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UNITED PROPERTIES

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ONE UNITED

landmarks in sustainability

ONE UNITED

reinvent the city

PROPERTIES

PROPERTIES

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cityreshaping projects

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# ONE VICTORIEI CENTER

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community binders

PROPERTIES

ambitious lifestyle

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# DESIGNING THE FUTURE

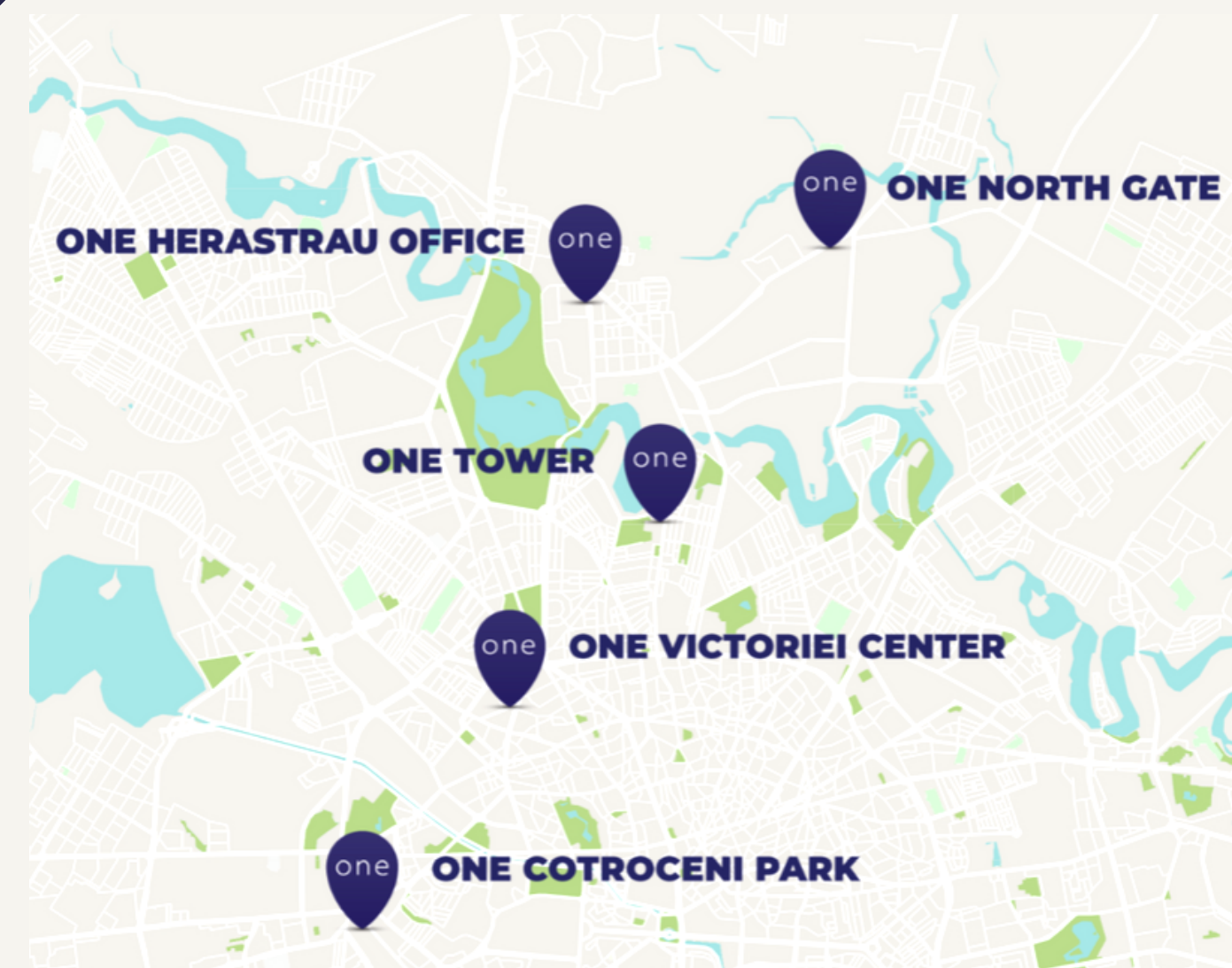
**ONE United Properties** is a Leading Green Developer of premium residential real estate and office buildings. The company was established in 2011, although the founders have been residential projects together since 2006 and have invested in real estate since 2000.

