

SILK DISTRICT

CLASS A OFFICES
DEVELOPED IN 5 PHASES.

—
IN THE  OF IAȘI

A perfect mixed-use project, creating synergy
for a sustainable 24/7 urban hub.



SILK
DIST
RICT

by Prime Kapital



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about

a positive impact

-  103,700m² GLA Class A office
-  1,547 high quality apartments
-  10,080m² GLA support retail & services
-  40,500m² of public green spaces & open “car-free” areas
-  8,000 + new jobs
-  Land regeneration
-  Optimisation of resources
-  24/7 community

SILK
DIST
RICT



Silk District’s 103,700m² GLA office development is part of a large and modern mixed-use project that includes 1,547 high quality spacious apartments and 10,080m² GLA of support facilities (retail, services, leisure, fitness) in the centre of Iași.

The 10.1ha development site is a former industrial platform historically known as the silk factory.

location

Silk District is centrally located and easily accessible, with excellent connectivity to the city's most important points of interest.

CALEA CHIȘINĂULUI 22,
IAȘI, ROMÂNIA

Legend

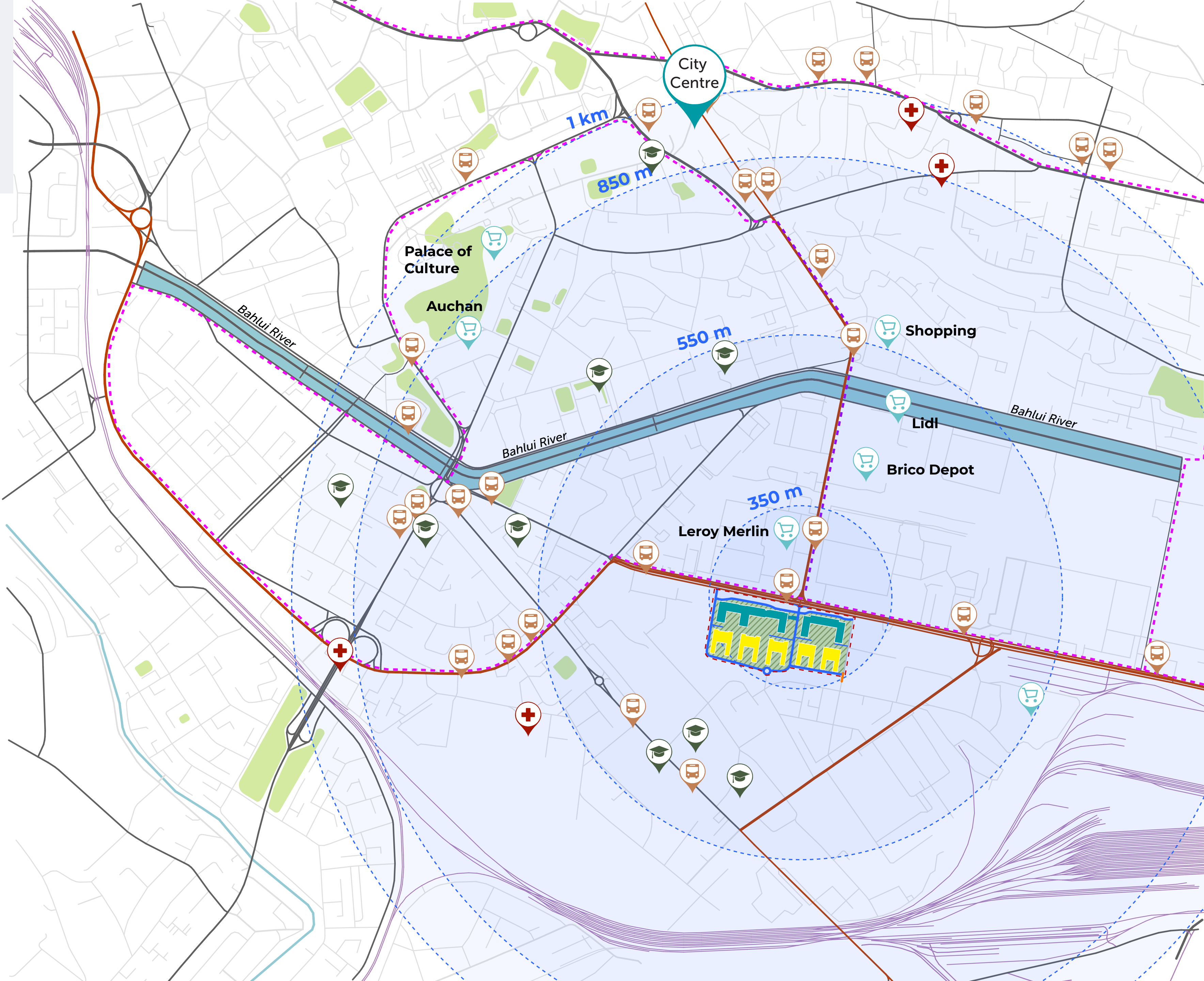
- Silk District area
- Silk Office - 10,080m² retail hub
- Silk Residential
- Silk Park- 40,500m² public green spaces & open "car-free" areas
- Public parks

