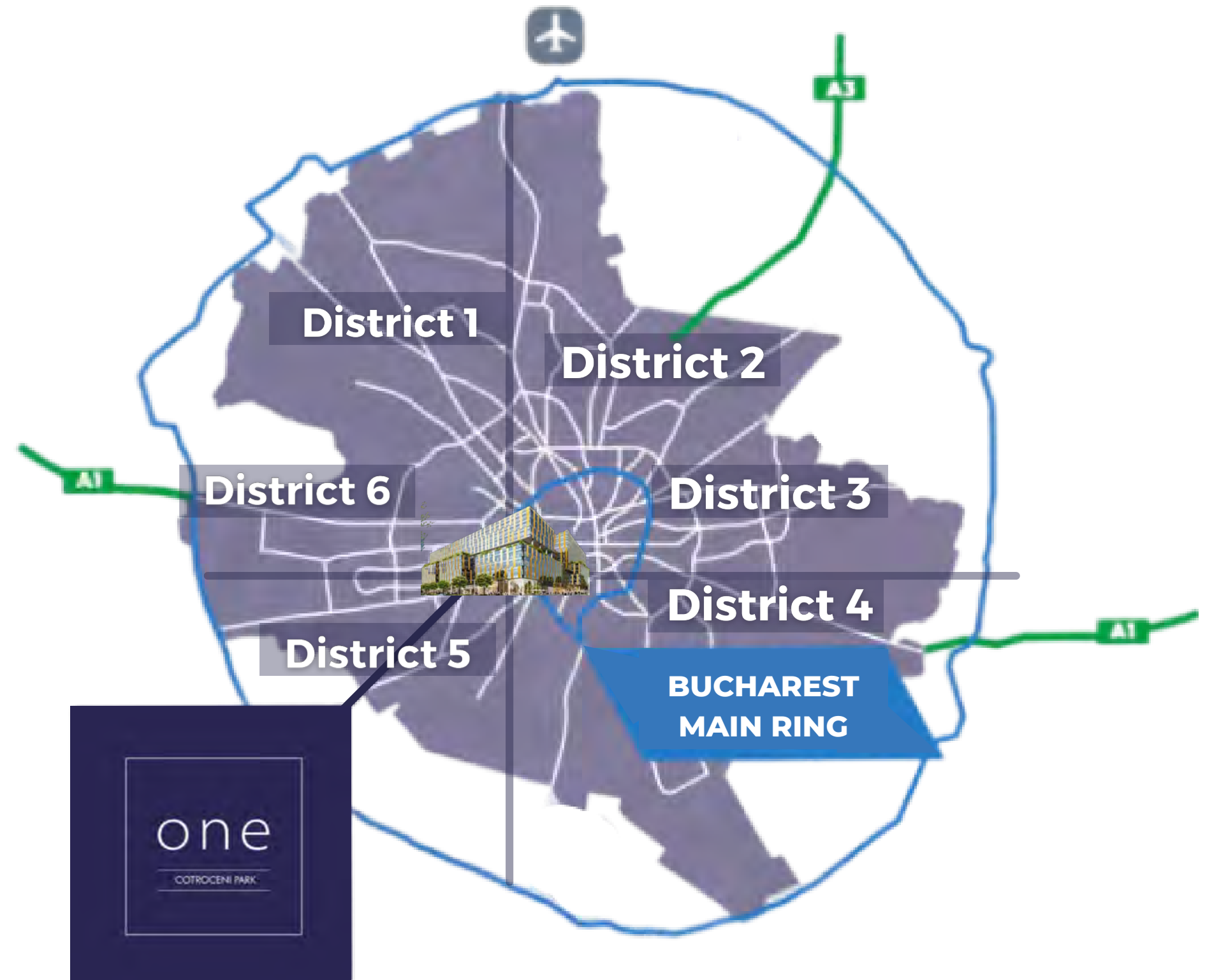
DIRECT ACCESS TO TALENT

Over 70% of the Bucharest population it is concentrated in districts 3,4,5,6, consist of 2.3 million of people.

As such, direct access to talent is essential for companies attempting to better attract and manage contingent workers.

Talent areas as Cotroceni allow companies to leverage their brand equity in attracting, curating, and engaging top talent through a wide variety of sources.

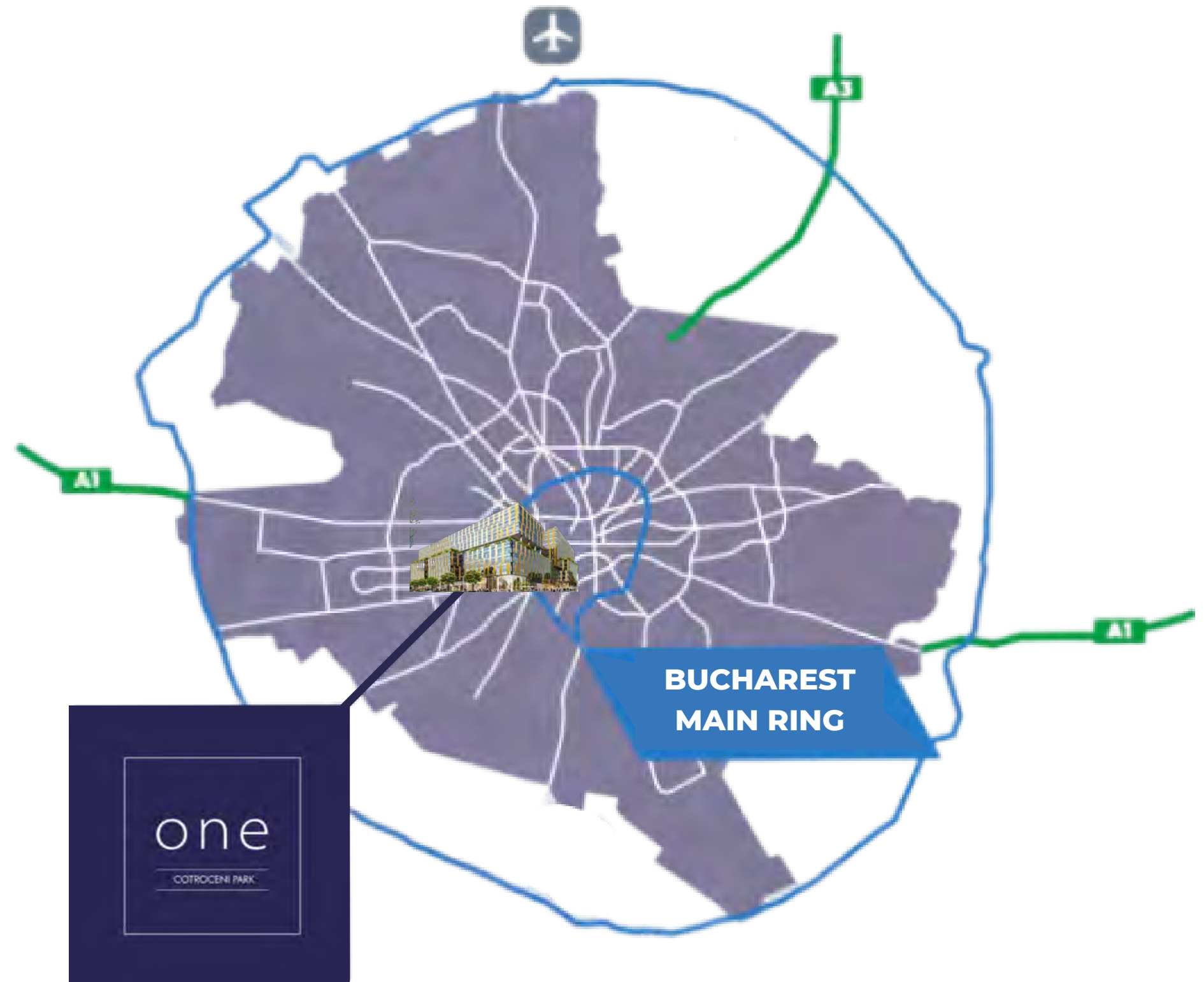
The area it is a mixed between cultural, old and new architecture which transform it in a very effervescent hub.



