

Living close to **EVERYTHING**

one

FLOREASCA TOWERS



one
FLOREASCA TOWERS

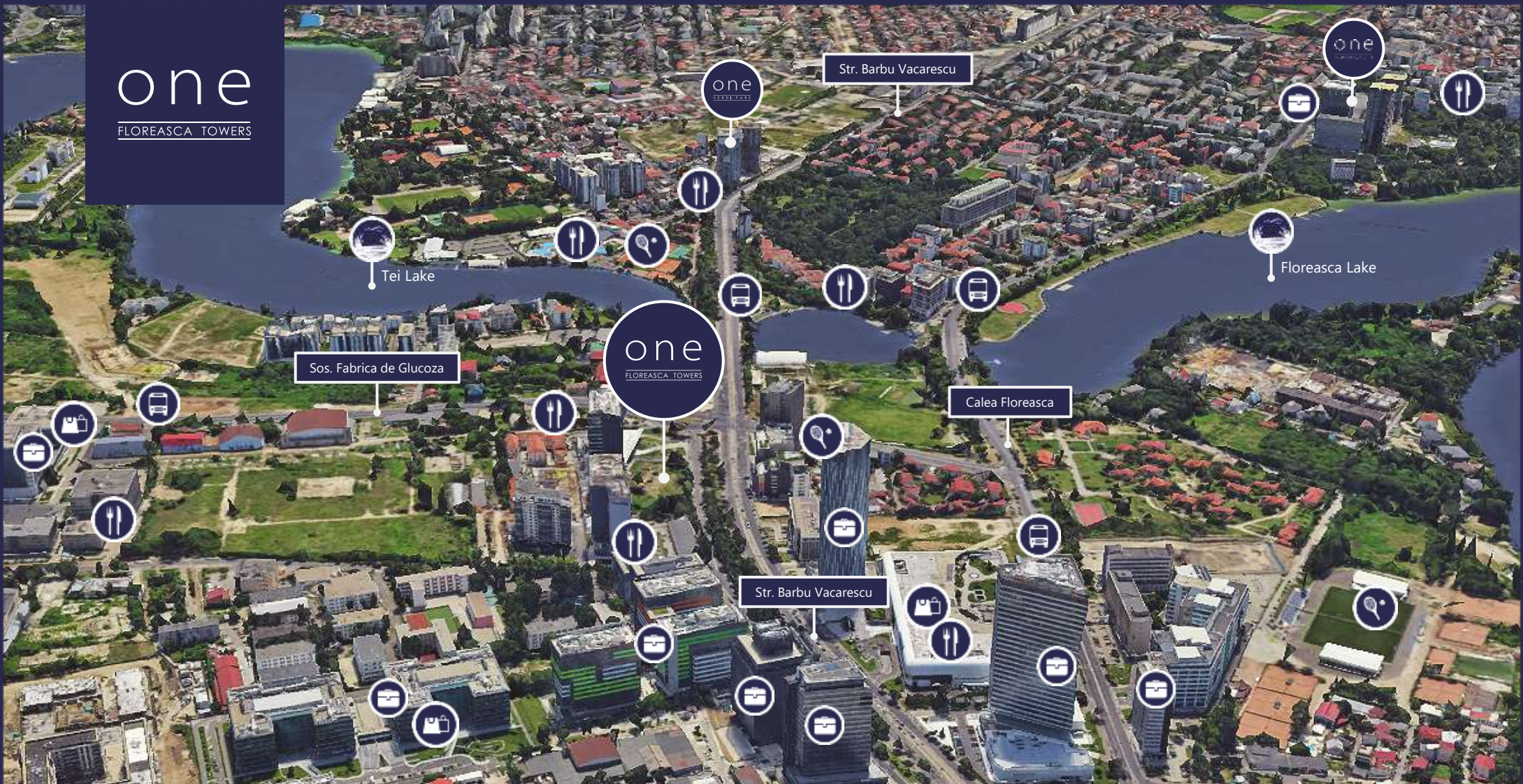
In the Heart **of BUSINESS**

One Floreasca Towers, a premium development in the heart of Bucharest's business district will host 208 residential units, four commercial spaces, two underground parking levels, and is estimated to be delivered for February 2025.

The highlight of the development will be the limited collection of exclusive penthouses with high ceiling and floor-to-ceiling windows, having great panoramic views to Floreasca Lake.



one
FLOREASCA TOWERS



Home from WORK

One Floreasca Towers is located across from the Promenada Mall, offering quick access to the Herăstrău Park, Floreasca and Dorobanți quarters, One Gallery commercial centre within One Floreasca City, as well as to multiple points of interest in the city - commercial services and leisure activities, restaurants, cafes, gyms. Moreover, One Floreasca Towers will benefit from subway access in immediate proximity.

2A Gara Herăstrău Str., Bucharest 020334



Well connected to BUS,
TRAM, SUBWAY city lines



Business & Shopping
areas within range



Walking distance to various leisure
and entertainment points of interest

The **TOWER** *that empower*

Mixed Use Development:

- ★ **RESIDENTIAL**
- ★ **COMMERCIAL**
- ★ **SERVICES**

- ★ 5.600 sqm – Total Land surface
- ★ 2 Towers 14 floors each
- ★ Ground floor; drop-off area
- ★ Pedestrian connection with the office space at the back
- ★ Indoor playground for children
- ★ Underground parking
- ★ Sustainable materials
- ★ Energy-efficient



one
FLOREASCA TOWERS

TYPE OF *Apartments*

- ① **Studio**
- ② **ONE** Bedroom
- ③ **TWO** Bedrooms
- 👤 **THREE** Bedrooms
- 👤 **PENTHOUSE** Duplex