Points of Interest

- Bus Station
- University
- Market
- Hospital

Infrastructure

- National roads
- Main roads
- Secondary streets
- New infrastructure developed by Prime Kapital
- Tram
- Train
- Bahlui River



masterplan

infrastructure
& access



Legend

- Silk District area
- Infrastructure developed by Prime Kapital
- Planned infrastructure
- Road access
- Parking access
- Bus & tram stations

benefits & highlights

Large & flexible floor plates



Max. height: GF + 7



High floor efficiency ratio



250m² – 3,100m²
tenant configurations



Up to 9,000m² consolidations
per single floor



Multiple cores



5 phases



State-of-the-art finishes



parking

& shared basement facilities

- ✓ 4,600 dedicated tenant parkings
- ✓ 2 basement levels
- P 1:50 GLA basement parking ratio
- 1:5 electric car parking ratio
- Bicycle racks
- Dedicated goods lifts
- Loading bays
- Shower & locker facilities
- Basement storage facilities

Legend

- Public green spaces & open "car-free" areas
- Main lobby
- Secondary lobby
- Access



Legend (deliveries)

- Phase 1 - Office & Residential
- Phase 2 - Office & Residential
- Phase 3 - Office & Residential
- Phase 4 - Office & Residential
- Phase 5 - Office & Residential

building & shared facilities

40,500m² of public green spaces & open “car-free” areas



Central receptions



Central waiting area



Open air kiosks



Technical floor



Double volume lobbies



On site building management



Central visitor bathrooms



High speed elevators (1.6 m/sec)



Electricity: 30% savings



Gas: 40% savings



Water: 35% savings



BREEAM[®]
OUTSTANDING





retail & services

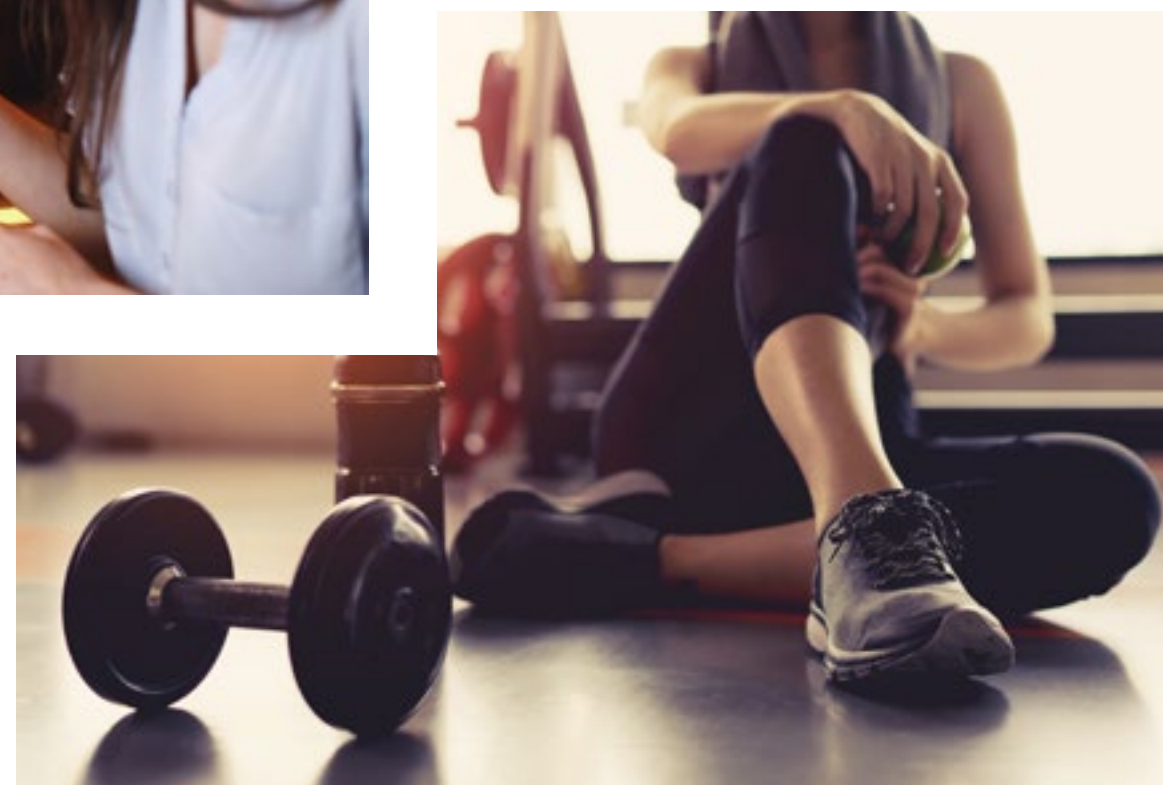
 10,080m² GLA support retail & services

 Restaurants

 Food

 Coffee

 Fitness



floors



Efficient grids:

- 8.1m/8.1m
- 27m facade to facade



500kg load/m² around cores



2.8m full height glass facades



6 bathrooms per floor



Dress & make up areas



Raised floor

key development factors

SUSTAINABILITY

At Silk District, we found a balance between creating office buildings that support an enjoyable work environment that stimulates team building and collaboration and provides for long-term sustainable solutions for business owners.