LOCATION WITHIN THE FIRST RING OF BUCHAREST

The position within the main ring of the city offers easy access to the city center, Unirii&Victoriei Square and Henri Coanda International Airport, with multiple public transportation facilities for employees.

One Cotroceni Park it is the only mixed-use project with subway access. The project it is well-connected with 6 subway stations and multiple bus&tram transportation lines.





LOCATION

The area surrounding the former Ventilatorul plot and Academia Militara metro station is **positioned within the main ring of the city** and comes as the extension of Center-West sub-market, the IT cluster of Bucharest, neighboring the university hub from Polyethnic & Electronics Universities and other points of interests such as Cotroceni Presidential Palace, Botanical Garden or the Palace of Parliament.

The positioning within the main ring of the city offers **easy access to city center**, Unirii & Victoriei Square and Henri Coanda International Airport, with multiple public transportation facilities for employees.



ONE COTROCENI PARK

WHERE HISTORY MEETS INNOVATION

The area where **ONE United Properties** is developing **ONE Cotroceni Park** assures access to multiple facilities and amenities: the Botanical Garden is just 10 minutes away, while the largest shopping center in Romania is just in the immediate vicinity with numerous options for shopping, restaurants, cinema, fitness, etc.

Additionally, the project itself is planned under the **Live/Work/Play** concept, offering various services to the employees working here: green areas, running tracks, coffee shops & restaurants, cleaning, pharmacy or kindergarten.



ACCESSIBILITY

THE ONLY MIXED USE PROJECT WITH SUBWAY ACCES



METRO STATIONS

M5 ACADEMIA MILITARA (UC)
M3 POLITEHNICA
M1 GROZĂVEȘTI
M1 M3 M5 EROILOR



BUS

91, 96, 139, 226, 122
781, N110, N120, N116



TRAM

1, 8, 10, 11, 25

METRO ROUTES

M5 RÂUL DOAMNEI - PANTELION
M3 PRECIZIEI - ANGHEL SALIGNY
M1 DRISTOR - PANTELIMON
M3 PRECIZIEI - ANGHEL SALIGNY



POLITEHNICA
10 min by walk



**TO AIRPORT
VIA DNI**



EROILOR
15 min by walk



ACADEMIA MILITARA ~UC°
1 min by walk



TRAM STATION
8, 25, 35



BUS STATION
139, 226, 91, 96



TRAM STATION
1, 8, 10 ,11, 25



TRAM STATION
1, 8, 10 ,11, 25



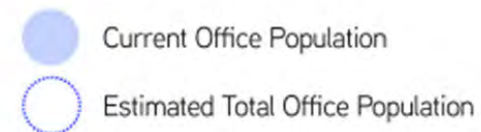
BUS STATION
122, 226, 781, N110, N120, N116



BUS STATION
91, 96, 139

one
COTROCENI PARK

BUCHAREST OFFICE METRO MAP



MAKING THE CONNECTION

DIRECT SUBWAY ACCESS TO OFFICE

The convenient position of One Cotroceni Park offers direct access to the subway station named Academia Militara. Also, the next station, Eroilor 2 it is a **transportation hub**, that link 3 important points M1, M3 and M5, which connects the whole city. **One Cotroceni Park** it is the only mixed-use project with subway access.



inside the metro station
Academia Militara



100 m walking distance to
the subway station



inside the metro station
Eroilor 2

AN URBAN HIVE

ONE Cotroceni Park is set to accommodate a community of over **12 000** people living and working together.

COVERING SURFACE **5.8ha**

CHANGE
IS
COMING



THE LARGEST AND MOST DYNAMIC URBAN REGENERATION IN ROMANIA

Following the strategic approach of **ONE United Properties** to revitalize old industrial sites by transforming them into astounding **mixed use projects** with multiple benefits, the developer is now building a **multi-functional ensemble** on the former Ventilatorul platform, creating thus a city within the city and **ONE community**.



M ACADEMIA MILITARA

DIRECT ACCESS AND WALKWAY TO METRO STATION

PROGRESULUI STREET

M ACADEMIA MILITARA

3UG
GF
9F
TH

GF
11D
PHASE 3

3UG
GF
11F
TH

GF
10F

GF
11D

GF
10D

GF
11D

RETAIL

PLAZA

KINDER GARDEN

GF
8D

GF
8D

GF
11D

GF
11D

NU, U ION STREET



- GREEN AREAS "PARK"
- SIDEWALK
- OFFICE
- RESIDENTIAL
- RETAIL

MASTERPLAN

The project is designed under the **Live/Work/Play** holistic approach, offering to both employees and residents integrated amenities from food to fitness and services to outdoor running and biking tracks.

ONE Cotroceni Park will be built under the **global underground parking concept**, with over **10 access and exit ways**, thus allowing the ground level to be used for green spaces and facilities.

THE LARGEST MIXED USE PROJECT IN BUCHAREST

In creating ONE Cotroceni Park we are
builders of an entire community

What turns a space into a well-being
space?

**INTEGRATION
INTERACTION
INTERCONNECTION**

As social beings, we yearn for identity, for
belonging and connection. Working
together, living together and sharing the
same day-to-day habits is what binds us
as ONE.

ONE Cotroceni Park offers the space
and resources that anchor people in
ONE place.



office

75 209 sqm



residence

900 apts.



retail

5 487 sqm
phase 1

15 000 sqm
phase 2



parking

2 233
lots





THE BUZZ

Retail spaces for amenities and commercial purposes, a distinguished selection of retailers for good taste(s)



RETAIL AMENITIES MAP

Rentable Area - 20 500 m²



ONE COTROCENI PARK

THE OFFICE

The core foundation of the micro-society that One Cotroceni Park will bring to life

WHO NEEDS THE ELEVATOR?

The most efficient floor plates in town – up to **8,500** sqm horizontally.

3m

CLEAR
HEIGHT
OFFICES



75 209 m²

phase 1

41 879 m²

phase 2

33 330 m²







SUSTAINABLE BUILDING

The project targets **LEED PLATINUM certification** and is also to be **WELL certified**, with emphasis on the employee experience, level of health and happiness.

Tenants will also benefit from an increased level of comfort due to the **3 meters clear height** in all office areas as well as the latest implemented technologies of LED, energy recuperating HVAC & Elevators, and openable windows.