**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.**

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# ONE VICTORIEI CENTER

## HIGHLIGHTS

Victoriei Center is one of the top office developments designed for premium companies seeking to bring out the best in their businesses. Located near Victoriei Square, the building is having high visibility and great accessibility from other areas of the city. The building offers excellent public transportation connections, large and efficient office spaces and also 3 levels of underground parking.

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# PREMIER LOCATION

In the heart of Bucharest Business Area

Located on **58-60 Gheorghe Polizu Street**, in the most exquisite **business area of the city** and in close proximity to the Victoriei Square, **ONE Victoriei Center** grants **easy access** to its tenants and visitors. The public transport offers links to the building via tram, bus, train and subway. The area is rich in **restaurants, coffee shops, wellness centers, shops and many more.**

HERASTRAU PARK

DOROBANTI AREA

KISELEFF PARK

VICTORIEI SQUARE

VICTORIA PALACE

M

M



ONE VICTORIEI CENTER



# ACCESSIBILITY

Well connected and strongly visible



## Metro Station

M1- M2 Piata Victoriei  
M2 - M4 Gara de Nord  
M2 - Piata Romana



## Tram

Line: 24, 42, 46, 46



## Train

Central Station  
Gara de Nord



## Bus

Lines: 205, 65, 79, 86





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- Excellent visibility in a premium location
- Excellent accessibility
- Excellent public transportation
- Restaurants & Cafes
- Healthcare services
- Travel accommodation
- 12,098 sq.m total GLA
- 854.14 sq.m typical standard floor
- 13 floors
- 3 basements
- Underground parking spaces

# BUILDING SPECIFICATIONS

ONE great office layout

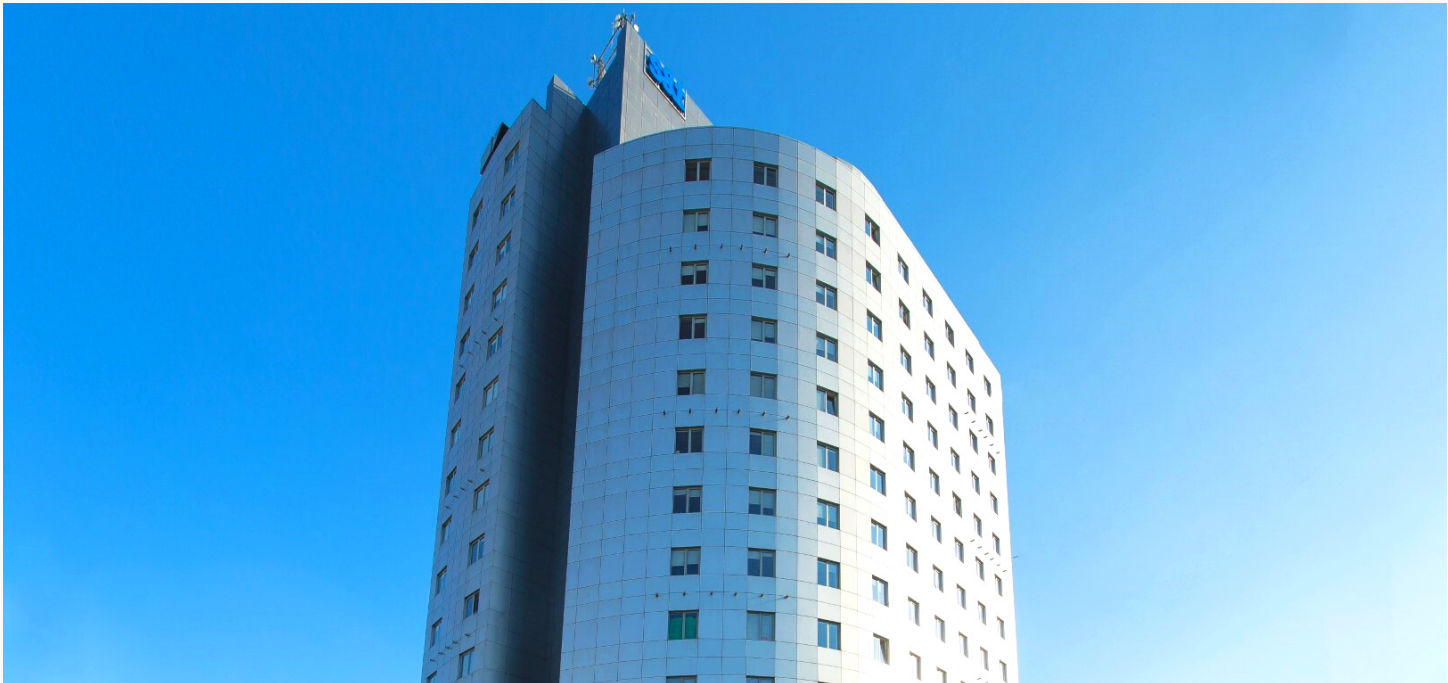




# TECHNICAL SPECIFICATIONS

- 4 pipes HVAC system
- Raised floor
- Suspended ceiling
- Sprinklers & smoke detectors
- Heavy traffic carpet
- Fibre optics
- Openable windows
- 24 H Security system
- Building management system

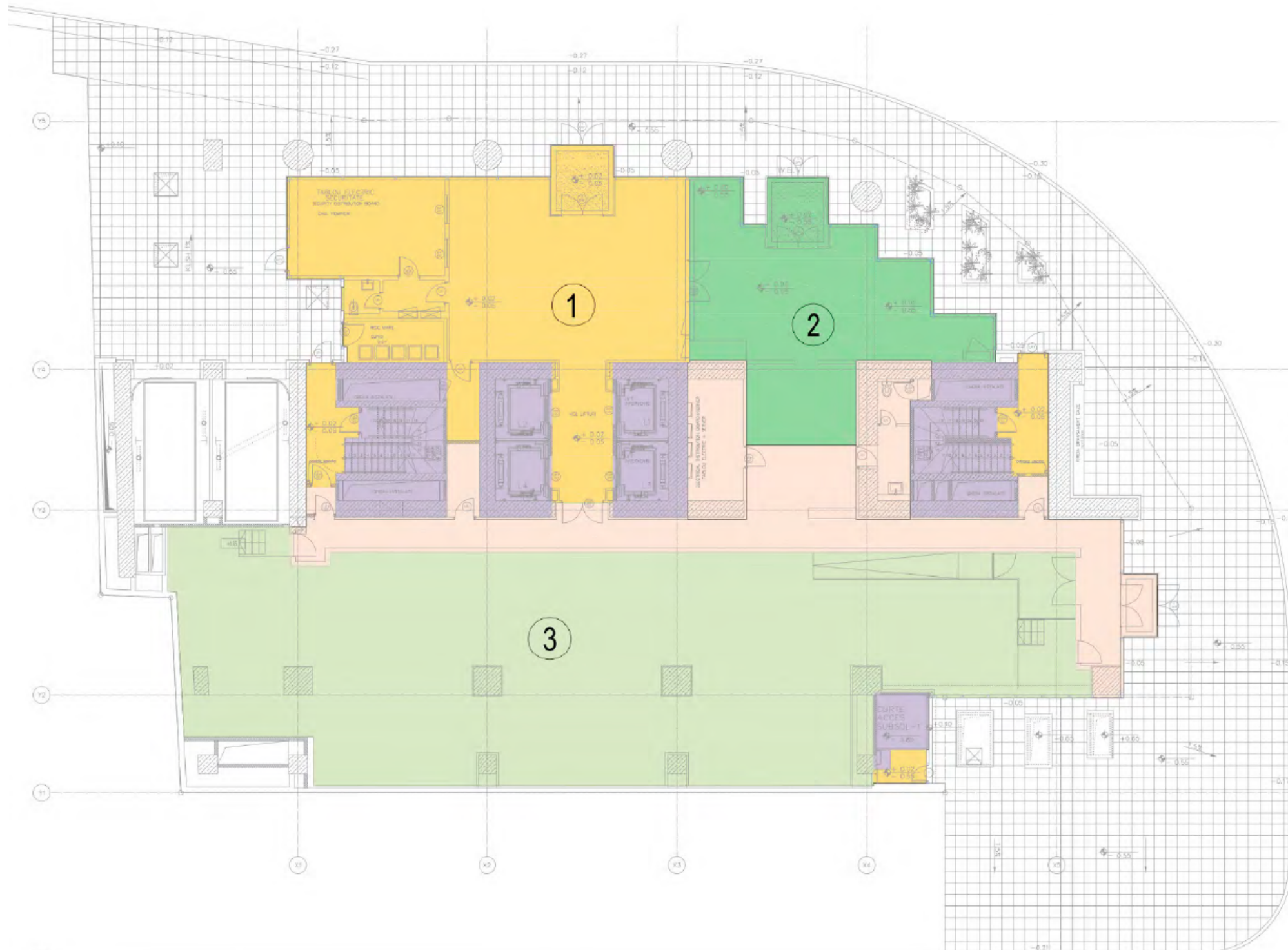
	GLA	INTERIOR GROSS
OFFICE	11,483 sq.m	16,069 sq.m
RETAIL	615.71 sq.m	833 sq.m
PARKING SPACES	44 SPACES	
TOTAL	12,098 sq.m	16,903 sq.m





# FLOOR PLANS

## FLEXIBILITY FOR FUTURE GROWTH



**GROUND FLOOR**  
615.71 sq.m.



**MEZZANINE**  
831.42 sq.m.



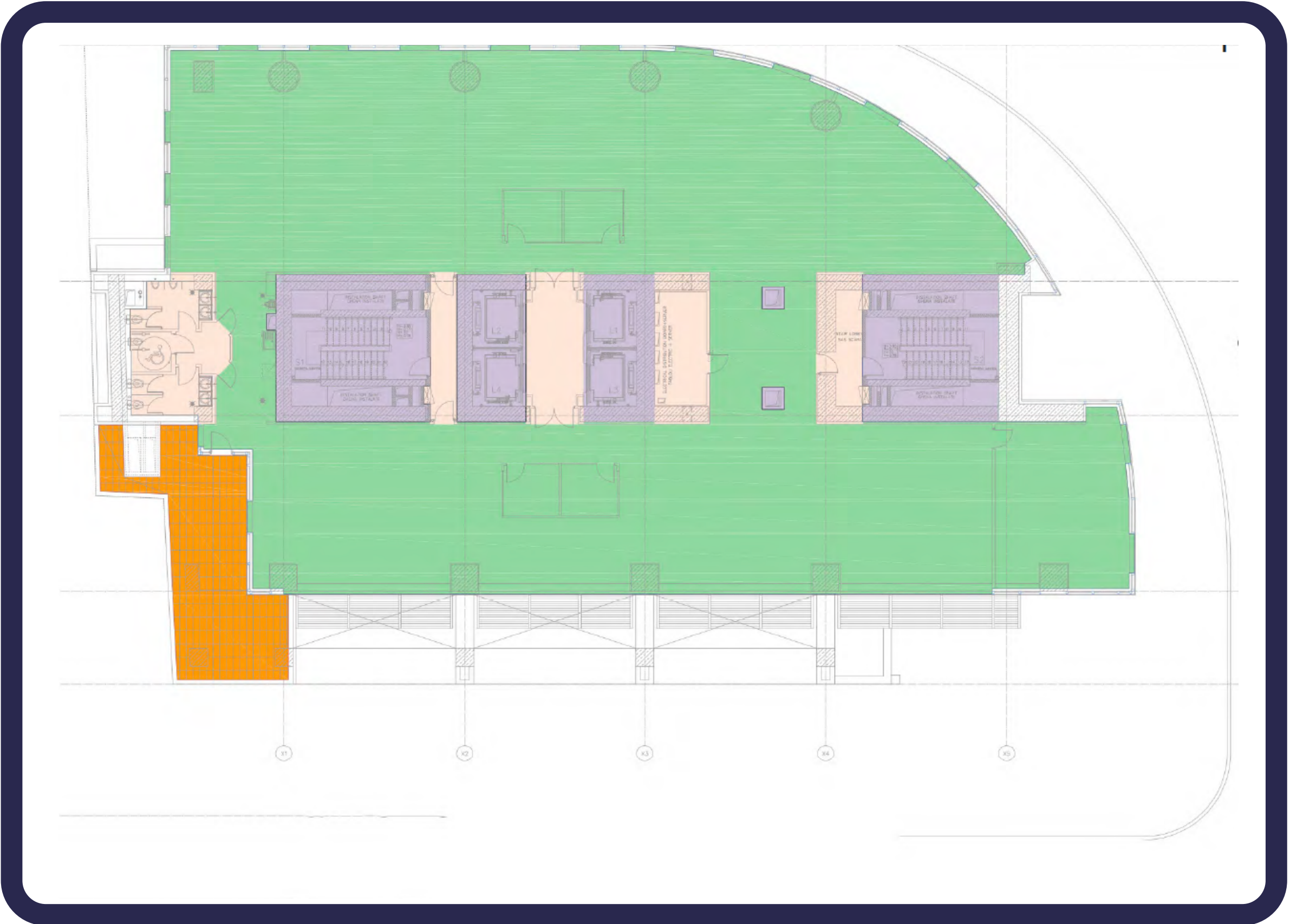