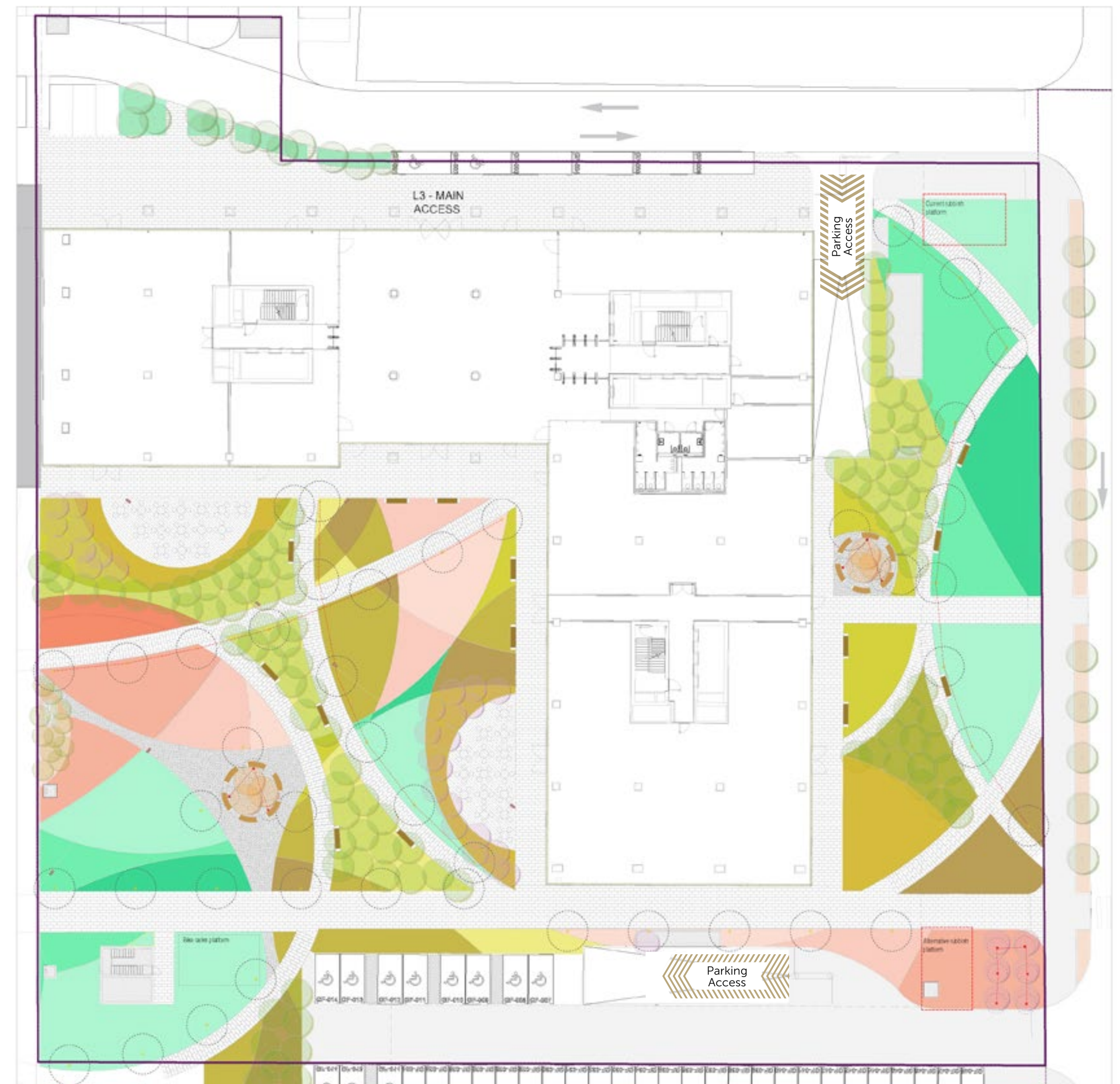
Silk District is developed on a former industrial platform that historically benefited from a strategic position in the centre of the city with an excellent infrastructure base.

An upgrade and extension of the existing infrastructure,

implemented in Phase 1, will provide a connection between the new district and the larger city as well as the residential neighbourhoods behind the old industrial area.

