

One Cotroceni Park



CONTENTS

A

INTRODUCTION

ABOUT THE PROJECT

SITE PLAN.....3

B

CONCEPT & DESIGN

UNDERSTANDING THE

PROJECT.....5

C

ARCHITECTURAL PROGRAMME

GROUND FLOOR PLANS

SECTIONS

SECTIONAL DETAILS.....7

PHOTO CREDITS: MADALINA ROSCA, SABIN PRODAN, ALIN VOITESCU

Introduction

ONE COTROCENI PARK IS DEVELOPED ON AN IMPRESSIVE AREA OF 5.5 HECTARES, ON THE SITE OF A DERELICT LAND, A FORMER INDUSTRIAL PLATFORM. ONE COTROCENI PARK IS THE MOST AMBITIOUS NEW URBAN REGENERATION PROJECT IN ROMANIA, DEVELOPED BY ONE UNITED PROPERTIES. THIS MULTIFUNCTIONAL DEVELOPMENT WITH OVER 250 000 SQM OF OFFICE, RESIDENTIAL AND COMMERCIAL SPACES, GIVES BACK TO THE CITY A VIBRANT COMMUNITY THAT LIVES AND WORKS TOGETHER.

THE PROJECT IS DESIGNED UNDER THE HOLISTIC LIVE/ WORK/ PLAY APPROACH AND IT DISPLAYS A GREAT VARIETY OF BENEFITS FROM GREEN AREAS, SWIMMING POOLS, THROUGH RESTAURANTS, CAFES, BARS , VARIOUS SHOPS, CINEMA, PHARMACY, CLEANING/ LAUNDRY SERVICES TO INNOVATIVE OFFICES, EXCLUSIVE RESIDENTIAL APARTMENTS AND EDUCATIONAL FACILITIES.

