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Updated on 1 October 2025

## Office space

📍 Sema Parc Berlin, Semanatoarea, Bucharest

**8,289 EUR +VAT / month**

Web Reference

**#114690**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-114690>  
[\(https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-114690\)](https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-114690)

## Description

**Sema Parc - Berlin Building, 1st Floor, 663.09 sqm, Shell & Core**

Generous area for modern and dynamic companies

### Modern office space with maximum fit-out flexibility

Within Sema Parc, one of Bucharest's largest mixed-use developments, a 663.09 sqm office space is available on the 1st floor of the Berlin Building. Delivered in shell & core condition, it provides tenants with full freedom to customize their layout and design, creating a workspace that reflects their brand identity and operational needs.

This adaptability makes it an excellent choice for companies seeking a tailor-made office, combining modern infrastructure with personalized design.

### Building features and specifications

- Class A office building, part of Sema Parc development
- Curtain wall façade offering abundant natural light
- High-performance 4-pipe HVAC system with zoned control
- High-speed elevators and 24/7 controlled access
- Raised floor infrastructure prepared for cabling
- Suspended ceiling with integrated LED lighting (after fit-out)
- Fire detection and prevention systems

- Backup generator ensuring operational continuity
- Access to modern common areas and landscaped green spaces

## **Strategic location**

Sema Parc is strategically positioned in central-west Bucharest, offering easy access to:

- Petrache Poenaru metro station (3 minutes walking distance)
- Splaiul Independenței, Iuliu Maniu Blvd., Basarab Bridge
- Multiple public transport connections: metro, tram, bus
- Restaurants, cafés, retail and integrated services within the complex

## **Tenant benefits**

- Generous floor space of 663.09 sqm, adaptable to tenant needs
- Maximum flexibility thanks to shell & core delivery
- Class A building with premium standards and modern infrastructure
- Part of a well-established and expanding business hub

Berlin Building – 1st Floor, 663.09 sqm, Shell & Core is the ideal solution for companies seeking a modern, efficient, and highly customizable office in a landmark business complex.



## Property details

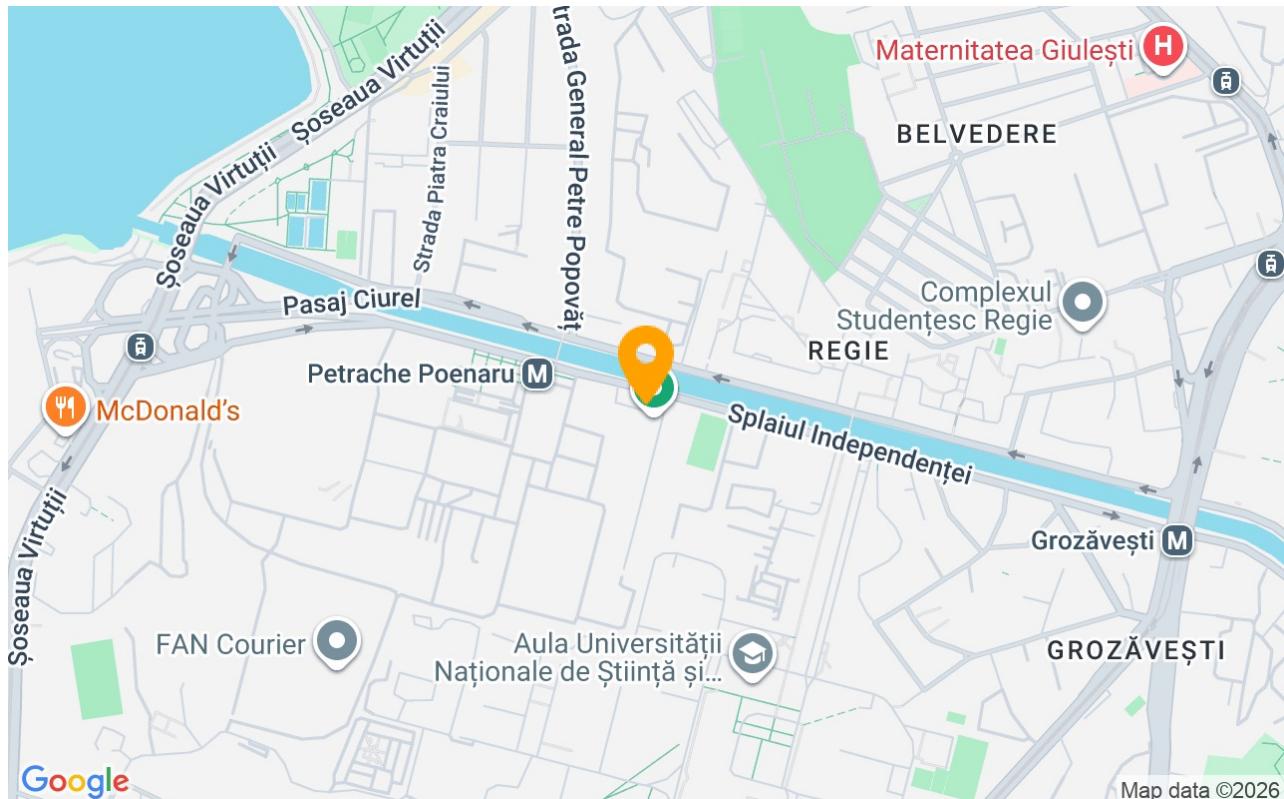
|                               |                   |
|-------------------------------|-------------------|
| <b>Constructed surface</b>    | 663m <sup>2</sup> |
| <b>Building type</b>          | Block             |
| <b>Year built</b>             | 2019              |
| <b>State</b>                  | Finished          |
| <b>Common service charges</b> | 2321.00 EUR       |

## Amenities

 Not furnished  Building heating  Suitable for office



## Location



## Photos