The project is transforming the area from its previous state of decay into a modern new neighbourhood and economic hub that will ultimately see sustainable growth and bring new opportunities to the larger community and will include 4 hectares of green and leisure areas open to the public.

public green spaces & open “car-free” areas



landscape design



40,500m² of public green spaces & open “car-free” areas



Landscape design contains:



Perennials 7,100m²



Urban forest 2,400 trees



Shrubs 3,000m²



Pedestrian/velo areas



Public infrastructure updates; multiple access points



Easy maintenance



Low water consumption



Air filtering



Prevent soil erosion



Reduced impact of pesticide use



Recycling: reduced off-site disposal of green waste



Use of organic fertilizers

Working with good ecological design principles is our approach to develop an enduring integrated landscape project.



residential



Silk District is a mixed-use urban regeneration project, where we have integrated:

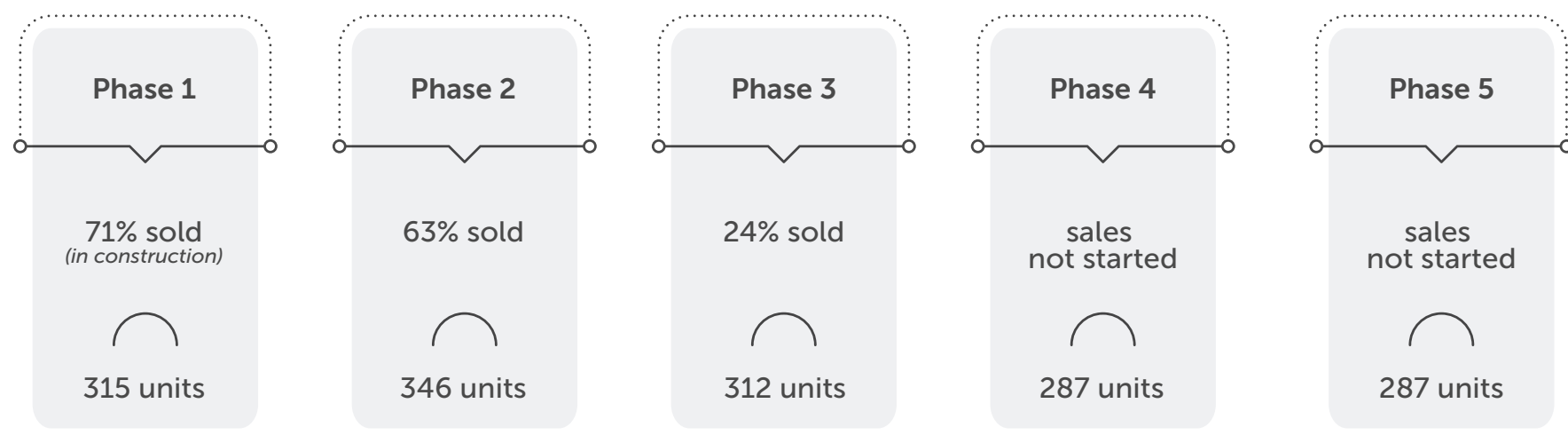
-  **SPACIOUS APARTMENTS**
-  **PUBLIC GREEN SPACES & OPEN “CAR-FREE” AREAS**

High quality residential components employ a clean design and an integrated building approach within a pedestrian-friendly setting, integrated into a larger “live-work-play” environment.

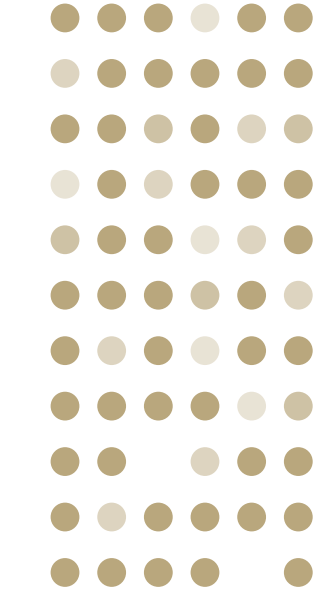
Each residential building has high efficiency energy consumption, in line with nZEB standards.



The residential project has a total of 1,547 apartments.



Estimated 1,995 parking spaces.



PLEIADES RESIDENCE
Ploiești



MARMURA RESIDENCE
Bucharest



AVALON ESTATE
Bucharest



DN1 VALUE CENTRE
Bucharest

about prime kapital

Silk District is developed by Prime Kapital, a leading CEE real estate developer, investor, and operator, in an exclusive development joint venture with MAS P.L.C., a property investor and operator listed on the main board of the Johannesburg Stock Exchange.

Since 2016, the development joint venture has successfully completed new developments totaling more than 200,000m² GLA and redevelopments totaling 85,000m² GLA, with more than 420,000m² total GLA under management.

