

THE LIGHT

A PERFECT SPOT  
FOR PEOPLE

the-light.ro

Visibility and  
excellent accessibility

Strategic  
location



Flexibility and  
efficiency

Facilities in the  
neighbourhood

THE LIGHT

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FOR PEOPLE

# THE LIGHT

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## Location

◆ Project Start Year

**2017**

◆ Gross Build Area (GBA)

**145 127 sqm**

◆ Gross Leasable Area (GLA)

**121 784 sqm**



office

Gross Build Area (GBA)

**105 313 sqm**

Gross Leasable Area (GLA)

**94 834 sqm**

parking spaces: 1139



residential

Gross Build Area (GBA)

**39 814 sqm**

Usable area

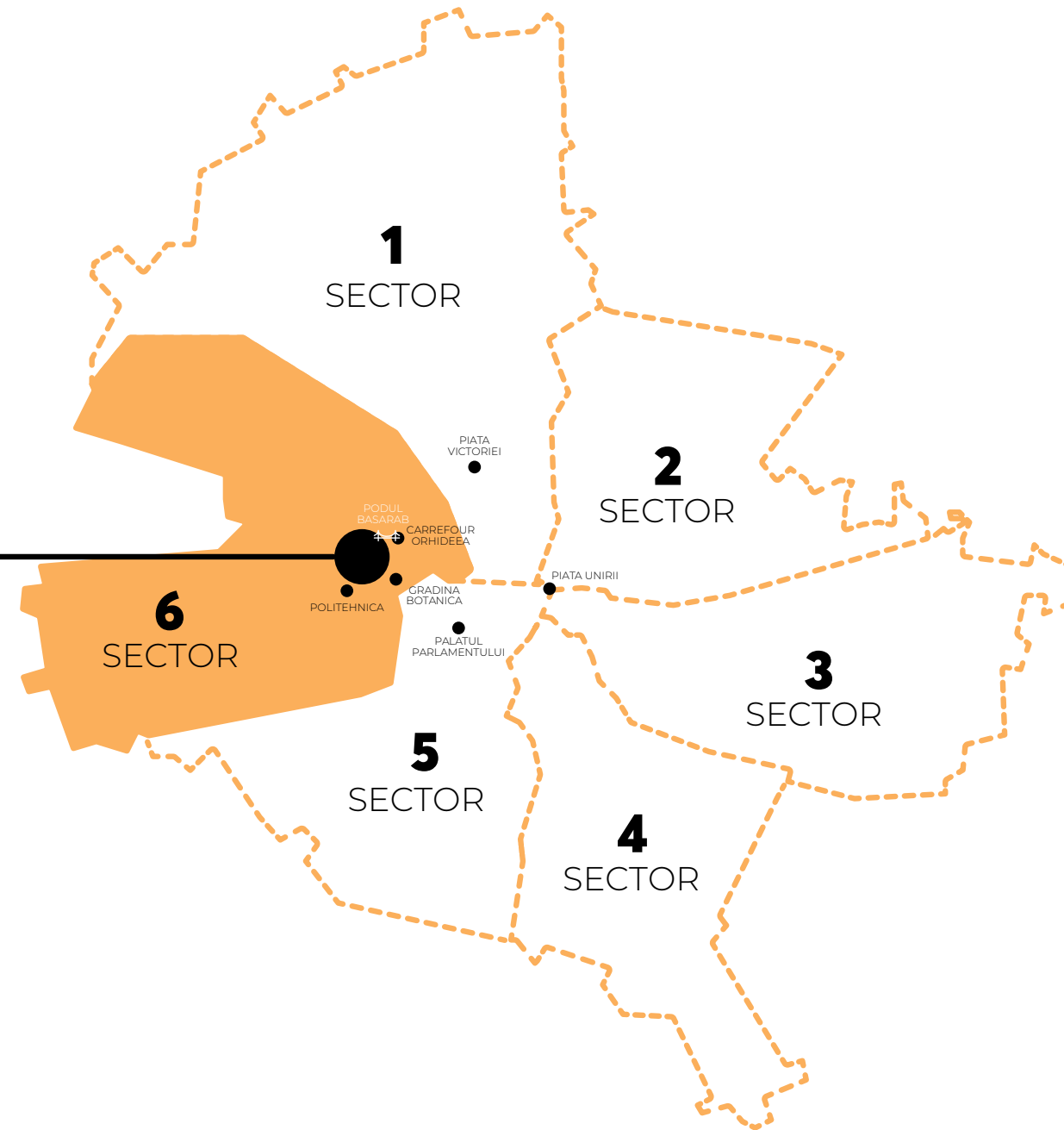
**26 950 sqm**

parking spaces: 423

◆ .....  
**THE LIGHT** is an ample concept with mixed office and residential functions and related facilities that highlight the area near the Polytechnic University.

The innovative design of office buildings as well as residential buildings provide flexible work, relaxation and living spaces integrated into a pleasant environment.





## Location

- ◆ **THE LIGHT is positioned in the center of an important urban pole, on 6H Iuliu Maniu Blvd;**
- ◆ **Visibility and access to and from the city through Basarab Bridge (2-3 minutes by car);**
- ◆ **Excellent access for employees - Existing infrastructure is highly developed, there is access to public transportation system, both on and underground;**
- ◆ **Connections to the main city arteries and fast access to the A1 highway.**

- ◆ 3 km distance from **Botanical Garden** and **Cotroceni Palace** (5 minutes driving)
- ◆ 5 km distance to **Piata Victoriei** (10 minutes driving)
- ◆ 6 km distance to **Unirii Square** (15 minutes driving)
- ◆ opening to **A1 highway**, 6.7 km distance to the **ring road** (13 minutes driving)
- ◆ 20 km distance to **Henri Coanda International Airport** (30 minutes driving)



