

ONE NORTH LOFTS

adaptive conversion of an office building
into a multi-family residential development



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General information

Height Regime	S+P+5E+6P
Adress	Pipera Boulevard 2, Voluntari, Romania
Start to Completion	2024-2025
Total Site Area	11336 sqm
Total Built Area	26700 sqm
Livable Area	7730 sqm



Location and Urban Context

One North Lofts is located near the North-East area of Bucharest, in the vicinity of a major business center, which gives it a strategic position. This area, which has seen rapid development in recent years, has become a point of convergence between professional and personal life, offering easy access to commercial facilities, office spaces, and transport infrastructure. The project not only addresses the demand for housing but also contributes to revitalizing an urban space at risk of becoming monotonous, dominated exclusively by office buildings.



Design Challenges

Converting an office building into a residential multi-unit housing is a complex task that requires not only heightened attention but also a creative and adaptable approach. This process was a significant challenge, involving coordinated efforts across all disciplines. From redistributing interior spaces to integrating architectural elements that provide a sense of belonging and comfort to the residents, every detail was designed to meet contemporary needs.

One of the biggest challenges was reconfiguring the floor plans to ensure natural light and proper ventilation in every apartment, without altering the existing structure. The pre-existing balconies were preserved and enhanced and where necessary, new loggias were introduced, harmoniously integrated into the original design to maintain the visual unity of the building.





BEFORE – OFFICE BUILDING ON THE RIGHT



AFTER – ADAPTIVE CONVERSION RESIDENTIAL UNITS



GROUND FLOOR PLAN



2ND FLOOR PLAN