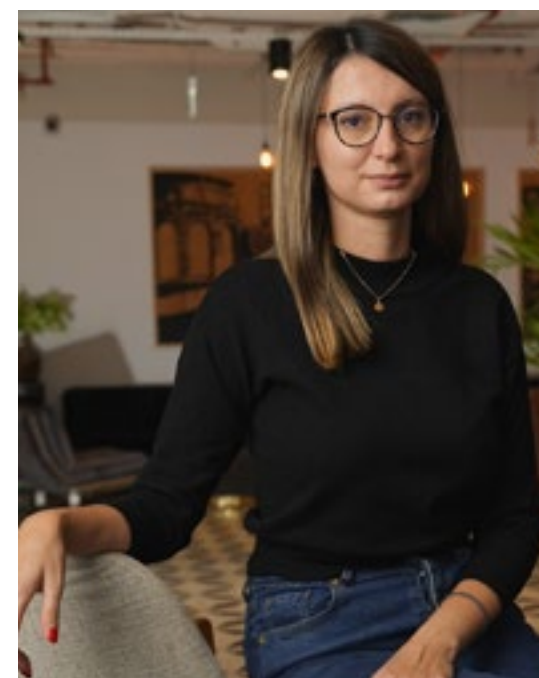
With over 40 successful developments and redevelopments completed in CEE, Prime Kapital and its founders have an unparalleled track record with well-recognised and successful projects known for its high quality and sustainability.

meet our team



**MAGGIE
KITSHOFF**

Prime Kapital Partner
Office & Residential



**ALEXANDRA
MARCU**

Operational Director
Office & Residential



**EUGEN
MORARIU**

Prime Kapital Partner
Design



**ROXANA
ACHIRILOAIEI**

Sales & Leasing Manager
Residential



— by  Prime Kapital —

CONTACT US!









Email: contact@silkdistrict.ro

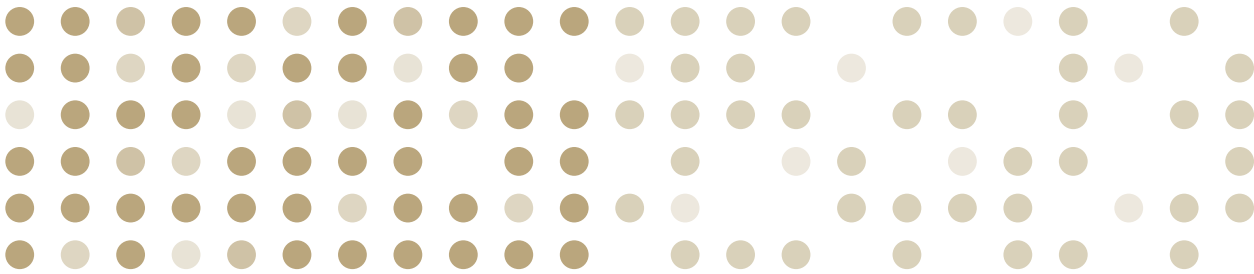
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