PHASE ONE

TOTAL BUILT AREA - **45 423 sqm**
TOTAL LEASING AREA - **41 879 sqm**
COMMERCIAL AREA - **3 544 sqm**

PHASE TWO

TOTAL BUILT AREA - **35 273 sqm**
TOTAL LEASING AREA - **33 330 sqm**
COMMERCIAL AREA - **1 943 sqm**



OUTPOST OF FLEXIBILITY

No two floors are the same

ONE Cotroceni Park is an L shaped office layout offering anything from 1 000 m² to contiguous 4 800 m² to 8 500 m².

Lucky guests at upper floors can enjoy real roof top gardens.



The image shows a modern office building with a glass and copper facade. The building has multiple floors with green terraces. The facade is made of glass panels and copper-colored vertical slats. The building is set against a clear blue sky.

ONE GREAT OFFICE LAYOUT

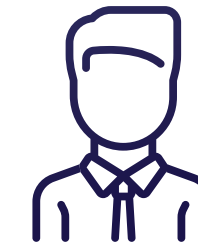
75 209 m² of **outstanding construction standards**, with aesthetically surprising OFFICES and **PIONEERING** presence in Cotroceni area.

DESIGNING GREEN OFFICES

The **ECO VISION** is a key part of **ONE UNITED STRATEGY**

The company targets to develop buildings with **minimal impact on the environment**, translating into highly-efficient workplaces.

This concept is to be implemented within **ONE Cotroceni Park** as well, the project going to offer numerous green facilities: **large terraces** and **elevated gardens** for natural break-out areas, no parking units on the ground level, **interior courtyard** with **green alleys**, **running & biking tracks**, **car charging sockets**, **showers** and **locker rooms**.



EMPLOYEES ADVANTAGES

Employees in green offices **record 101% improvement** in cognitive scores

Employees who **benefit correctly from natural light** sleep on average 46 minutes more per night

Employee **absenteeism is reduced**

Employees **feel more productive and healthier** in green buildings

ENVIRONMENT ADVANTAGES



The office sector has the largest potential for **significantly reducing greenhouse gas emissions** compared to other major emitting sectors

This **emissions savings potential** is said to be as much as **84 gigatons of CO2 (GtCO2)** by 2050, through direct measures in buildings such as energy efficiency, fuel switching and the use of renewable energy.



COMPANIES ADVANTAGES

Strong financial returns for the companies that are occupying green buildings

WELLBEING AT WORK

ONE Cotroceni Park will be **WELL certified**. But this is more than a certification. It is our way of doing things.

The relevance of the **WELL** paradigm of developing is in the impact that working and living in such environments has over the lives of the people in **ONE Cotroceni Park**

The buildings ensure **correct natural lighting, sound insulation** from external noise, thanks to the presence of sound-absorbing materials with flexible spaces both open and private to ensure both privacy and collaboration for the best productivity.

Clean energy is used to fuel up life in ONE Cotroceni Park.

ONE Cotroceni Park aims to high flexibility, embracing also a holistic sustainable vision for work and living.

ONE Cotroceni Park will contribute to the wellbeing of people through **7 pillars** certified by the **International WELL Building Institute** in USA.



7 PILARS OF WELLBEING

AIR



LIGHT



WATER



NOURISHMENT



FITNESS



BODY COMFORT

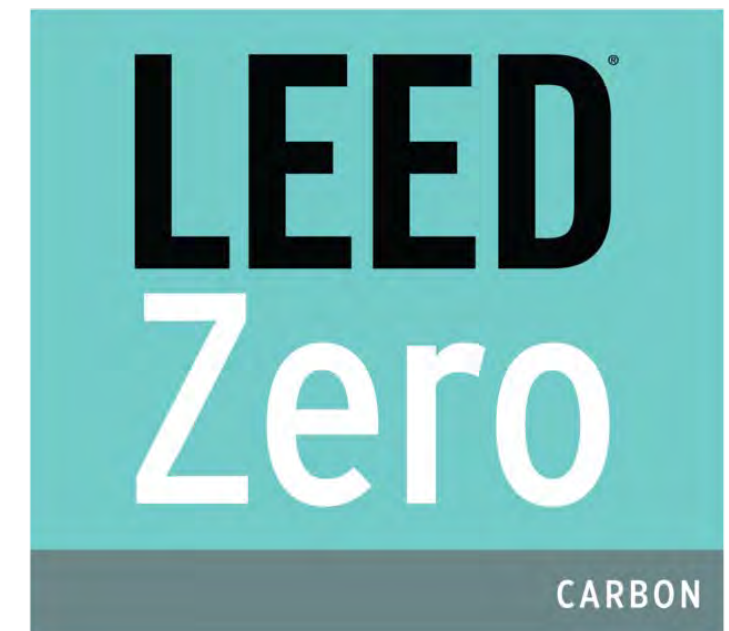


MIND COMFORT



OUR ACCOMPLISHMENTS

AIMING FOR



The path to LEED and WELL certifications

Colliers

Catre:

nr 216 / 14.12.2021

S.C. ONE COTROCENI PARK S.R.L.,

Strada Maxim Gorki nr 20, Sector 1, Bucuresti

Proiect: One Cotroceni Park – Faza I

Ref. Certificare LEED PLATINUM.

Stimată Doamnă/ Stimate Domn,

Referitor la certificarea LEED PLATINUM aferenta proiectului „IMOBIL BIROURI CU FUNCTIUNI COMPLEMENTARE, cu regim de inaltime maxim 3S+P+9E/11E+ETH” va comunicam urmatoarele:

Procesul de certificare LEED PLATINUM este in desfasurare, acesta fiind facut pentru intreaga cladire, compusa din corpurile A+B+C ale Proiectului (One Cotroceni Park faza I si One Cotroceni Park faza II).

De asemenea, reiteram ca documentatia si livrabilele intocmite de catre Furnizor precum si obtinerea certificarii LEED vor fi realizate pentru intreaga cladire, compusa din corpurile A+B+C al Proiectului (One Cotroceni Park faza I si One Cotroceni Park faza II).

In ceea ce priveste certificarea LEED Platinum va comunicam ca sunt necesare un minim de 80 de credite.

In acest moment, pe baza documentatiei existente si a scorecard-ului intocmit, va informam ca se pot considera atinse 78 credite din cele 88 posibil de indeplinit in prezentul proiect.

De asemenea, gasiti mai jos un screen-shot cu informatiile generale de pe platforma USGBC (United States Green Building Council).

Cu considerație,

Valentin Armeanu, Manager departament MEP+Structura

WSP Engineering Romania SRL

Strada Siriului 22-26, Cladire CSDA, Etaje 3, 4, si 5, Sector 1, Bucuresti

December 22nd, 2021

To whom it may concern

In accordance with the contract no PM 810 dated 3.03.2021, concluded between Colliers International SRL and One Cotroceni Park SRL, we confirm that our company has been appointed to carry out the consulting services to support WELL Health-Safety Core & Shell Certification for the future office building. One Cotroceni Park.

The consulting services started at the beginning of November 2021 with the first phase of our contract: the WELL Health-Safety Evaluation.

