



DACIA
ONE

CESIANU BUILDING



Paval Holding

Property Description

CESIANU Building is an exceptional historic landmark which, through careful refurbishment, has stepped into its new life as a state-of-the-art office building.

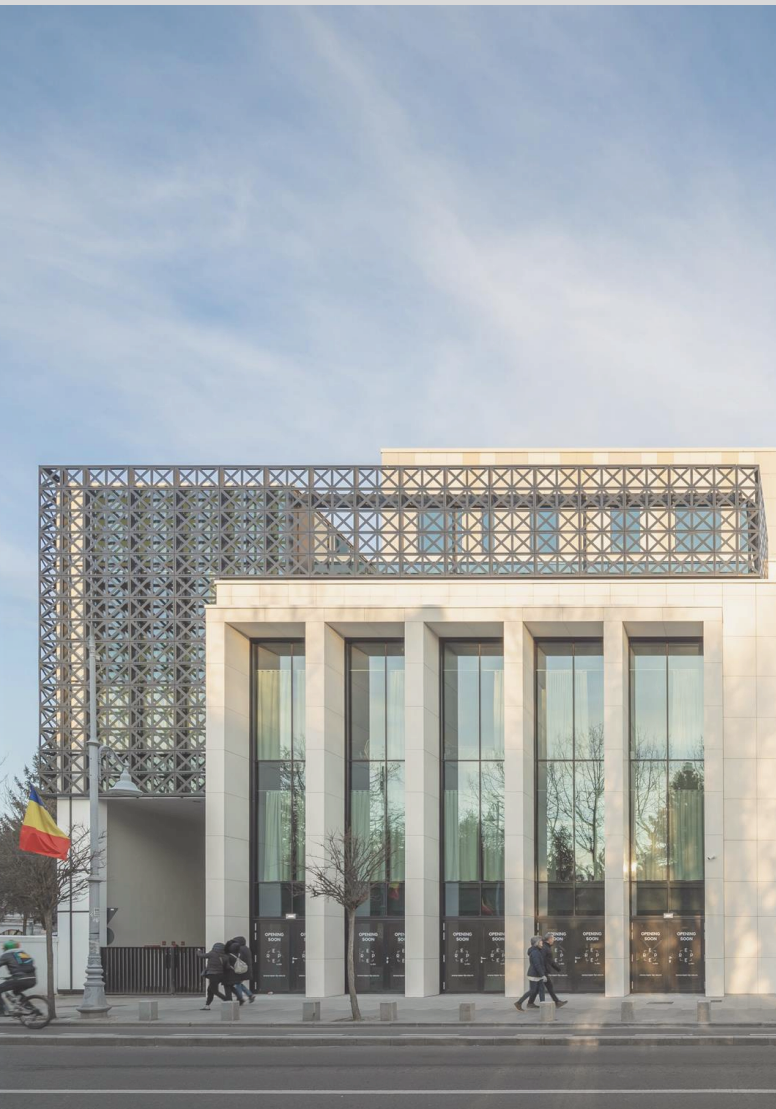
Dating from the nineteenth century, CESIANU Building, the centrepiece of **DACIA ONE** project, is located in the heart of the city, at the junction of Calea Victoriei and Dacia Boulevard.

Originally built around 1893 by the Cesianu family, the building lived through a rich history becoming, successively, the headquarters of the German Legation in Bucharest (1901), the Constantin Tanase Magazine Theatre (1951), and then Casino Victoria (1989).

The urban palace follows an eclectic architectural line, with special interior decorations, ceiling murals, doors and columns adorned with stuccos, as well as elements of carved wood used for the windows, wall panels and mirror frames. It has been fully restored to its original design.



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Exceptional location in Bucharest's CBD

Prime visibility

Great accessibility for employees

**Premium offices in a state-of-the-art
architectural landmark**



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Location and Accessibility

CESIANU Building is located in the heart of Bucharest on the **primary axis to Victoriei Square**, enjoying **excellent visibility and access** by all means of transportation. It stands just a few **minutes away** from the most important urban hubs of Bucharest, such as **Victoriei Square, Romana Square**, Charles de Gaulle Square.

At the junction between two notable boulevards, the property **enjoys easy car access from both Dacia and Calea Victoriei**.

By public transport, the area benefits from **two major metro lines** just a few minutes away and multiple **bus** and **tram** connections in the immediate vicinity of Cesianu Building.

University Hub

The most prestigious economics university of Romania is located just minutes away, in Romana Square, which is a key hiring pool for companies in Bucharest



176 Calea Victoriei



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Location and Accessibility

Metro

650m - 8' walking distance (Piata Romana – M2)

800m – 10' walking distance (Piata Victoriei - M1, M2)

Bus

No. 133, 168, 226, N117

40m – 1' walking distance

Tram

No. 24, 42, 45, 46

850m – 11' walking distance

Train station – Bucharest North

1.6 km – 21' walking distance/ 9' drive

Airport – Otopeni

18.5 km – 38' drive



176 Calea Victoriei



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Project Description

Cesianu Building is an exceptional historic landmark which, through careful refurbishment, has stepped into its new life as a state-of-the-art office building.

The office premises are modern, embedded with cutting edge engineering that has been tastefully integrated into a nineteenth century symbol of elegance and historic heritage.

Finishes are a blend of classic - such as natural stone, oak parquet flooring, and modern - with raised flooring, high efficiency LED lighting, crepuscular sensors.

The project offers **1,756 sqm** of leasable area, displayed across **5 levels** (UG, GF, 1st floor, 2nd floor and Attic) with clear height for the above ground levels varying from 3.20 m to 4.70 m allowing for ample natural light.

Architecture & installations:

- BMS system: custom fit solution to handle energy management, HVAC systems, electrical and water systems
- High performance, four-pipe cooling and heating fan coil units
- Schindler elevator
- LED lighting
- Backup power supply generator for emergency systems
- Separate tenant metering and integration into BMS
- Fire detection with dual sensor technology
- Hydrant system, in accordance with the latest norms
- Full data/voice infrastructure to allow free choice of data/telecom providers
- Rainwater collection and re-use system



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Certifications

Cesianu Building has been awarded **BREEAM Excellent** certification, demonstrating our commitment to the environment through innovation in engineering and careful management of the operations.

Cesianu Building benefits from features such as high efficient lighting control through the use of presence detectors and daylight sensors that avoid wasted energy through smart control, BMS control over fan coil units that allow for central control and optimum use of energy, rainwater recovery systems, all of which help support important operational efficiencies while lowering the property's carbon footprint.



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