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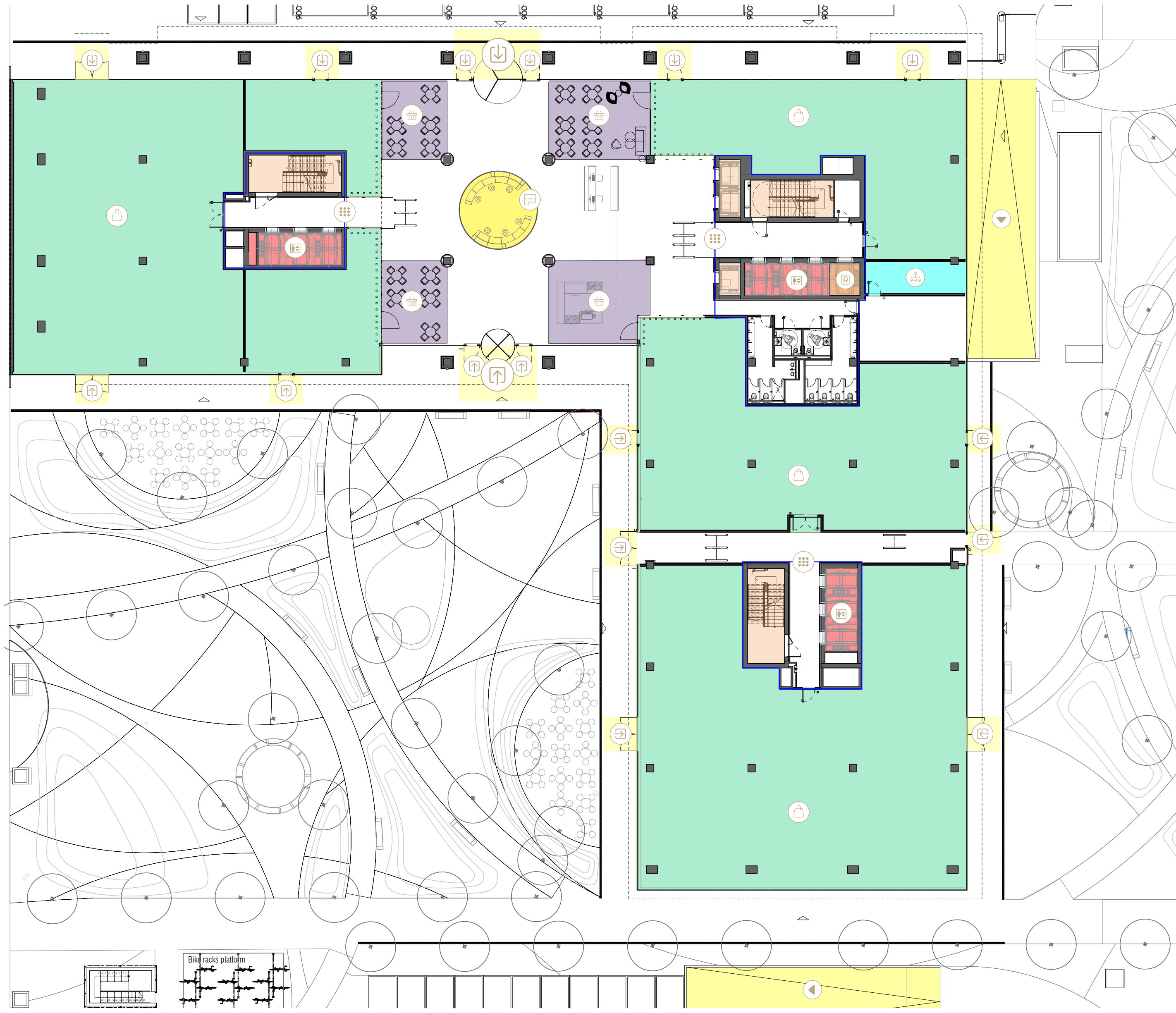
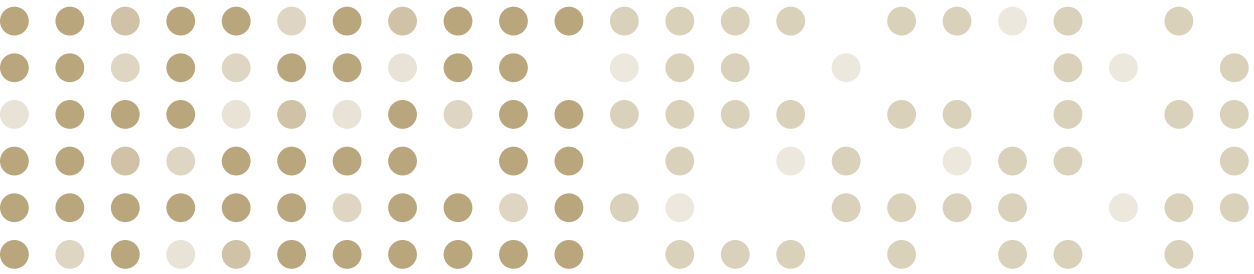
typical basement layout

-  Electric car parking spaces
-  Bicycle racks
-  Dedicated goods lifts
-  Loading bays
-  Shower & locker facilities
-  Disabled person parking
-  Storage
-  Access




typical ground floor layout


-   Retail / Services
-   Open retail
-   Main lobby & central reception
-   3 cores per floor
-   High speed elevators
-   Dedicated goods lifts
-   Building access
-   Parking access
-   Main server room





general floor layout


- 


Efficient grids:


 - 8.1m/8.1m
 - 27m facade to facade
- 


Raised floor
- 


500kg load/m²
- 


High speed elevators
- 

Dedicated goods lifts
- 

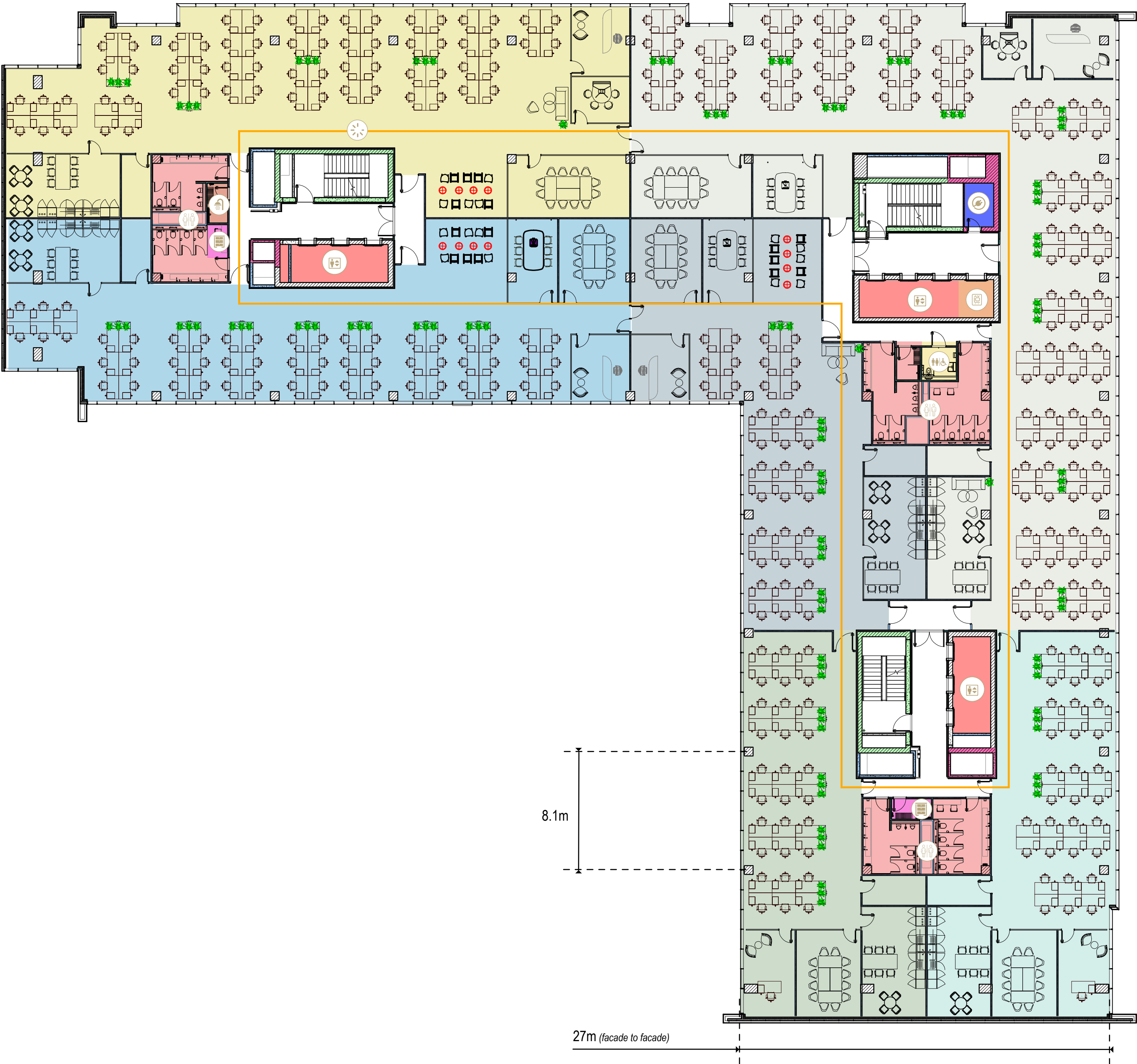
Electrical room
- 

Showers
- 

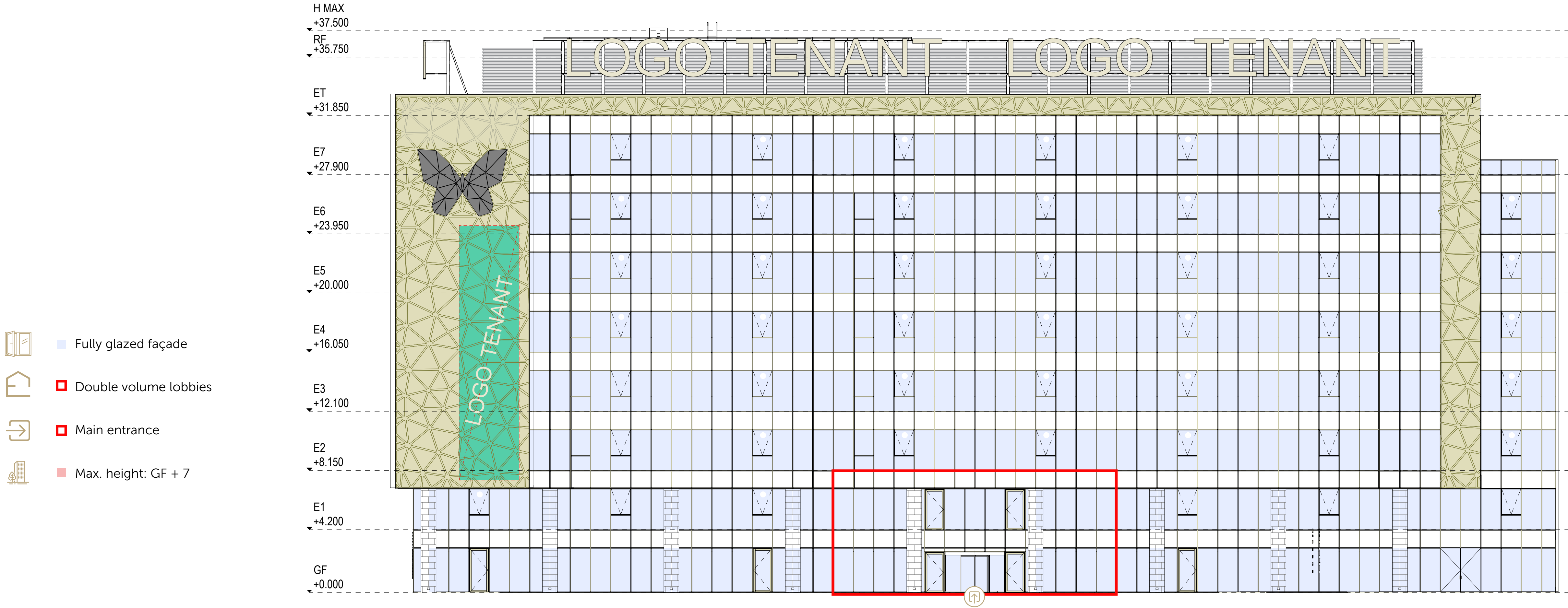
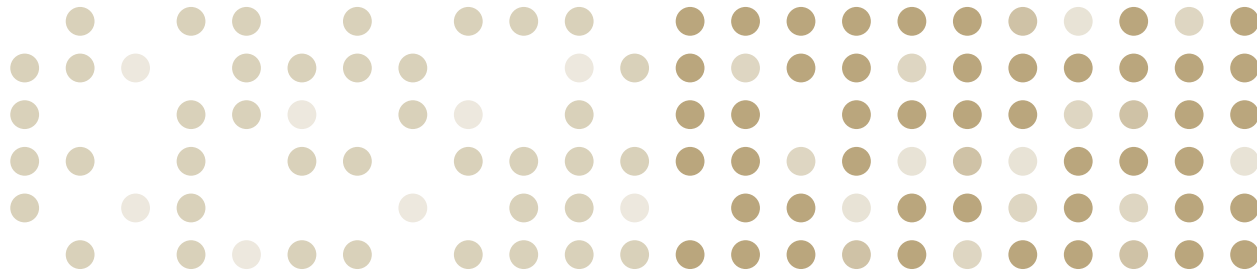
Dress & make up areas
- 

6 bathrooms per floor
- 

1 bathroom per floor for people with a disability



typical façade elevation





Class A

CRITERIA


Criteria	Class A	SILK DISTRICT
Age and Condition	Renovated, or new, with high quality building infrastructure	State-of-the-art
Floor Plate - GLA m²/floor	>1,600m²/floor	Up to 9,000m²
Façade	Windows floor to ceiling providing natural light to all areas	Glass floor to ceiling
Floor-to-ceiling Height	2.8m	2.8m
Terrace or Green Areas	Project provides terrace or green areas for tenants	40,500m² of public green spaces & open “car-free” areas
Loss Factor ¹	12%	10.7%
Parking	At least 1:65	1:50
Type of Parking	On-site parking with direct accesses into lobbies	Basement to lobby: direct structured parking
Location	Generally located in the central business district with strong identifiable location	Central and accessible area with an excellent connectivity to the city’s most important points of interest.

¹ Areas calculated according to BOMA standards



Criteria	Class A	SILK DISTRICT
Visibility	Building visible from a large street or street opening	Highly visible from Calea Chişinăului
Distance to public transport	Location within no more than 15-minute walk from the nearest public transport station	1 minute walk