<sup>st</sup>  
**1 FLOOR**  
890.76 sq.m.



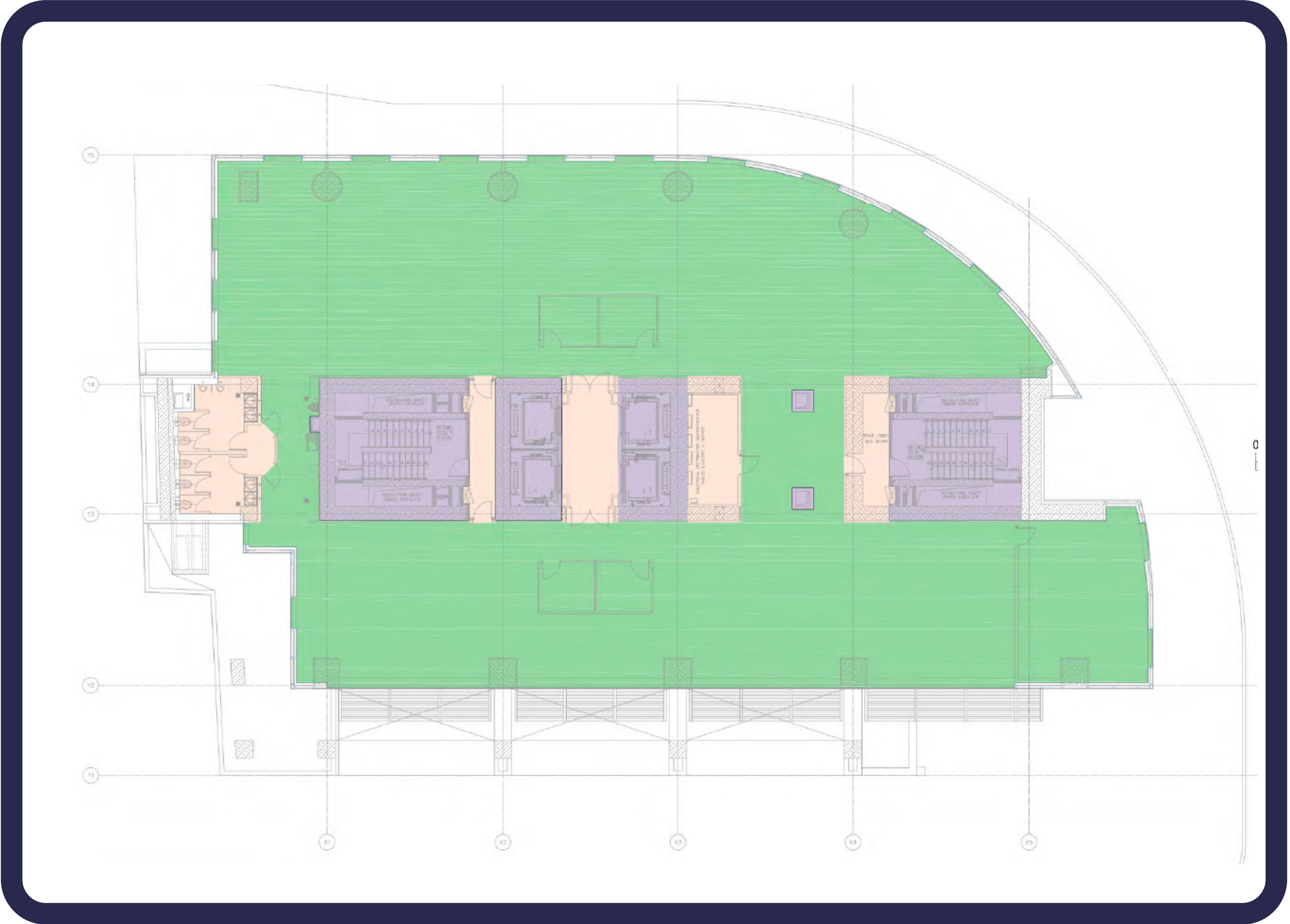


2<sup>nd</sup> FLOOR  
854.14 sq.m.