Should you require additional information, please do not hesitate to contact me.

Yours sincerely,

Oana Stamatina

Deputy Head,
WELL AP, LEED AP BD+C, BREEAM Assessor,
BREEAM In-Use Assessor
Green & Healthy Buildings Certifications
Colliers, Romania
oana.stamatina@colliers.com

WORK
LIVE
PLAY

PARK AMENITIES

ONE United Properties is particularly thoughtful by the impact of the workspaces upon the occupiers. Thus, it decided to **develop all its mixed use projects** under the **Live/Work/Play** holistic approach, offering integrated facilities and amenities.

Sharing the vision of the International WELL Building Institute, “**Buildings and communities that help people thrive**”, the developer will certify **ONE Cotroceni Park** under the **WELL building standard**.

WELL fosters a holistic formula for better health and wellness outcomes, leading to improvements in things like employee productivity, engagement and retention.



A modern office interior with large windows, indoor plants, and colorful furniture. The space features a mix of teal, pink, and brown tones. In the foreground, there's a round wooden table with four pink chairs. Behind it, there are desks with computers and more teal chairs. The background shows a large glass wall overlooking a city street. The ceiling has exposed ductwork and plants hanging from it.

TURNKEY DELIVERY

ONE United Properties will offer the **turnkey fitout delivery option**, to reduce all non core related efforts of the occupiers before and during the fitout process.

This will translate in **flawless workspaces concepts**, designed by the latest trends and planned 100% in the concern of the employees' wellbeing.

BUILDING SPECIFICATIONS

Approximately 75 200 m² of high quality offices with aesthetically pleasing and notable presence in Cotroceni Quarter.

TECHNICAL SPECIFICATIONS

3 m floor-to-ceiling height;
18 high speed elevators;
Operable window modules;
Optimized elevator waiting times and core layouts to allow efficient access for occupiers;
Typical floor loads – 3.0 kN/m²/office space and special reinforced 5.0 kN/m²/storage areas;
Suspended ceilings throughout the offices;
15 cm raised floors;

ARCHITECTURE

Quality architectural features and facades;
Emphasis on optimal use of natural light throughout the building;
High ratios of parking spaces and area usage effectiveness;
Generous double height;
2233 parking spaces;
Additional road will be built in order to avoid obstructing traffic movement;

FIRE & SECURITY SYSTEMS

Full sprinkler system;
Smoke Detection System;
Building Management System;
CCTV monitoring of all access points to the buildings and parking area;
Access Control System;
Security staff available 24h a day;

HVAC & ELECTRICAL SYSTEMS

4-pipe fan coil HVAC system;
Ceiling-mounted diffusers;
Local temperature controllers;
Office lighting; fully recessed fluorescent luminaries to fulfill local code to open plan layout;
Space allowance for tenant generators and diverse electrical distribution;
Efficient distribution of services to allow tenant specific IT/LAN rooms.

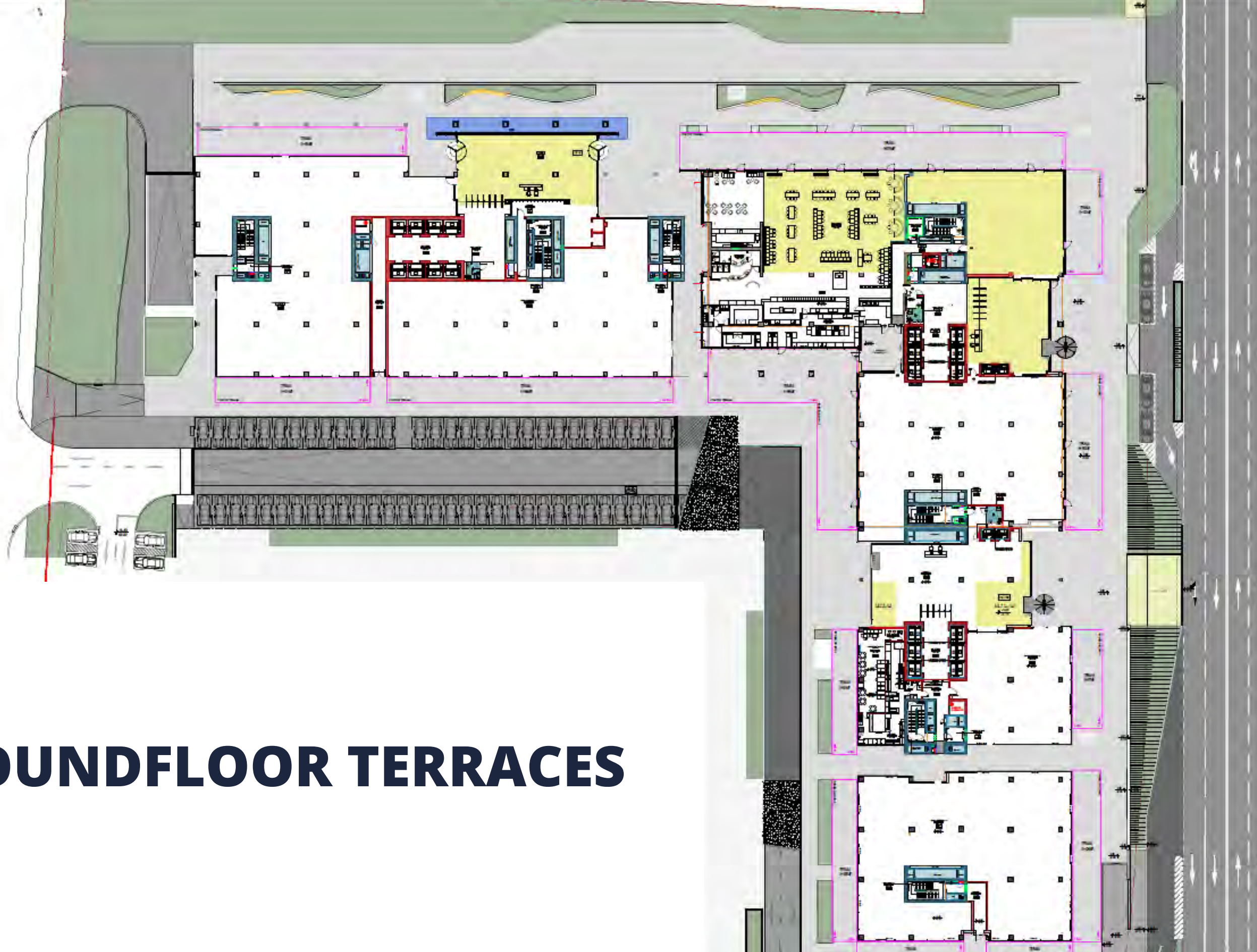
ONE COMMUNITY

Since the beginning, **ONE UNITED PROPERTIES** kept innovating in building practices for energy-efficient, healthy, and environmentally sustainable buildings, being highly recognized with multiple awards for architecture, design, development, and other sustainability and environmental awards.

In this regard, has been developed a community where all the tenants have access to a lot of benefits as priority and discounts to the One Residential projects, a good environment for networking and creating long-term partnerships among tenants and taking part at **ONE UNITED PROPERTIES** events.