**Metro**

**Politehnica**



**Trolley & bus routes**

**61, 62, 136  
236, 336, N115**



**Tram lines**

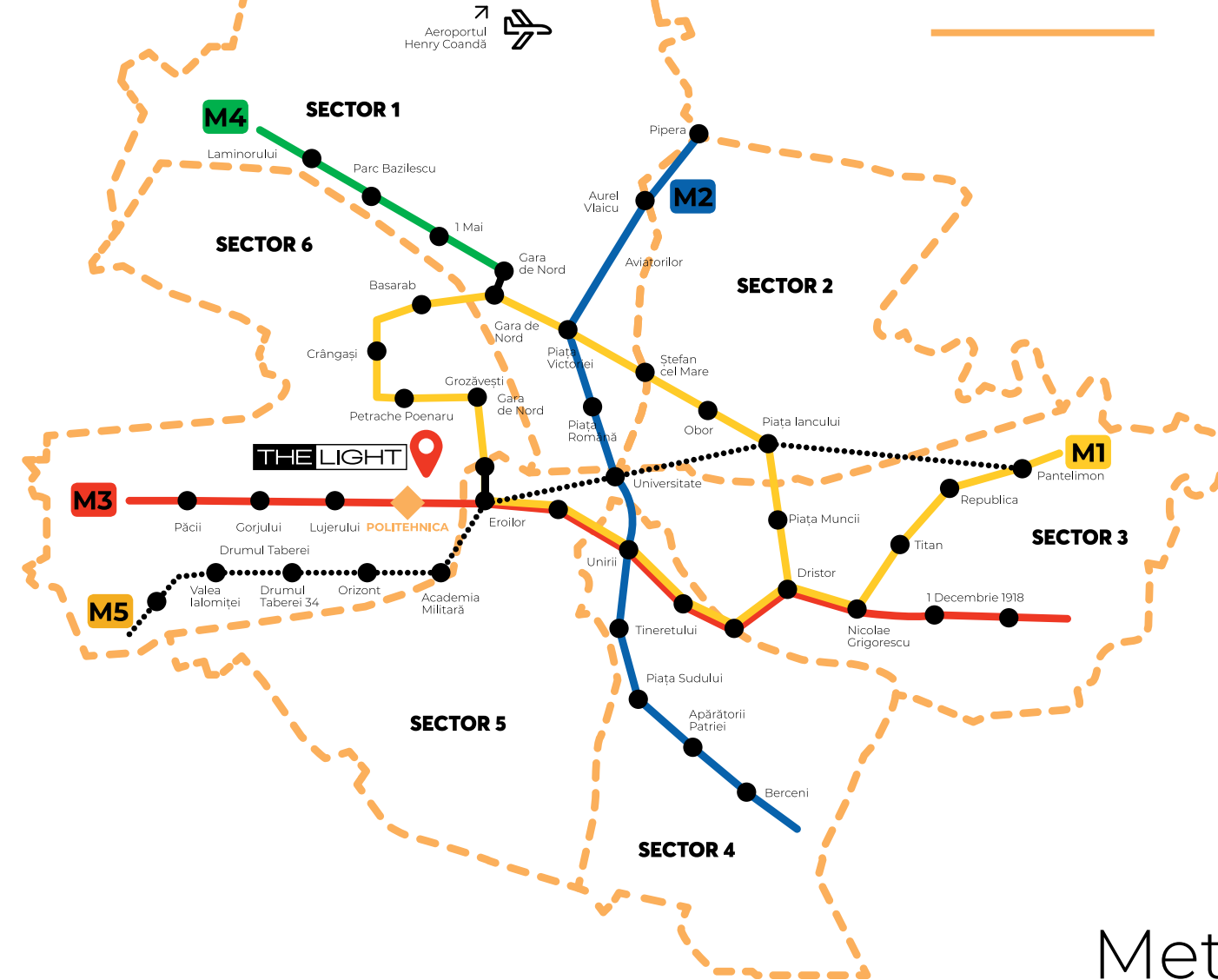
**1, 11, 35**



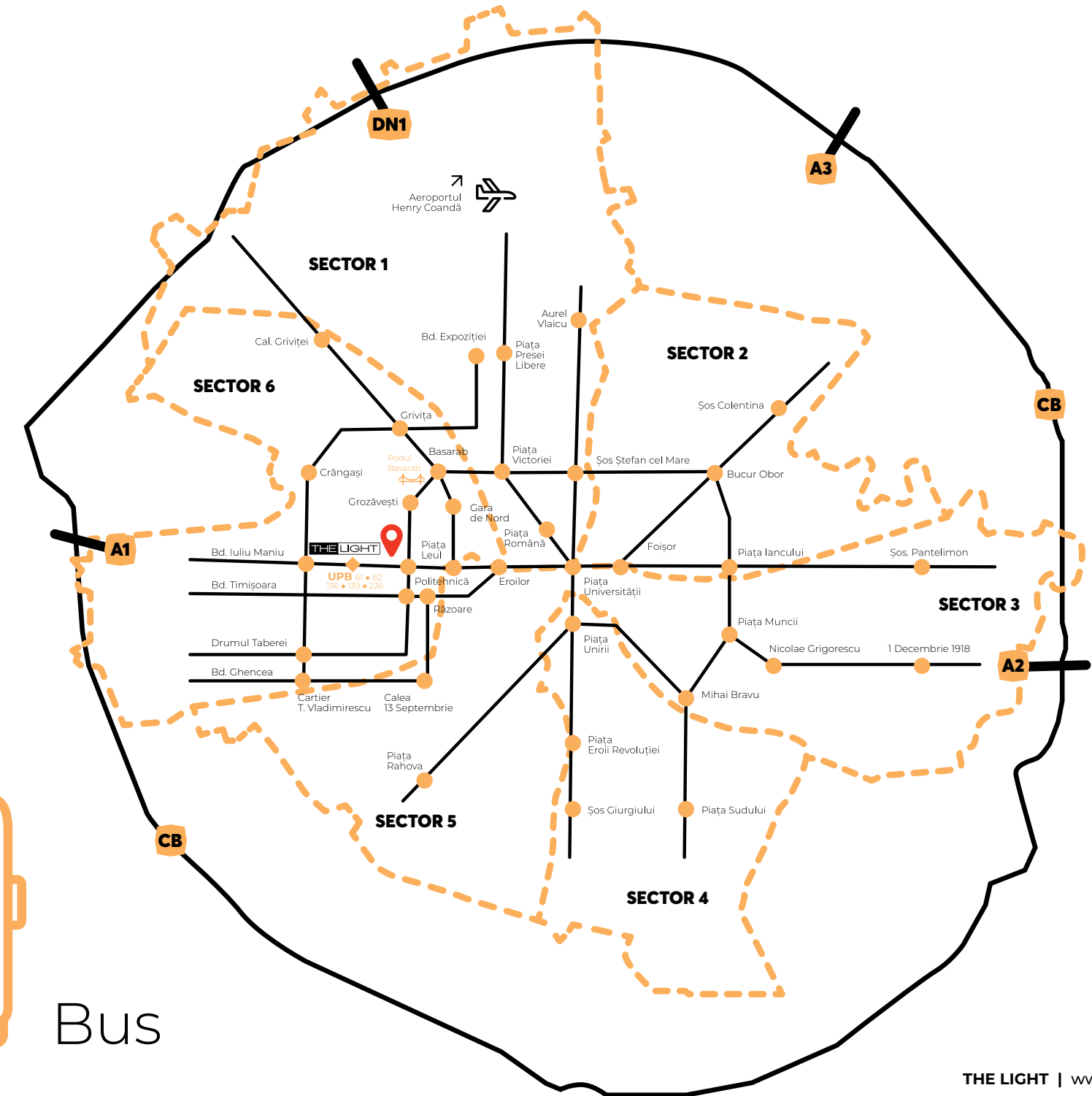
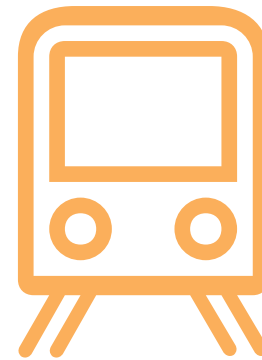
**Car**

**12' City Centre  
13' Ring Road  
30' Airport**

## Accessibility



Metro



Bus





## Amenities

**3min**  
walking  
**Politehnica University  
and Campus Leu**



**2min**  
walking  
**Dispensary**



**7min**  
walking  
**Fitness Center**



**7min**  
walking  
**Mall Shopping Center,  
Restaurants & Cinema**



**8min**  
walking  
**Botanical Garden**



**3min**  
walking  
**Tennis & football court**





## PHASE 1

THE LIGHT ONE

## PHASE 2

THE LIGHT TWO  
THE LIGHT HOME

## PHASE 3

THE LIGHT THREE  
THE LIGHT HOME



## Site Plan



office

**105 313** <sup>sqm</sup>  
GBA **94 834** <sup>sqm</sup>  
GLA

parking spaces: 1160



residential

### THE LIGHT HOME

39 814 <sup>sqm</sup> GBA | 26 950 <sup>sqm</sup> usable area  
parking spaces: 423  
from which 366 places for residents + 39 places for visitors (3 levels basement)

### THE LIGHT ONE 2S+P+11 E

23 668 <sup>sqm</sup> GBA | 21 653 <sup>sqm</sup> GLA  
parking spaces: 293  
(250 underground (2 levels basement) + 43 overground)

### THE LIGHT TWO 3S+P+15 E

30 986 <sup>sqm</sup> GBA | 27 535 <sup>sqm</sup> GLA  
parking spaces: 354  
(3 levels basement)