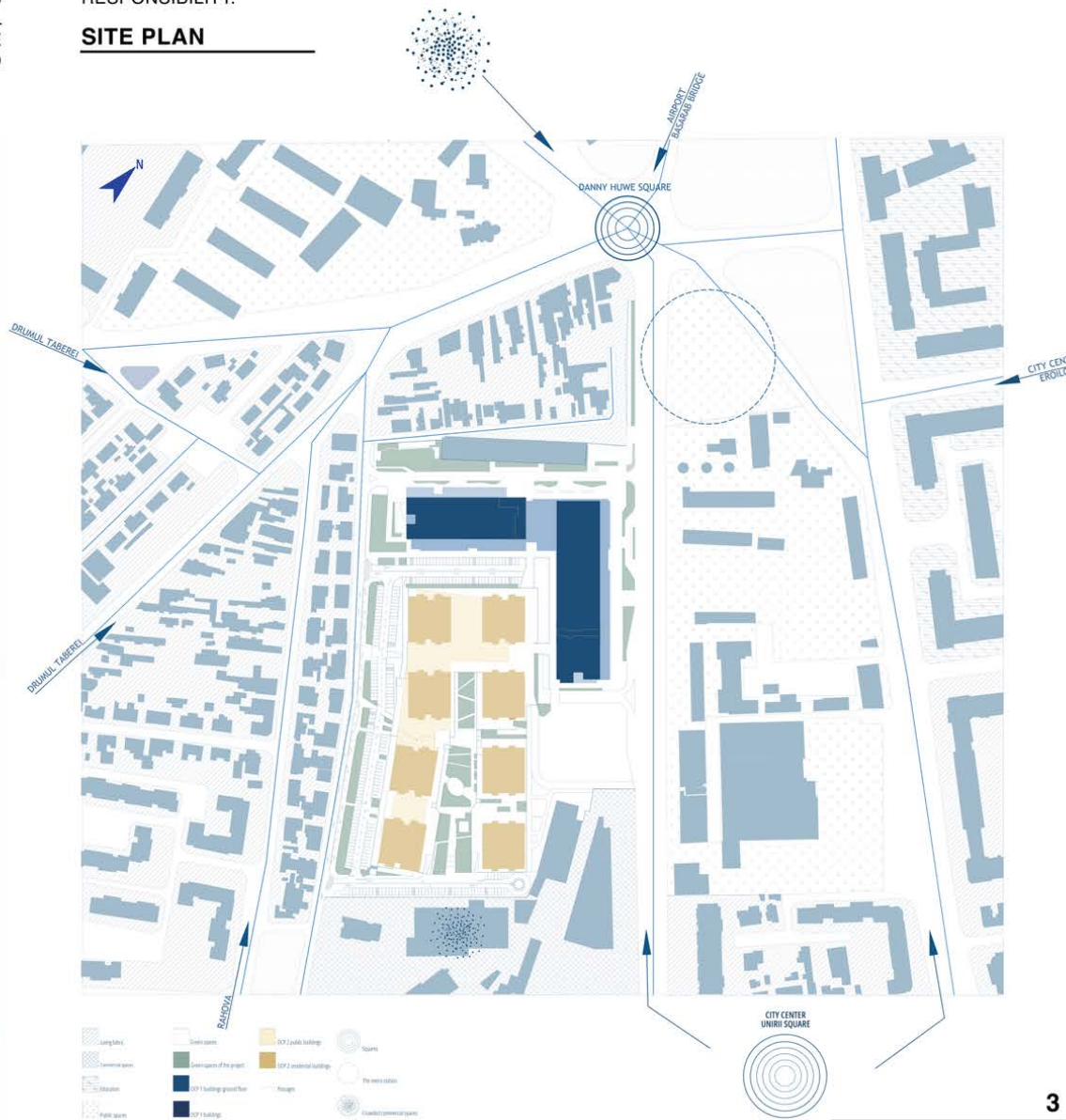
THE OFFICE BUILDING REPRESENTS THE INITIAL PHASE OF THE VISION. OPEN FLOOR PLANS, ON GENEROUS SURFACES , OFFER FUNCTIONAL FLEXIBILITY TO NEW TYPES OF CO-WORKING, CO-SHARING OR INDIVIDUAL OFFICES. THERE ARE BOTH CLASSIC BUSINESS PARK LEVELS AND UNCONVENTIONAL SPACES WITH PRIVATE ROOFTOP GARDEN TERRACES ON EACH FLOOR. THE AMOUNT OF OUTDOOR AREAS FOR WORKING AND RECREATION, GREEN OR COVERED, VARIES BETWEEN 10 AND 20 % OF A LEVEL'S SURFACE AREA.



ONE COTROCENI PARK OFFICES HAS RECEIVED LEED V4 PLATINUM CERTIFICATION AND IS WELL CERTIFIED, WITH A FOCUS ON EMPLOYEE EXPERIENCE, HEALTH AND HAPPINESS. EMPLOYEES WILL ALSO BENEFIT FROM AN INCREASED LEVEL OF COMFORT THANKS TO THE 3 METER CLEAR HEIGHT IN ALL OFFICE AREAS, AS WELL AS THE LATEST TECHNOLOGY IMPLEMENTED.

THE SECOND PHASE IS GOING TO BE FINALIZED THIS YEAR AND REPRESENTS A GROUP OF 8 APARTMENT BUILDINGS OVER AN URBAN SLAB OF DIFFERENT FUNCTIONS. ONE COTROCENI PARK RESIDENTIAL HAS OBTAINED THE GREEN HOMES PRE-CERTIFICATION FROM THE ROMANIA GREEN BUILDING COUNCIL, WHICH IS AWARDED TO A REAL ESTATE DEVELOPMENT IN THE CONSTRUCTION PHASE. THE COMPLEX HAS SUCCESSFULLY PASSED A SERIES OF CHECKS AND SIMULATIONS AND OBTAINED THE PRE-CERTIFICATION BY ASSUMING AND MEETING THE CRITERIA AND OBJECTIVES OF ENERGY PERFORMANCE AND ENVIRONMENTAL RESPONSIBILITY.