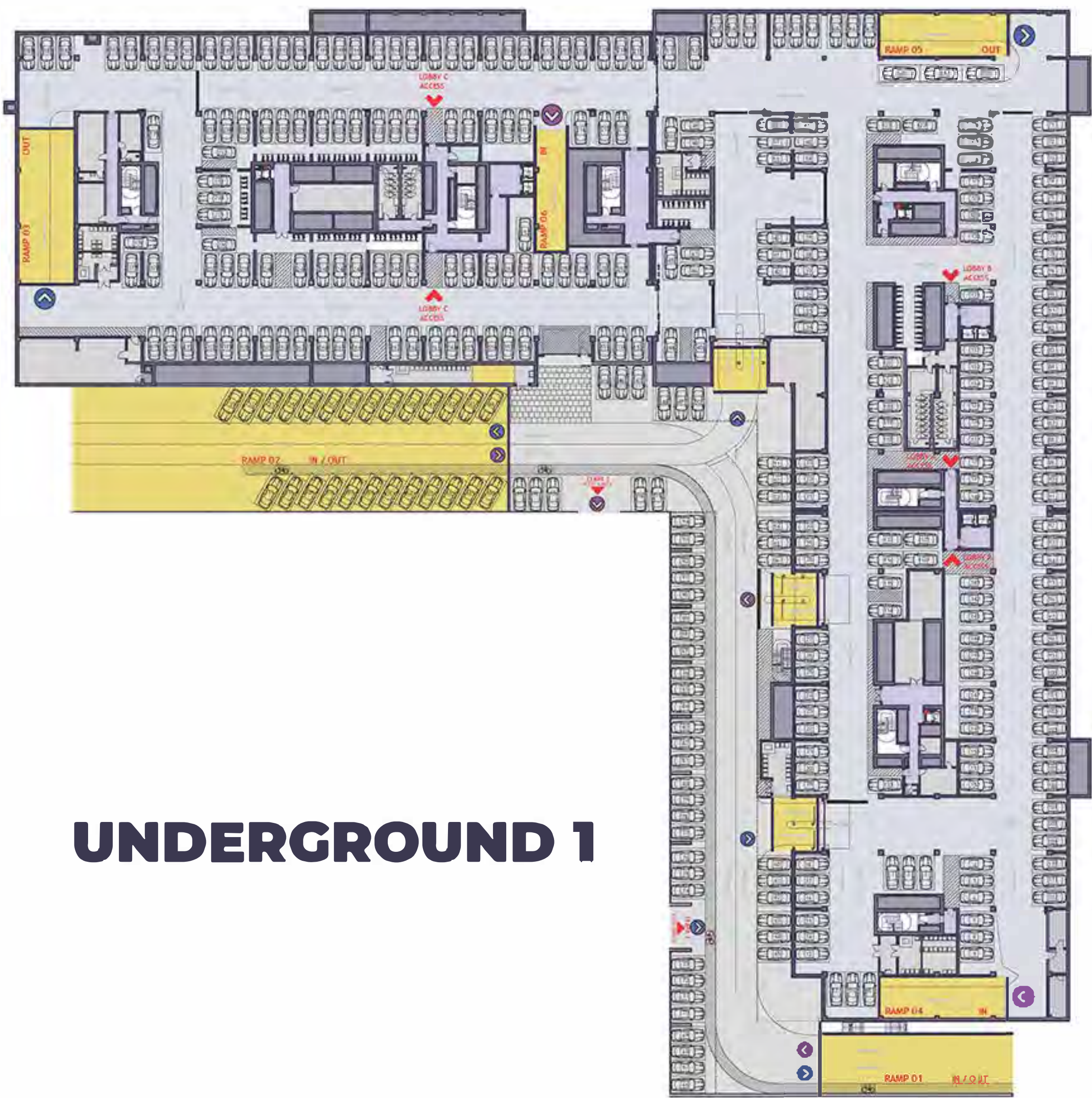
GROUND FLOOR TERRACES



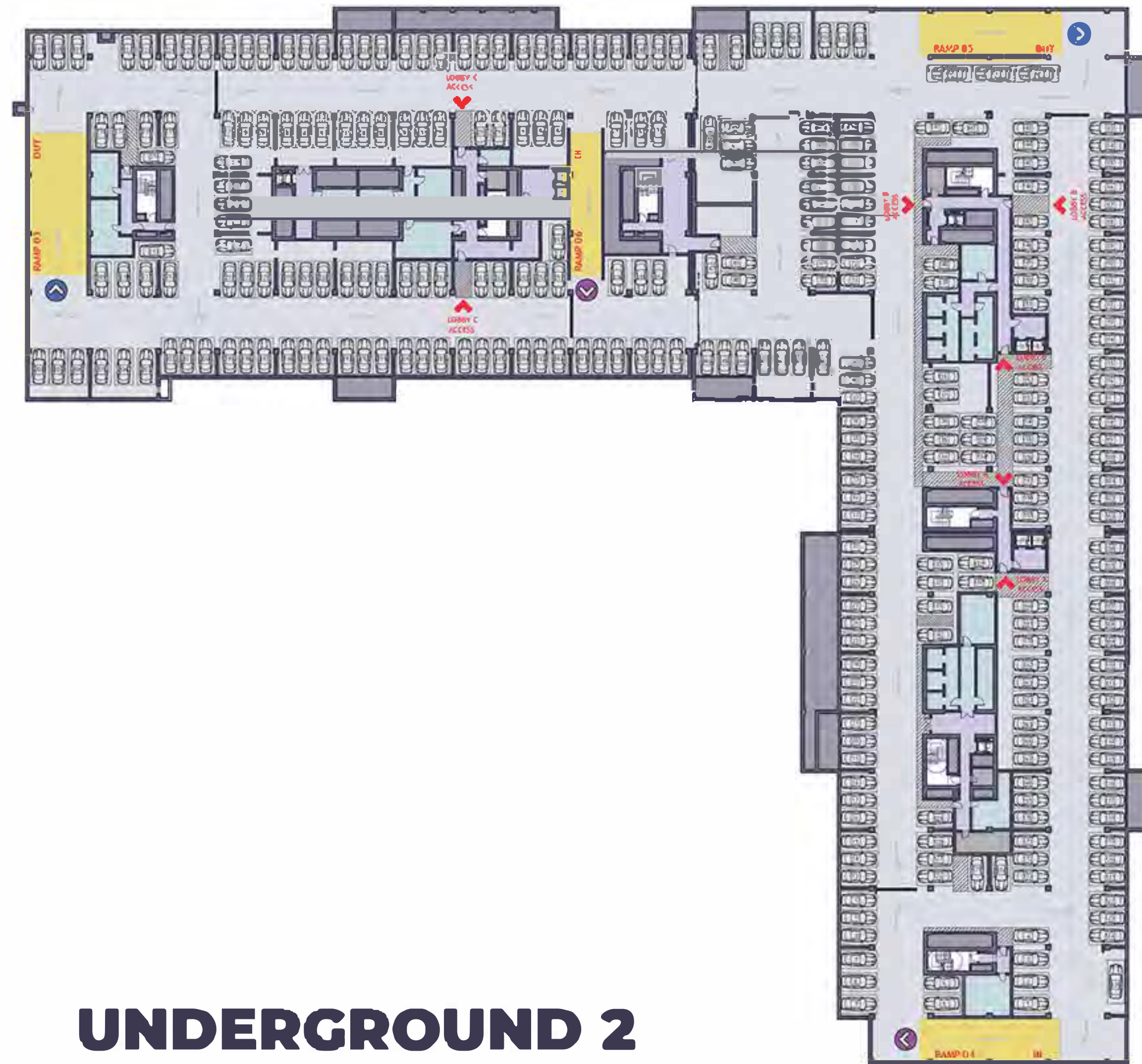


GROUND LEVEL

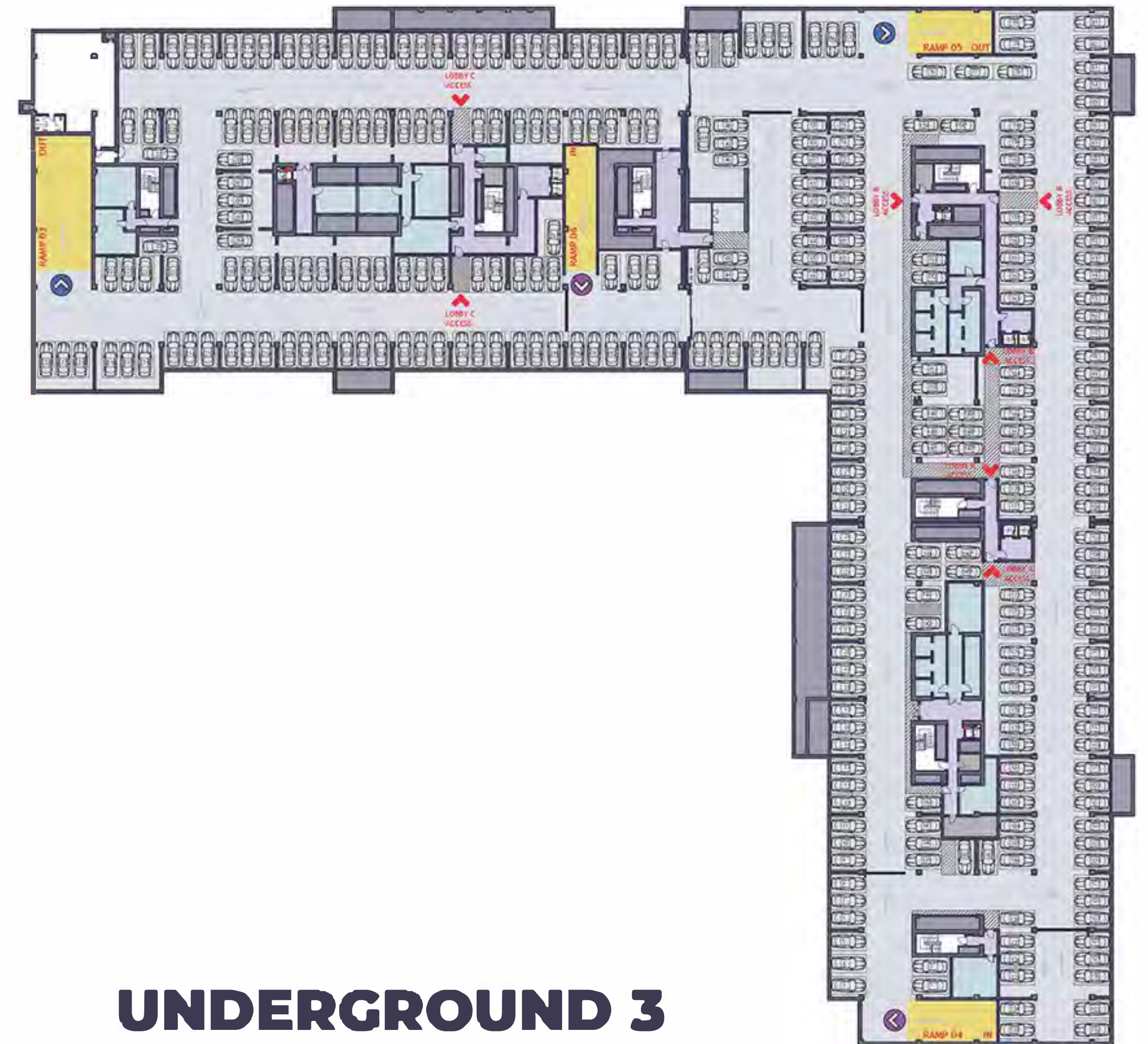
FLOOR AREA - 5 487 m²



UNDERGROUND 1



UNDERGROUND 2



UNDERGROUND 3



1st FLOOR

FLOOR AREA - 6 586 m²



2nd FLOOR

FLOOR AREA - 8 543 m²