### THE LIGHT THREE 3S+P+18 E

50 658 <sup>sqm</sup> GBA | 45 646 <sup>sqm</sup> GLA  
parking spaces: 513  
(3 levels basement)



retail  
**500** <sup>sqm</sup>



fitness & spa  
**1 900** <sup>sqm</sup>



## About the project

### THE LIGHT OFFICES

Strategically located - the center of an important urban pole, in the west part of the capital

Optimal spaces's flexibility and efficiency is maximum, for any type of interior design

In terms of HVAC, the buildings are designed with a more sophisticated VRV system, opposed to the classic chiller/boiler plant solution

Excellent building quality, undergoing the BREEAM Excellent certification process

Curtain wall glazing system using highest performance glass, for maximum natural light and glare control

Integrated BMS system

LED sources provide a superior lighting system with low power consumption



Amenities: retail and coffee shops, dedicated storage space for heavy equipments, relaxations areas, restaurants and exterior terrace – Sky Bar at the last floor





## THE LIGHT HOME

**THE LIGHT HOME** is a residential complex of 2 buildings, contains approximately 196 apartments with total built area of approximately 39,815 sqm, offering:

- double orientation (Politehnica Park and Iuliu Maniu Blvd.)
- 2 apartaments on each level at every staircase, with controlled elevator
- green areas for relaxation and playgrounds for children
- 423 underground and ground parking areas for residents and visitors



**amenities: spaces for Retail services and relaxation Fitness & Spa**





## THE LIGHT HOME

- 2-room apartments with building area from 140 to 150 sqm
- 3-rooms apartments with building area from 160 - 170 sqm
- 4-rooms apartments with building area from 180 - 190 sqm
- spacious balconies and grassy terraces



# Green Concept



green spaces arranged on the entire project land



natural space rendered to public pedestrian traffic



pedestrian space for outdoor activities, promenades or loisirs



garden terraces with vegetation offering a green, relaxing space right in the middle of the city