SITE PLAN



About

ONE COTROCENI PARK OFFICE

HEIGHT REGIME:10/12 STOREYS

ADDRESS: 44, SERGENT NUȚU ION STREET, BUCHAREST

START TO COMPLETION: 2019 - 2022 (PHASE A + B)

TOTAL LAND AREA : 53391 SQM

TOTAL CONSTRUCTED AREA: 115090 SQM

DESIGNED BY: X ARCHITECTURE & ENGINEERING CONSULT

STRUCTURE : WSP

INTERIOR DESIGN: LEMON INTERIOR DESIGN

MEP: WSP, HIGH TECH CLIMA, BK TECHNIK, INSTALTEK

LANDSCAPE ARCHITECTURE:CMD LANDSCAPE ARCHINEERING

FACADE DESIGN : TABAN DESIGN CONSTRUCT, AAP FACADE, ENGINEERING, GLASSROM, METALPLAST, GLASSWALL

ONE COTROCENI PARK RESIDENTIAL

ADDRESS: 44, SERGENT NUȚU ION STREET, BUCHAREST

START TO COMPLETION: 2021- ONGOING

BUILT AREA : 10 301SQM

DEVELOPED AREA: 138.085,7 SQM

DEVELOPED AREA OF THE BASEMENT: 43.405 SQM

NO. APARTMENTS: 898

COMMERCIAL SPACES, FOOD AND OFFICE AREAS: 16.228 SQM

SCHOOL AREA : 1375 SQM

POOL AREA 355.7 SQM

STRUCTURE: ALLIED ENGINEERS

MEP: MAESTRO PROIECT

LANDSCAPE: CMD LANDSCAPE ARCHINEERING

INTERIOR DESIGN: LEMON INTERIOR DESIGN

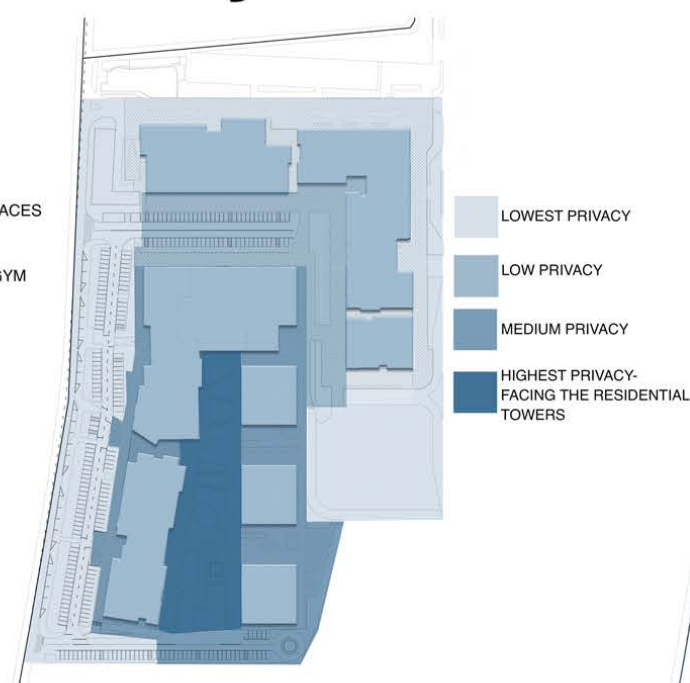
FACADE DESIGN: GLASS WALL



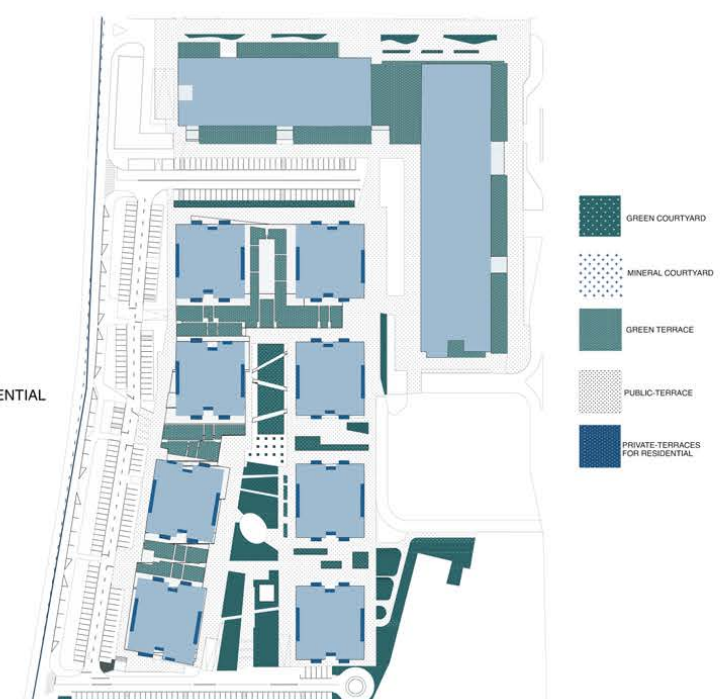
Understanding the Project



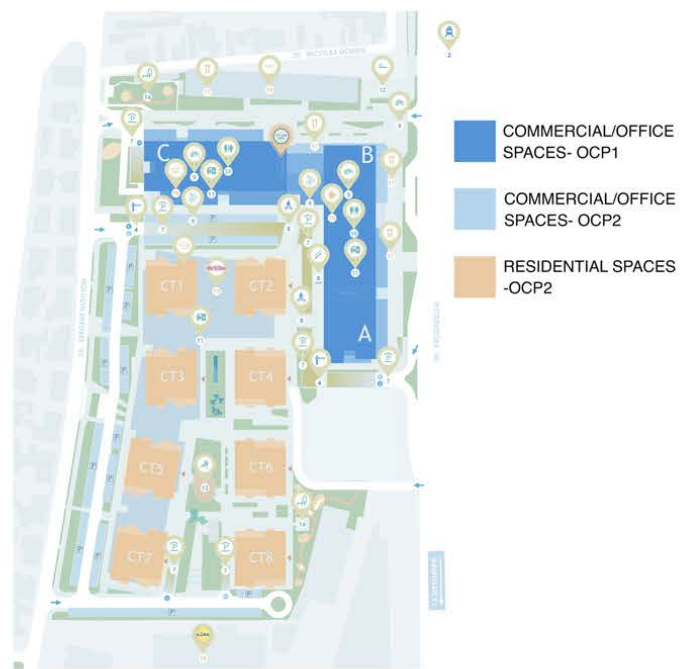
PUBLIC/PRIVATE SPACES- GROUND FLOOR PLAN



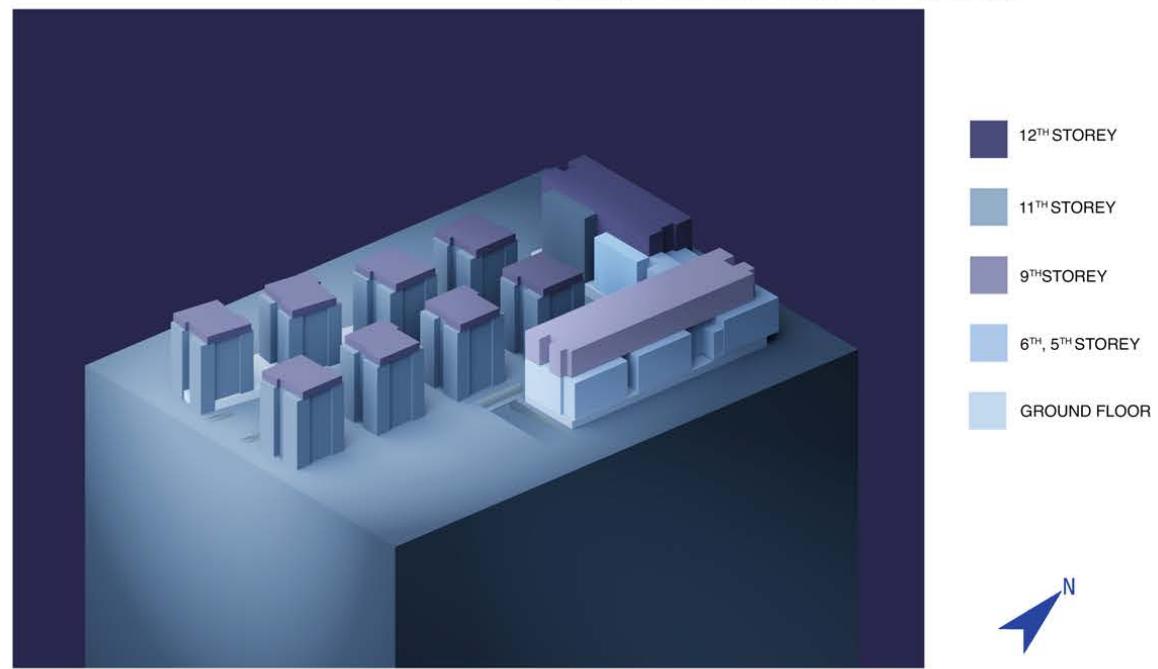
PRIVACY OF OUTDOOR SPACES- GROUND FLOOR PLAN



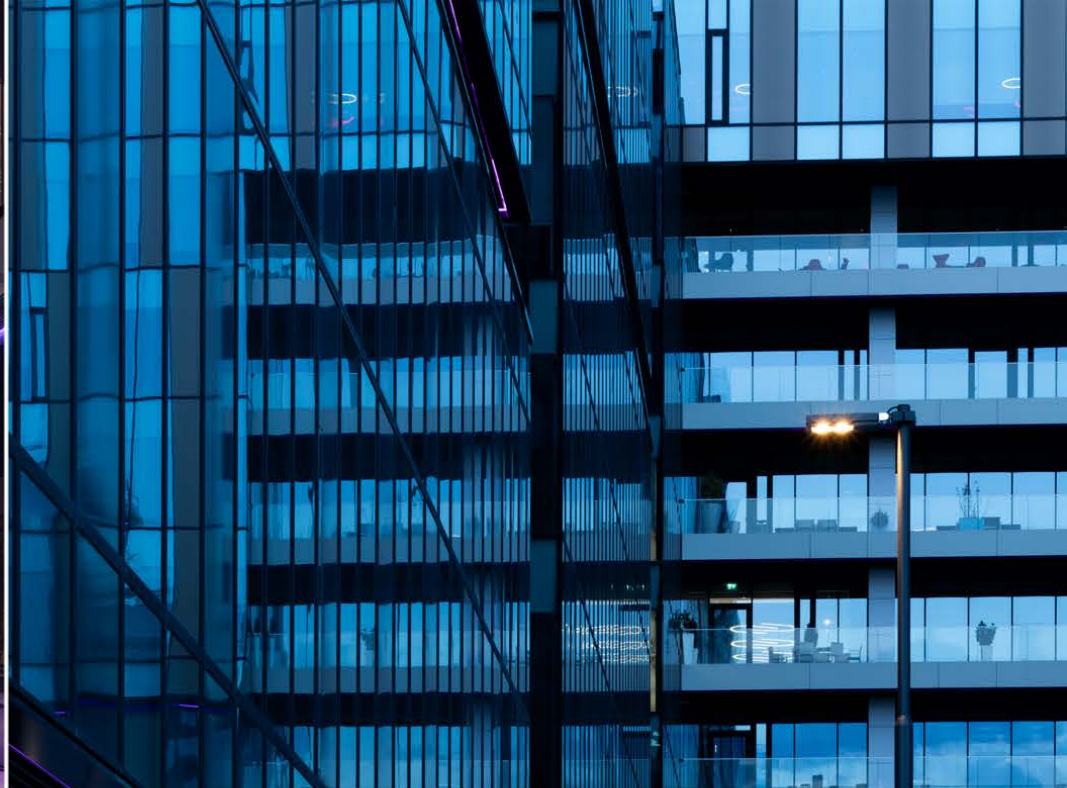
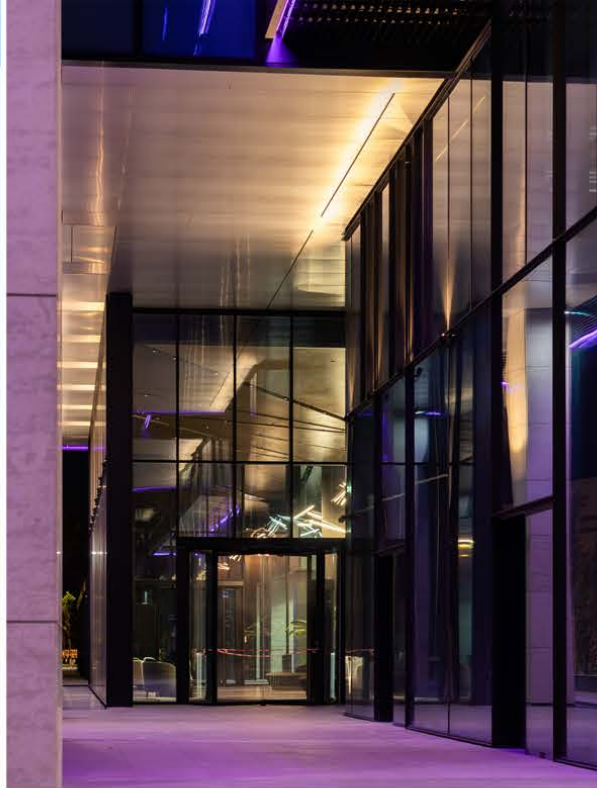
VEGETATION & MINERAL COURTYARD- SITE PLAN



