



Violetta Tudorache

📞 +40 729 005 624

✉️ contact@blissimobiliare.ro

(mailto:contact@blissimobiliare.ro)

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Office space

📍 Sema Parc Berlin, Semanatoarea, Bucharest

18,612 EUR +VAT / month

Web Reference

#114692



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-114692>
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Description

Sema Parc - Berlin Building, 1st Floor, 1,488.94 sqm, Shell & Core

Generous floor area for custom layouts

Generous office space with complete customization freedom

Within Berlin Building - Sema Parc, a 1,488.94 sqm office space is available on the 1st floor, delivered in shell & core condition. This setup provides companies with the opportunity to fully design their workspace, from open-plan layouts and private offices to modern meeting rooms and employee relaxation areas.

The generous surface is perfectly suited for establishing a representative headquarters or for large teams seeking a highly adaptable office in a Class A building, part of one of Bucharest's most significant mixed-use developments.

Building features and technical specifications

- Class A office building with premium construction standards
- Raised floor system prepared for IT and cabling integration
- Curtain wall façade providing abundant natural daylight and energy efficiency
- 4-pipe HVAC system, with zoned climate control
- Suspended ceiling designed for integrated LED lighting (post fit-out)
- High-speed elevators and 24/7 controlled access

- Advanced fire detection and security systems
- Backup generator ensuring operational continuity
- Access to shared areas, on-site facilities, and landscaped green zones

Location and accessibility

Sema Parc is strategically located in central-west Bucharest, a dynamic and growing business area.

- Petrache Poenaru metro station – just 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd. and Basarab Bridge
- Excellent public transport connectivity: metro, tram, bus
- Nearby restaurants, cafés, retail and integrated services within the complex

Tenant benefits

- Generous 1,488.94 sqm surface, easily customizable
- Maximum flexibility with shell & core delivery
- Modern Class A infrastructure, ideal for top companies
- Located in a vibrant business and lifestyle hub in Bucharest

Berlin Building – 1st Floor, 1,488.94 sqm, Shell & Core is the perfect choice for companies seeking a modern, adaptable, and representative office in one of Bucharest's most prominent business hubs.

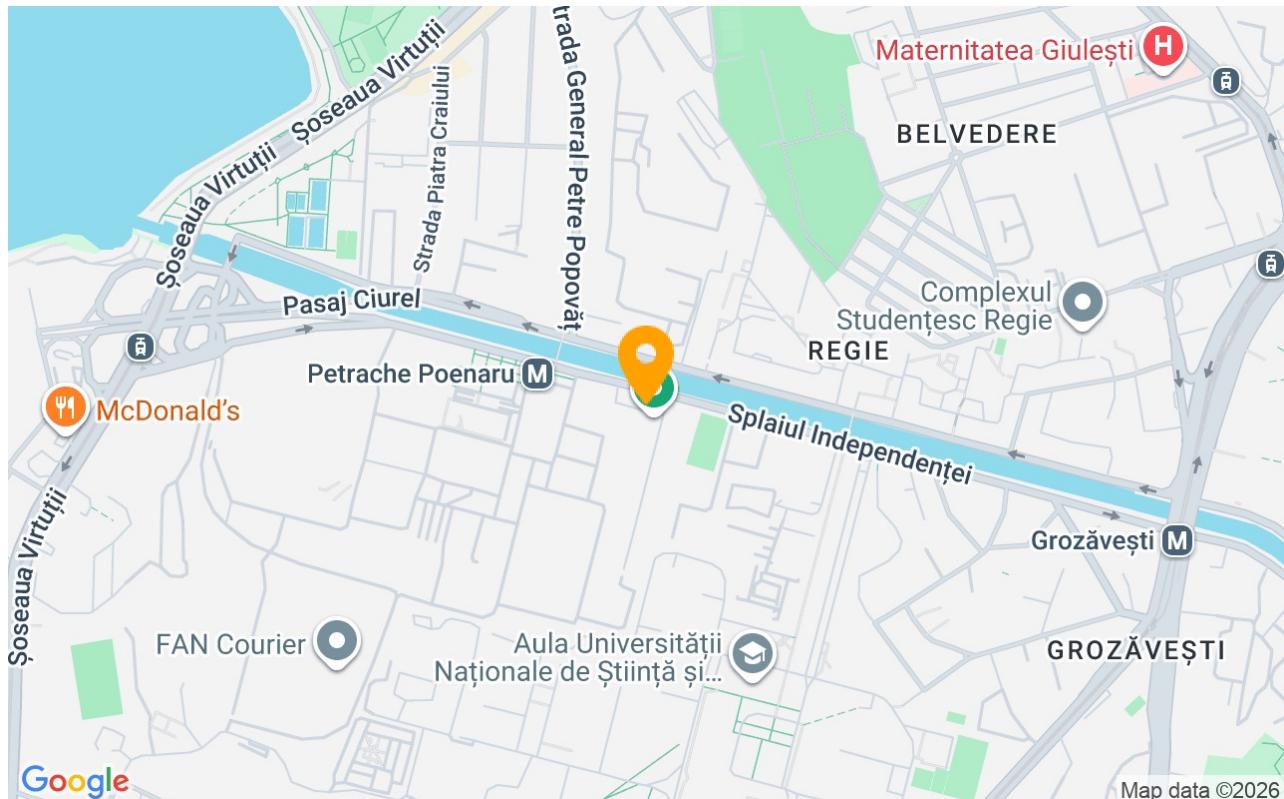
Property details

Constructed surface	1489m ²
Building type	Block
Year built	2019
State	Finished
Common service charges	5211.00 EUR

Amenities

 Not furnished  Building heating  Suitable for office

Location



Photos



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