## Social Impact



Outdoor socializing and relaxation







**Restaurant** (ground floor)



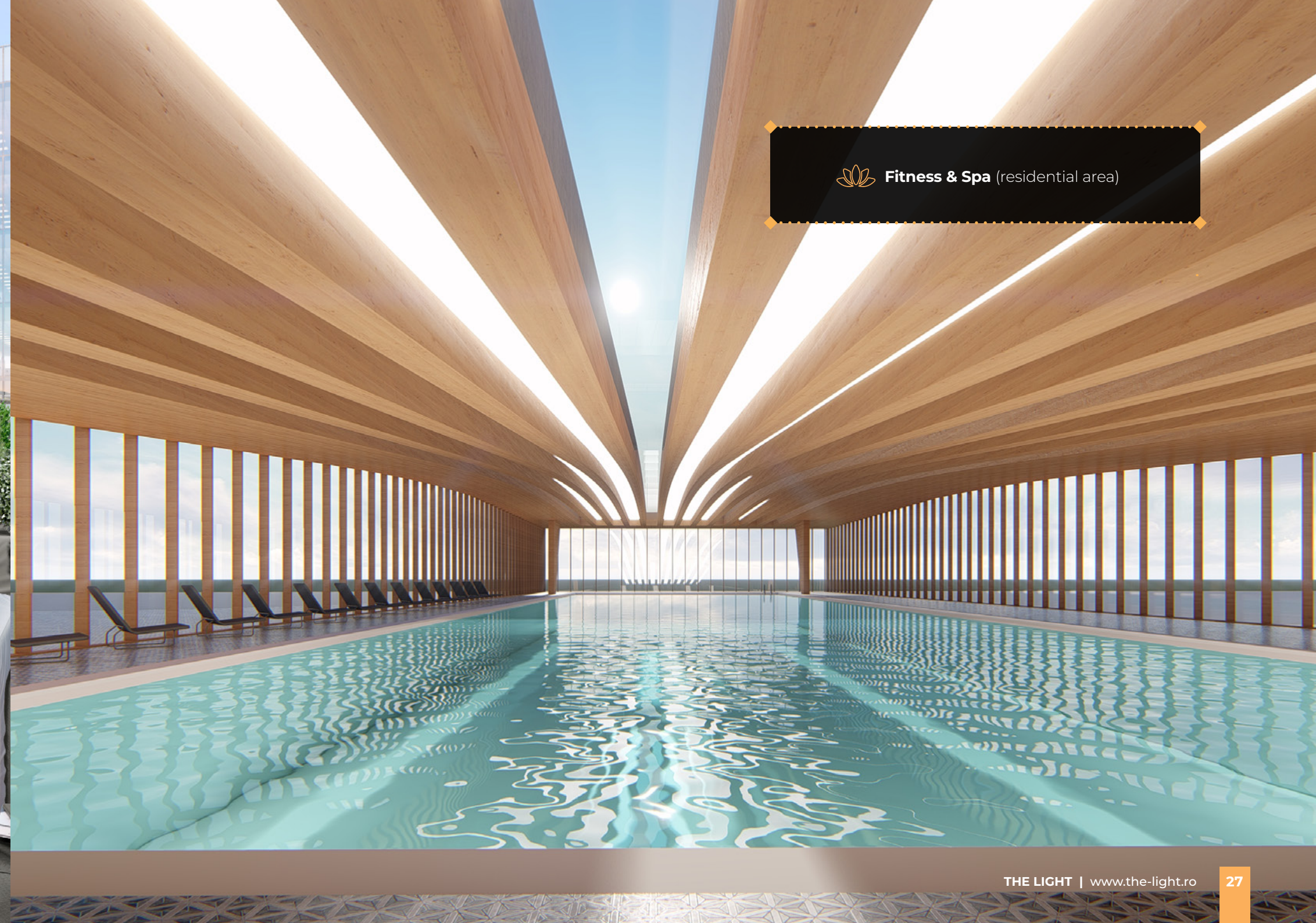
**Dedicated spaces for heavy equipment placement - Servers**  
(on each floor of office buildings)



**Sky Bar and outdoor terrace**  
(top floor)



**Fitness & Spa** (residential area)







## Real Estate Developer



River Development is a romanian private capital company. Having a strong team of professionals with extensive experience in planning, developing and managing specific real estate projects, the company offers turnkey solutions to end-users and investors.

Currently, River develops the projects: The Light and Sema Parc (Splaiul Independenței).



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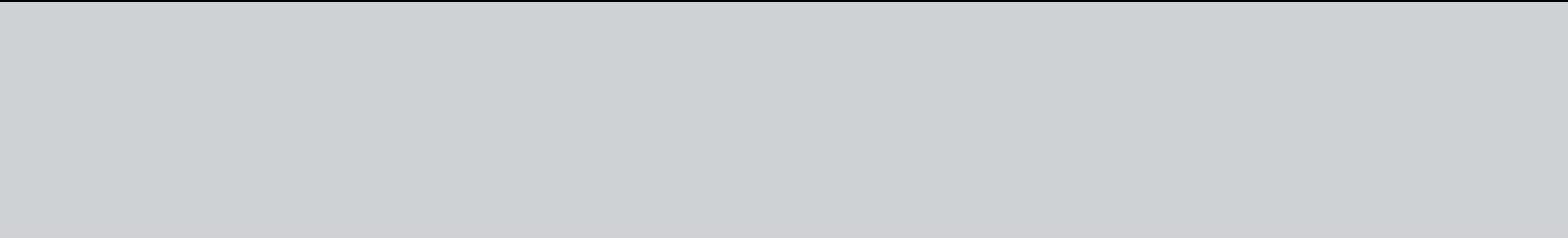
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Project developed and managed by



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