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## Office space

📍 Sema Parc Berlin, Semanatoarea, Bucharest

**11,502 EUR +VAT / month**

Web Reference

**#143255**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143255>  
[\(https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143255\)](https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143255)

## Description

**Sema Parc - Berlin Building, 1st Floor, 920.17 sqm**

**Generous floor area with flexible layout**

### **Class A office space, immediately available in a modern business hub**

Sema Parc is one of Bucharest's largest mixed-use projects, offering a modern urban environment that combines Class A office buildings with residential, retail, and generous green areas. Within this complex, a 920.17 sqm space is available on the 1st floor of the Berlin Building, ready for immediate occupancy.

This office space stands out through its flexible layout, natural light, and state-of-the-art infrastructure, making it an excellent choice for companies seeking a modern, well-positioned, and adaptable work environment.

## Features and specifications

- Class A office building with premium finishes
- Raised floor for easy cabling and efficient organization
- Suspended ceiling with LED lighting and integrated climate systems
- Curtain wall façade providing abundant natural light and energy efficiency
- High-performance 4-pipe HVAC system with zoned climate control
- High-speed elevators and 24/7 controlled access

- Fire detection and prevention systems, back-up generator
- Access to common areas and landscaped green spaces within the complex

## **Location and accessibility**

Situated in western Bucharest, Sema Parc provides quick connections to all major areas of the city:

- Petrache Poenaru metro station – only 3 minutes walking distance
- Direct links to Splaiul Independenței, Basarab Bridge, and Iuliu Maniu Blvd.
- Wide range of public transport options: metro, tram, and bus
- Close to restaurants, cafés, retail spaces, and integrated services in the complex

## **Tenant benefits**

- Generous floor area of over 900 sqm, adaptable to tenant requirements
- Immediate availability, allowing for quick relocation and minimal downtime
- High construction standards and premium technical features
- Part of a rapidly growing business hub, attracting renowned companies and fostering a dynamic professional community

Berlin Building, 1st Floor – 920.17 sqm is the ideal choice for companies seeking a modern, efficient, and representative headquarters in one of Bucharest's most promising business areas.



## Property details

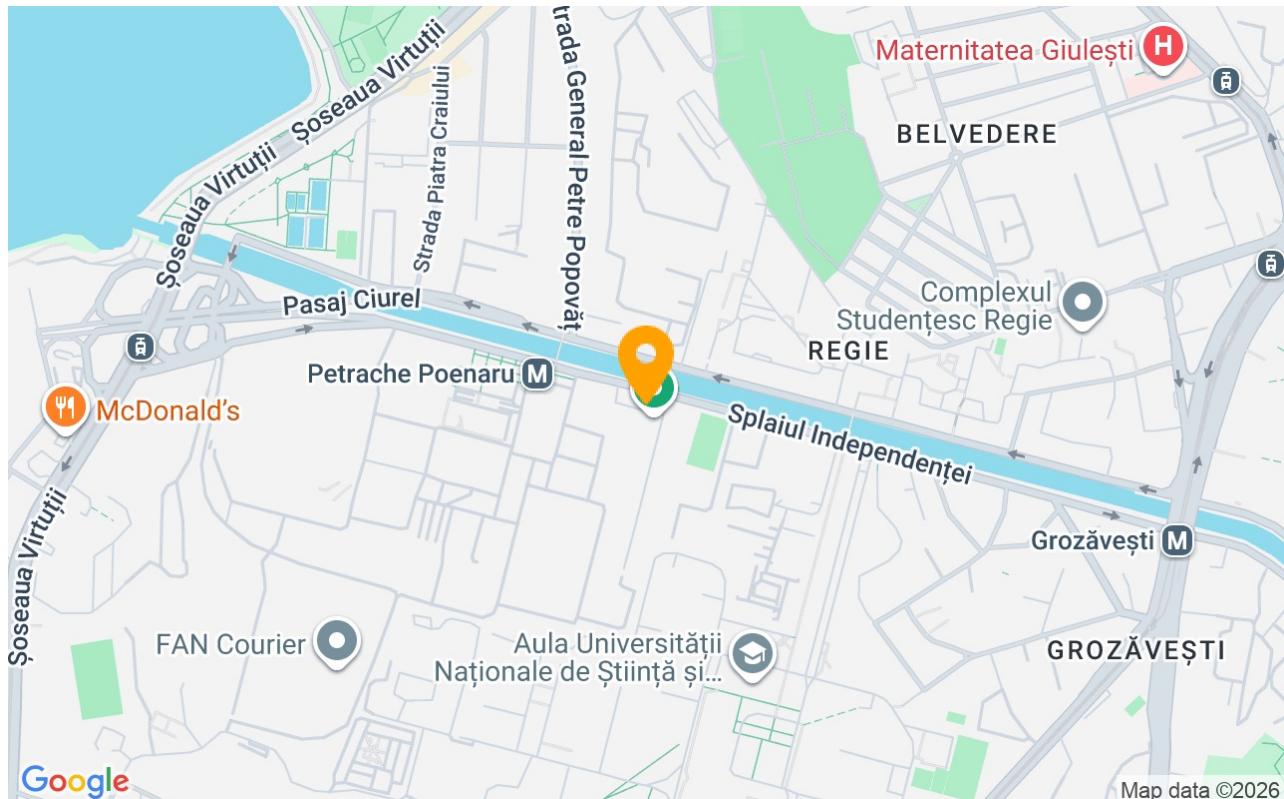
<b>Constructed surface</b>	920m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2019
<b>State</b>	Finished
<b>Common service charges</b>	3221.00 EUR

## Amenities

-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos