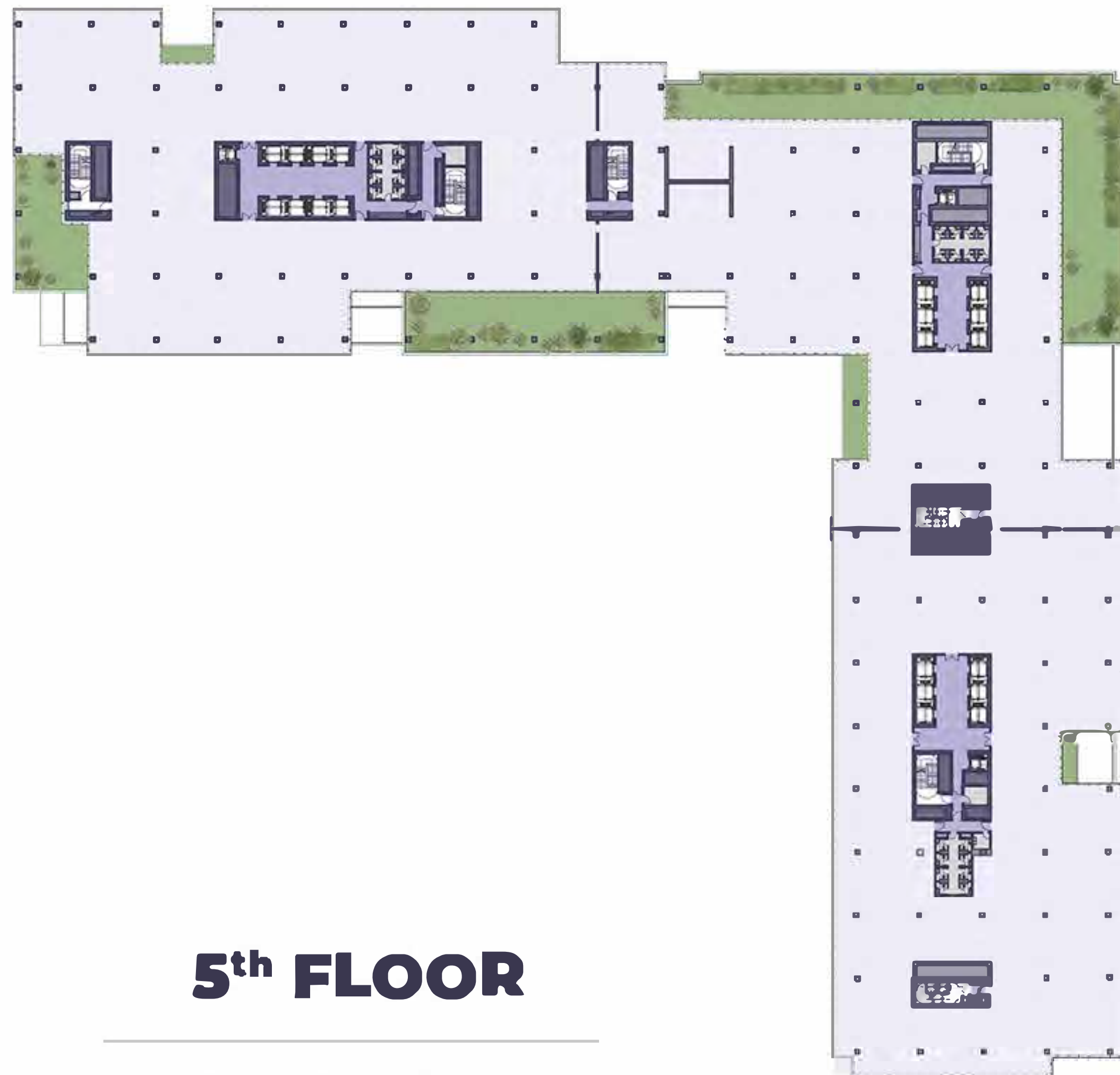
3rd FLOOR

FLOOR AREA - 8 507 m²



4th FLOOR

FLOOR AREA - 8 544 m²



5th FLOOR

FLOOR AREA-8 591 m²



6th FLOOR

FLOOR AREA-7 942 m²



7th FLOOR

FLOOR AREA - 7 223 m²



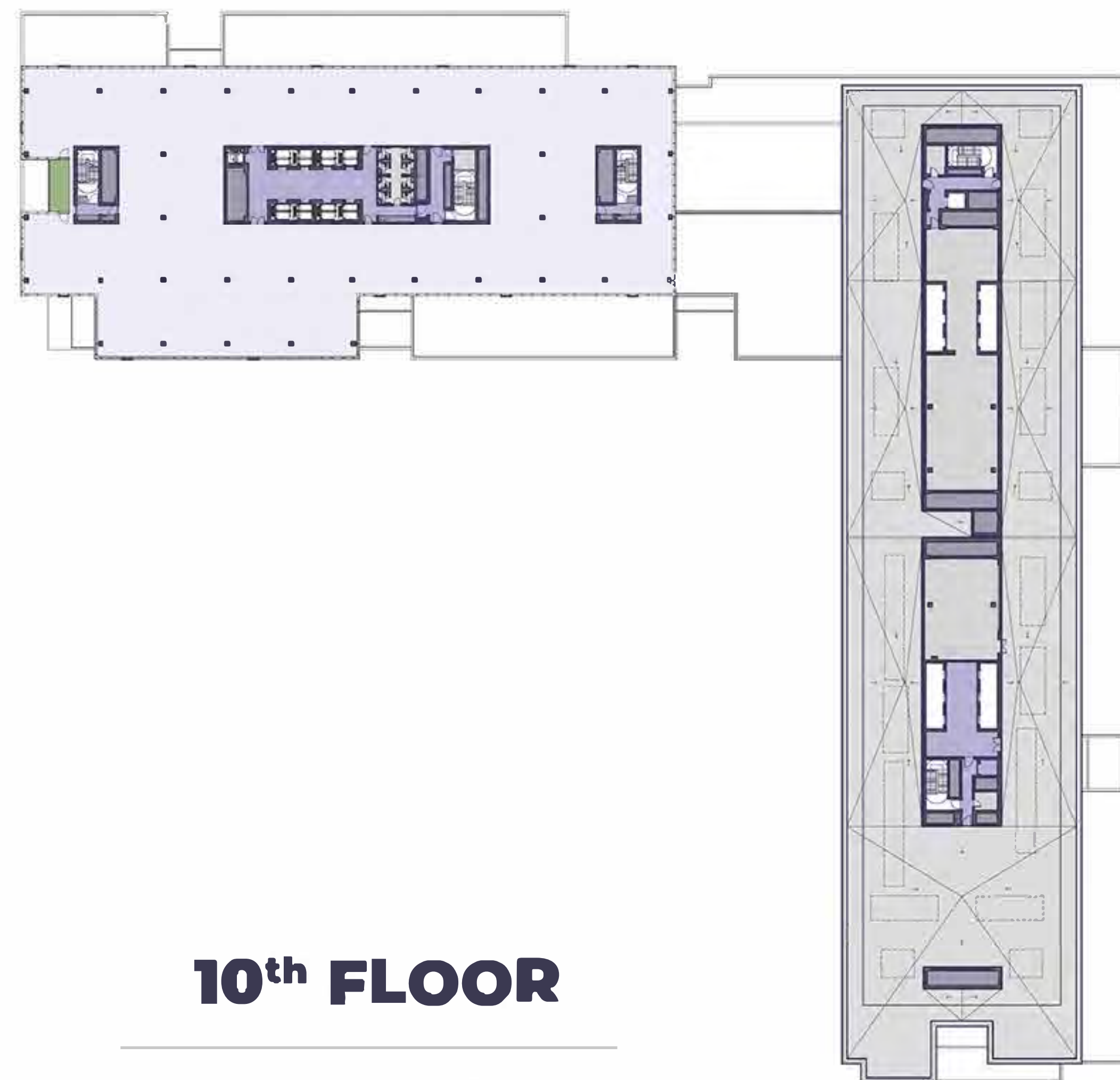
8th FLOOR

FLOOR AREA - 7200 m²



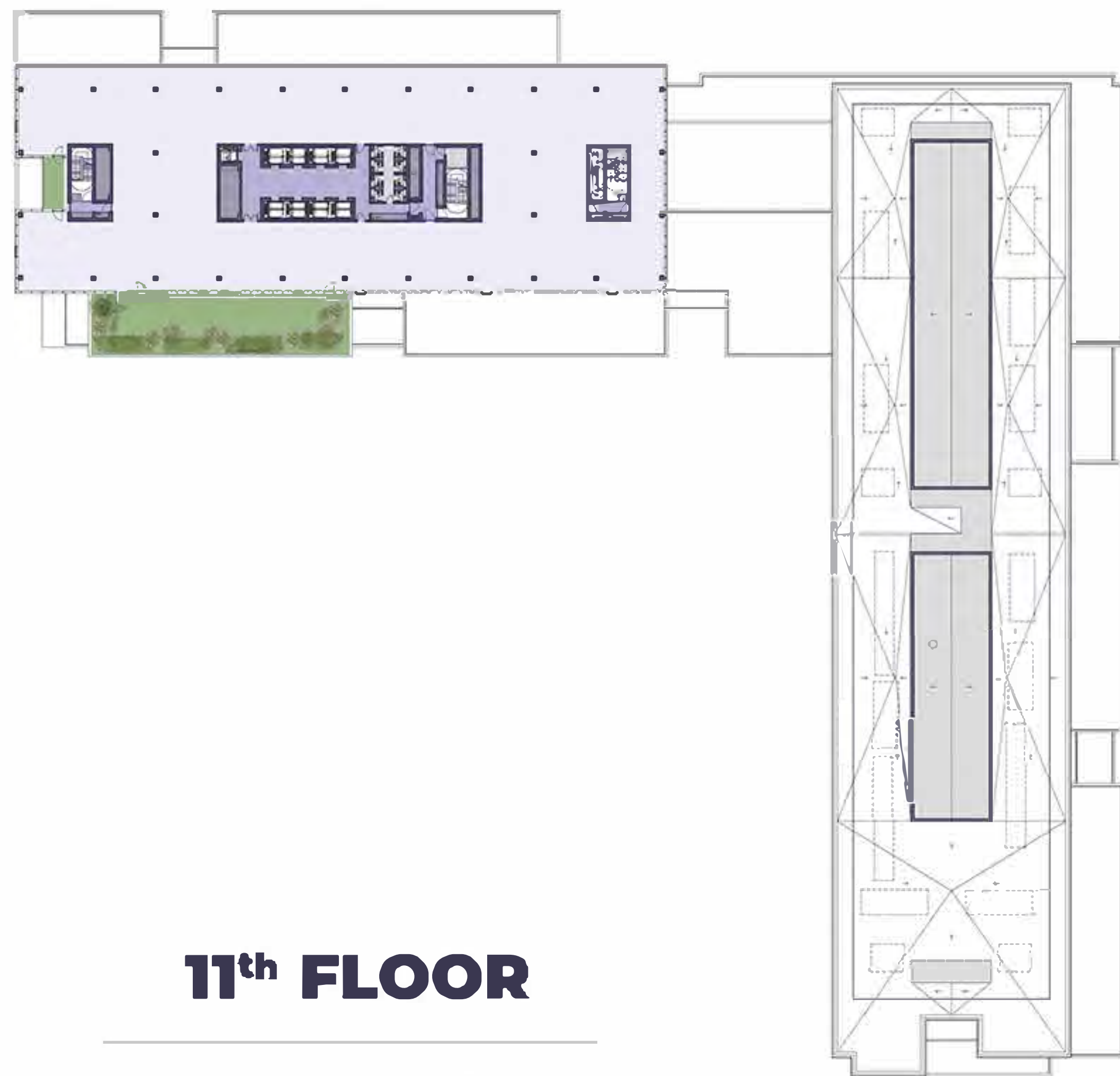
9th FLOOR