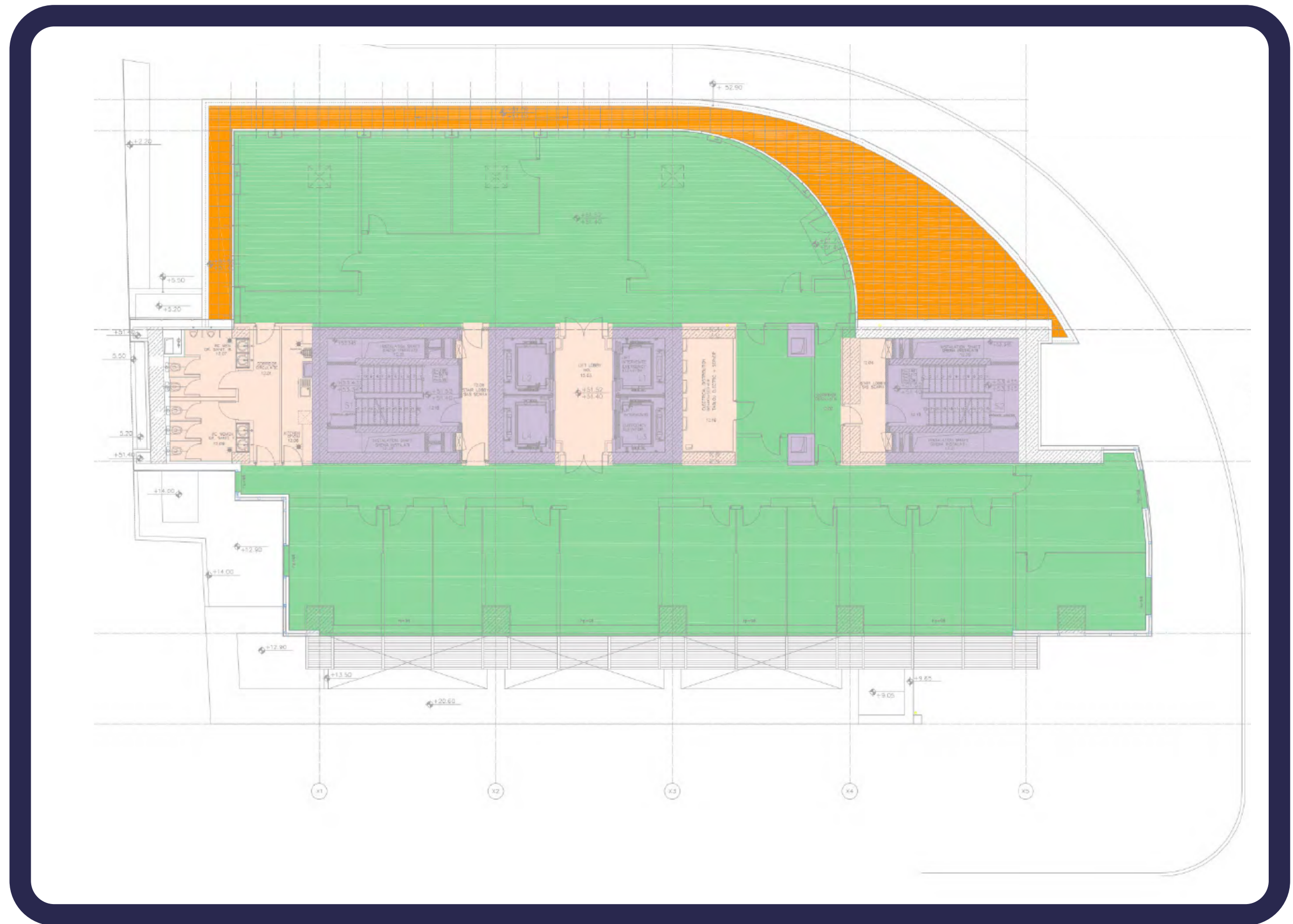


**TYPICAL FLOOR**  
**(3<sup>rd</sup> floor to 