Double *STUDIO*

137.000 – 205.000 € +VAT

 **AREA 48.80 -48.90 sqm**

 **1 Bedroom**

 **1 Bathroom**





one
FLOREASCA TOWERS

ONE *Bedroom*

172.000 – 279.000 € +VAT

 AREA 59.50 - 61.50 sqm

 1 Bedroom


 1 Bathroom

LEMON
INTERIOR
DESIGN

TWO *Bedrooms*

251.000 – 645.000 € +VAT

 AREA 87.40 – 106.20 sqm

 2 Bedrooms

 2 Bathrooms

one
FLOREASCA TOWERS

THREE *Bedrooms*

389.000 – 995.000 € +VAT

 AREA 127.70 – 173.70 sqm

 3 Bedrooms

 4 Bathrooms

PANORAMIC *Views*


A unique collection of exclusive penthouses with high ceiling and floor-to-ceiling windows, having great panoramic views to Floreasca Lake.


- ★ Deep Spacious Balconies 3 m wide
- ★ 50 sqm Corner Terraces
- ★ Triple height lodges
- ★ Great panoramic views


one
FLOREASCA TOWERS

DUPLEX *Penthouse*

2.495.000 – 3.495.000 € + VAT

 AREA 440.50 – 448.40 sqm

 3, 4 Bedrooms


 4 Bathrooms

LEMON
INTERIOR
DESIGN

one
FLOREASCA TOWERS

COMMERCIAL *Spaces*

375.000 – 1.295.000 € +VAT

 **AREA 67.60 – 205.10 sqm**

AVAILABLE: 28



Parking PLACES

one
FLOREASCA TOWERS

Outdoor

30.000 € +VAT

Simple (-1)

30.000 € +VAT

Double (-1)

50.000 € +VAT

Klaus (-1)

20.000 € +VAT

Simple (-2)

25.000 € +VAT

Double (-2)

40.000 € +VAT



PAYMENT *Plan*

ESTIMATED COMPLETION DATE:

OCTOBER 2025

20%

1st INSTALLMENT
Signing Date

20%

2nd INSTALLMENT
June 2023

20%

3rd INSTALLMENT
January 2024

20%

4th INSTALLMENT
December 2024

20%

5th INSTALLMENT
October 2025

10% DISCOUNT

FULL PAYMENT

About ONE UNITED PROPERTIES

One United Properties is the leading green investor and developer of residential, mixed-use, office and commercial real estate in Bucharest, Romania. It is an innovative company dedicated to accelerating the adoption of construction practices for energy-efficient, sustainable, and healthy buildings. All the company's buildings have superior certifications for sustainability, energy efficiency and wellness, and the developer has been awarded at numerous galas and conferences in the field.

Over the years, the brand has grown organically and continued to bring something new to the market, transforming abandoned areas of the city into dynamic communities on Bucharest map. Even more, One United Properties distinguished itself with a new approach on the art of urban living and working. Landmark developments, quality, design, and sustainability represent the core aspects of the company's strategy. Beyond green real estate developments respecting highest quality standards, that offer the best working and living spaces, One United Properties aims at building strong communities around these developments, that integrate various facilities and services on the premises, such as coffee shops, playgrounds, restaurants or pharmacies, banks, or gyms and pools. This community is growing very fast, and it has access to a new lifestyle encompassed in contemporary design residential units, modern certified offices and such a wide range of integrated services.

The developer has several high-end residential projects completed, under construction, and in the medium-term pipeline in Bucharest, such as One Herăstrău Park, One Floreasca City, One Charles de Gaulle, One Verdi Park, or One Floreasca Vista. The art of living in such a development means more than design, it is also a way of being focused on a sustainable lifestyle. Starting with 2017, all residential projects developed by One United Properties receive the "Green Homes" certification from RoGBC.

One United Properties is the largest real estate developer listed on the local capital market. The company's shares floated on BSE on July 12th, 2021, with the symbol ONE, following a successful IPO, during which the company raised 52.8 million euro for further developments in both the residential and office segments. Its shares are included in multiple BET and STOXX indices, the FTSE Russell Global All-Cap index, which follows the most liquid shares in the world, and the FTSE EPRA Nareit EMEA Emerging index, which tracks the evolution of companies in the real estate sector in emerging markets.

One United Properties has a strategic partnership with interior design and furniture company Lemon Interior Design – a multi-award-winning company based in Bucharest, Romania. The developer also has an architecture studio and engineering capabilities: X Architecture & Engineering - recipient of 2 Awards for Romania at International Property Awards.



- 1 One NORTH GATE
- 2 One FLOREASCA LAKE
- 3 One HERASTRAU PARK
- 4 One HERASTRAU VISTA
- 5 One HIGH DISTRICT
- 6 One FLOREASCA TOWERS
- 7 One FLOREASCA VISTA
- 8 One LAKE CLUB
- 9 One HERASTRAU PLAZA
- 10 One HERASTRAU TOWERS
- 11 One HERASTRAU OFFICE
- 12 One MADRIGALULUI
- 13 One CHARLES DE GAULLE
- 14 One NORTH LOFTS
- 15 One ATHENEE
- 16 One MIRCEA ELIADE
- 17 One PENINSULA
- 18 One COTROCENI PARK
- 18 One COTROCENI PARK
- 19 One VERDI PARK
- 20 One LAKE DISTRICT
- 21 One MODROGAN
- 22 One TIMPURI NOI
- 23 One TOWER
- 24 One RAHMANINOV
- 25 One BUCUR OBOR
- 26 One VICTORIEI PLAZA
- 27 One GALLERY
- 28 One HERASTRAU CITY
- 29 One CITY CLUB
- 30 One MAMAIA NORD

Residential Offices Commercial



THANK
you



one

FLOREASCA TOWERS