FUNCTION DIAGRAM



CONCEPTUAL 3D DIAGRAM



Architectural Program



SECTION

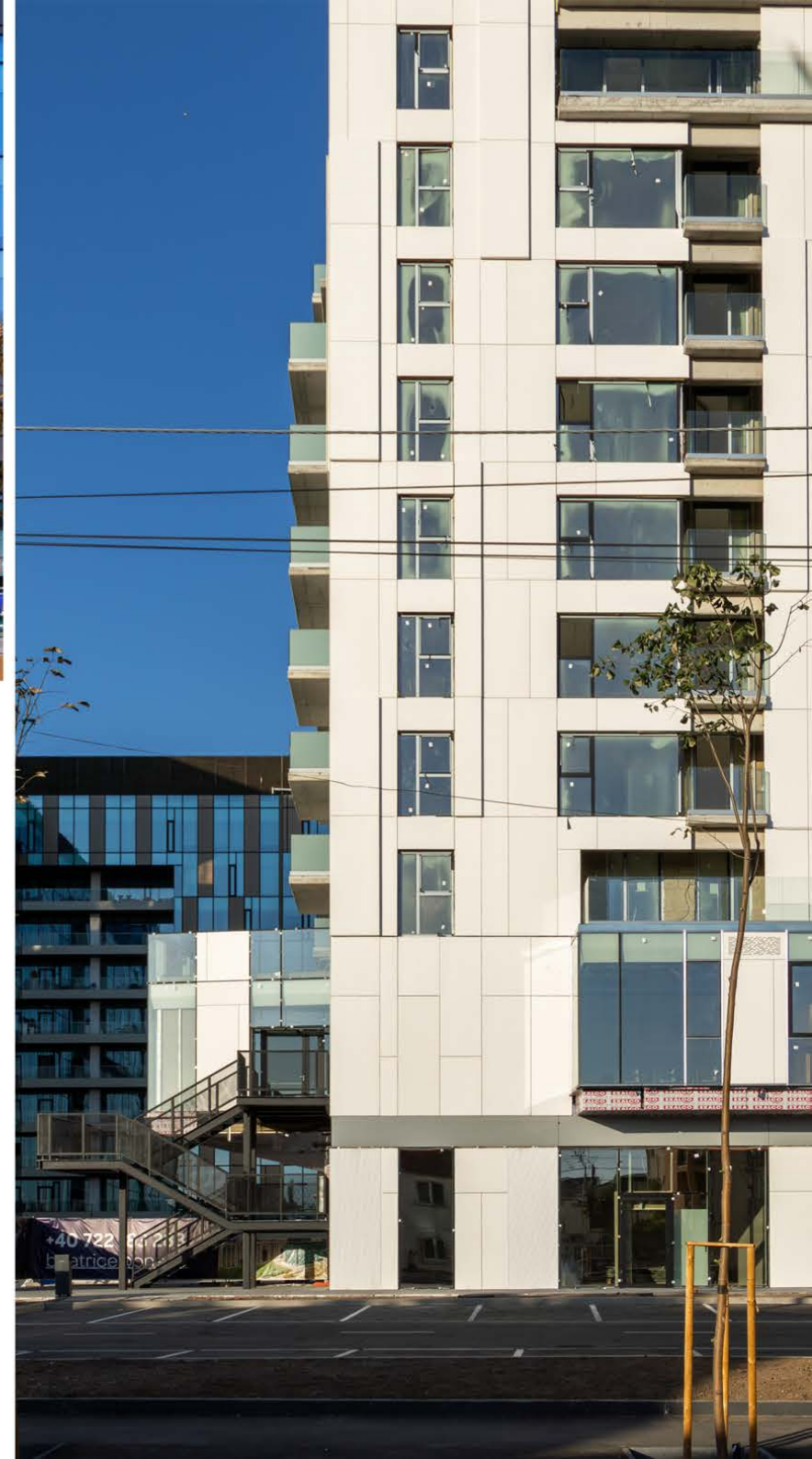


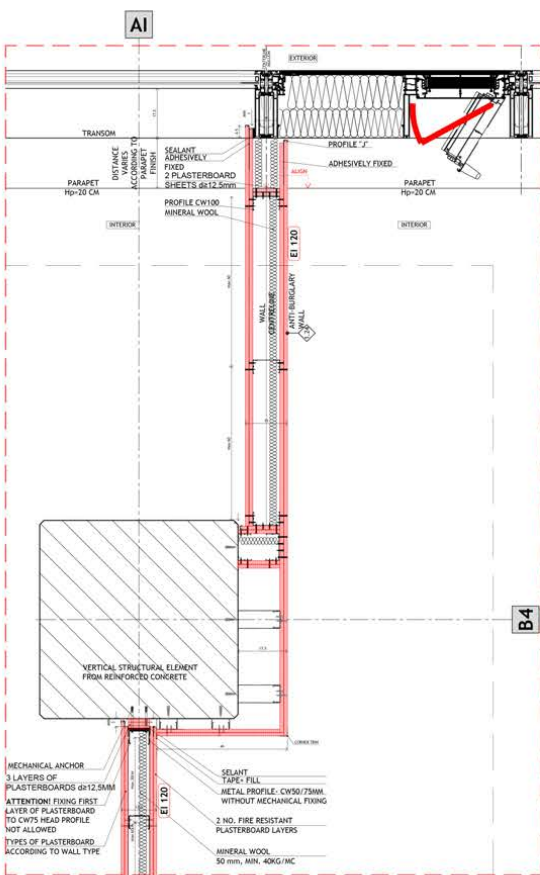
GROUND FLOOR PLAN



LEGEND

- SITE BOUNDARY
- PEDESTRIAN PARKING
- RAMP TO BASEMENT LEVEL
- PEDESTRIAN
- ENTRANCE LOBBY
- PASSAGEWAY
- GREEN SPACE
- CEILING
- SWIMMING POOL
- PLAYGROUND
- DOUBLE HEIGHT LOBBY





DETAIL OF TYPICAL JUNCTION OF CURTAIN WALL TO PLASTERBOARD AND COMPARTMENT WALL