11<sup>th</sup> floor)**  
854.14 sq.m.



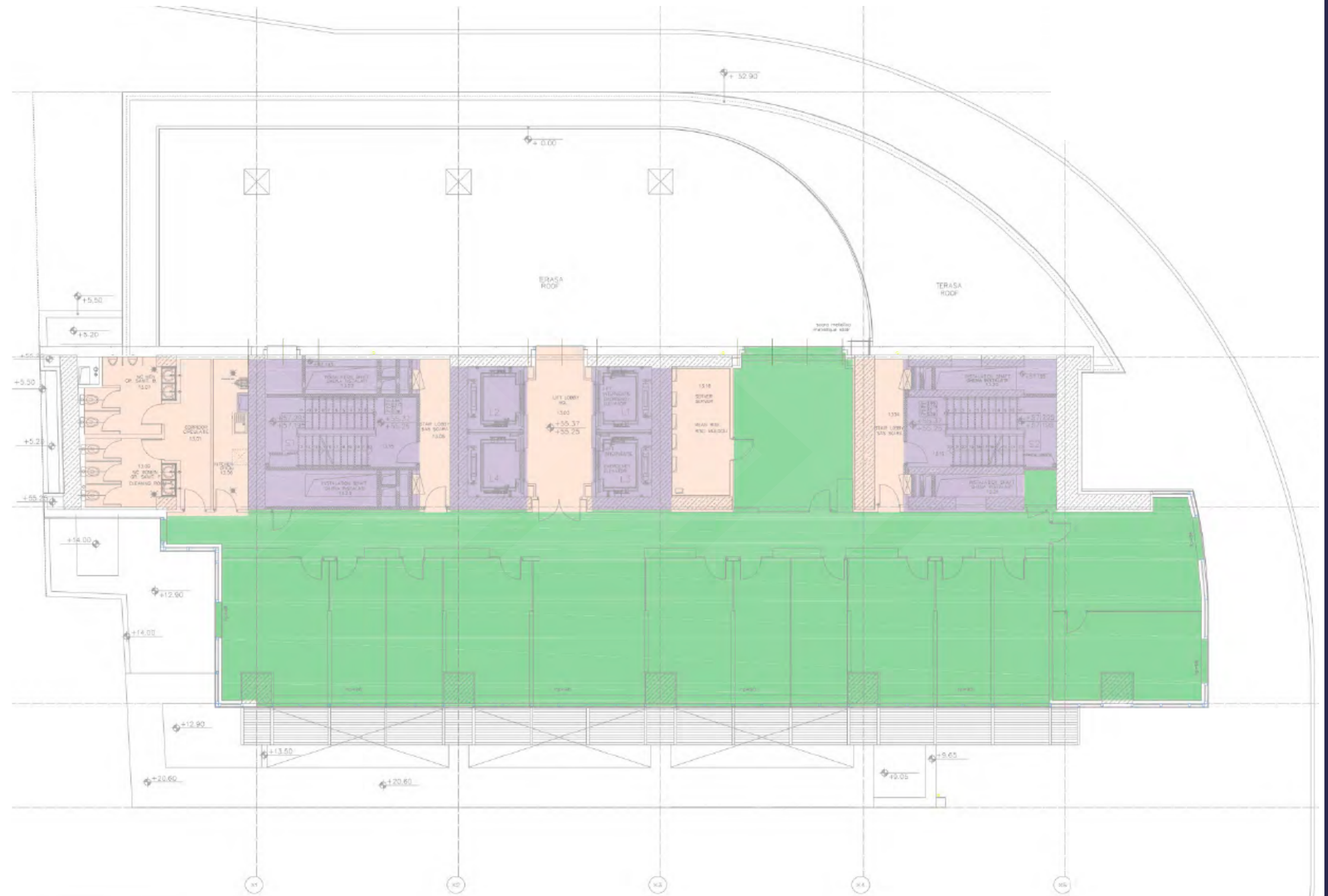


740.83 sq.m.