FLOOR AREA - 6 897 m²



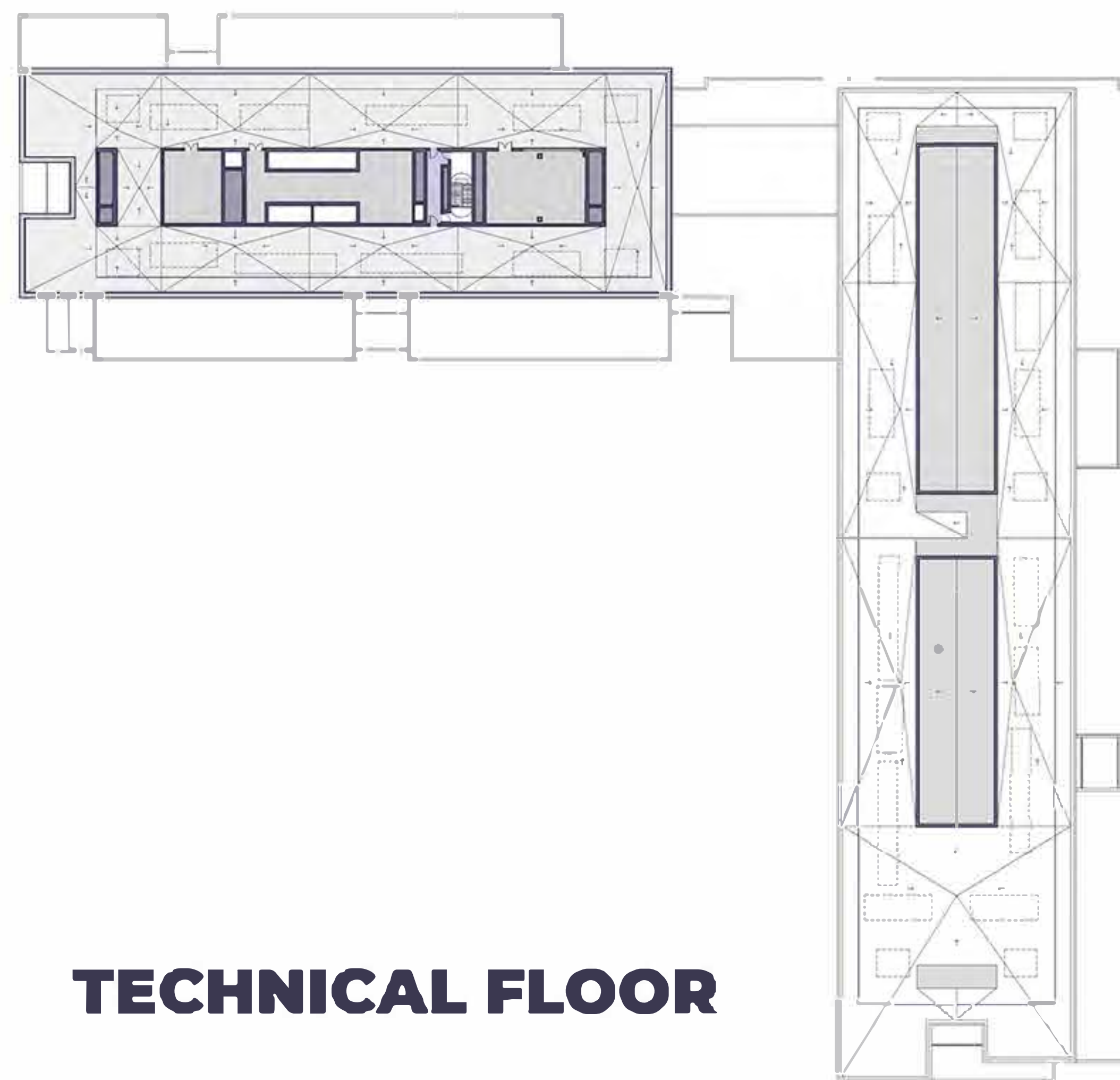
10th FLOOR

FLOOR AREA - 2 597 m²



11th FLOOR

FLOOR AREA - 2574 m²



TECHNICAL FLOOR

2019

2020

2021

2022

PRE CONSTRUCTION

101 Days

END October 2019

CONSTRUCTION

START September 2019

576 Days

END November 2021

STRUCTURE WORKS

START September 2019

230 Days

END July 2020

ARCHITECTURE & INSTALLATIONS

START March 2020

446 Days

END November 2021

CONSTRUCTION COURSE

HAND OVER

END November 2021

Q4 2021



CREATORS

Our superheros



**VICTOR
C'P ITANU**



**ANDREI
DIACONESCU**



**IONU
DUMITRESCU**





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