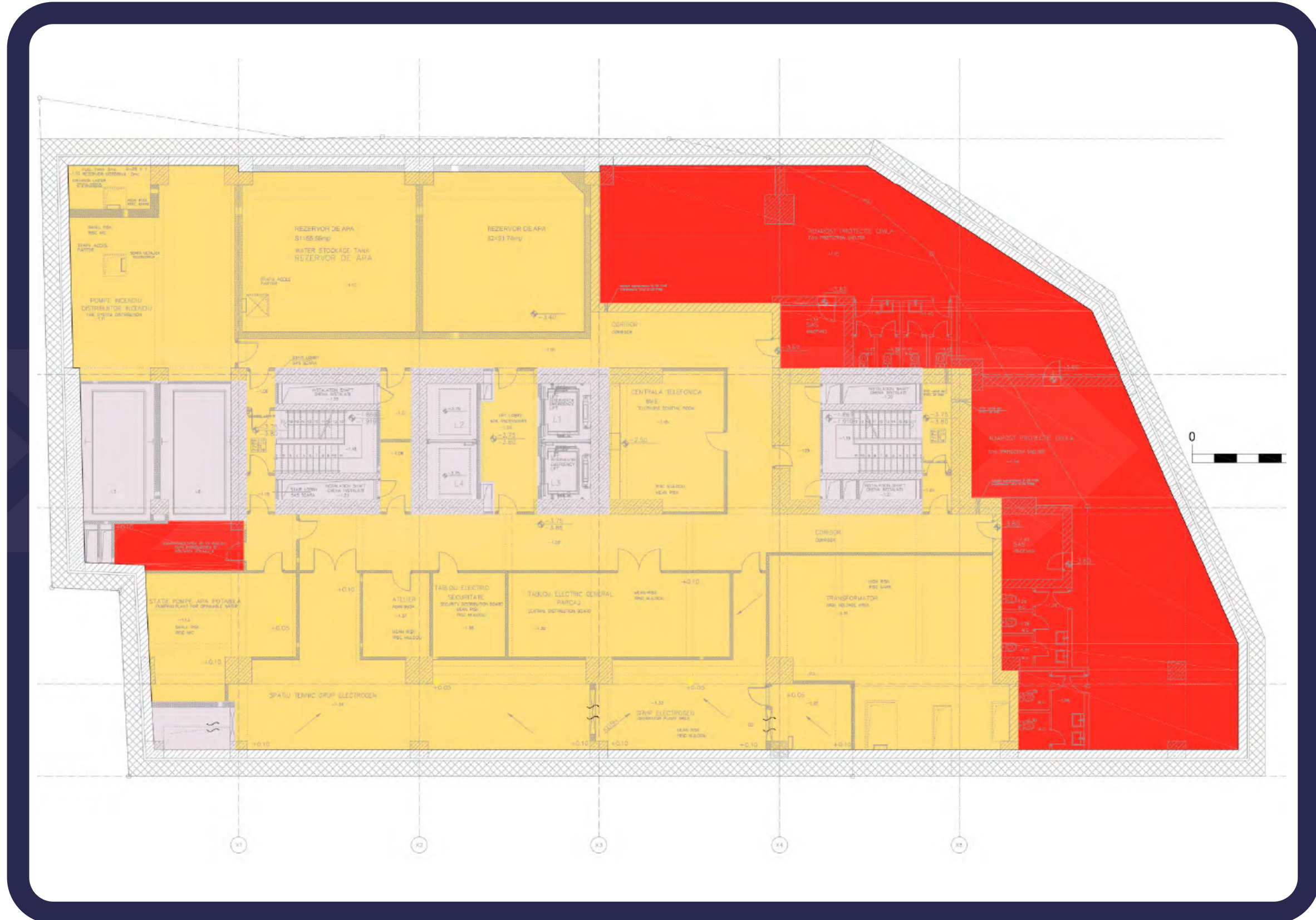


478.22 sq.m.





UNDERGROUND  
FLOOR -1





UNDERGROUND PARKING  
FLOOR -2  
22 parking places





UNDERGROUND PARKING  
FLOOR -3  
22 parking places







# CREATORS

Meet our superheroes







# ONE VICTORIA CENTER



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## CONTACT

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