Central lobby / reception	Permanent reception and waiting area with good lighting, good tenant orientation logos and information with provided services (see amenities)	Yes
Elevators	Optimised high speed elevator count versus number of floors to cover all residents with no more than 30 seconds wait time	10 high-speed elevators / typical floor 1.6m/sec
Toilets	1:30 people - incl. toilets for people with disability	1:25 people - incl. toilets for people with disabilities
Basement	Located within a short distance from building entrance and includes a loading bay	2 floors basemant with direct connection to lobby 1 goods lift 1 loading bay/building
Proximity to amenities	Adequate dining areas versus building size and population and at least two more amenities in the building (ATM, newsstand, dry-cleaning, shops, fitness, etc.)	Ground floor dedicated for commercial area on 10,080m², including leaisure and retail



Criteria	Class A	SILK DISTRICT
HVAC capacity	1 person / 7m² GLA	1 person / 7m² GLA
Provision for higher loads on floors	Each floor to have provision for higher loads	Central area of each floor with variable load, up to 5kN/m² in high load area
Building Manager	On-site building manager either in-house (landlord) or 3 rd Party	On-site - by Prime Kapital
Property Management	On-site services such as security, HVAC, air quality, maintenance, tenant work coordination, local tenant services representative, environmental management	On-site - by Prime Kapital
BMS	Must have	Yes
Power Supply	Two independent sources of power supply with automatic change-over system as emergency backup	On-site generator with automatic change-over system as emergency backup
Security System	Modern security and access control systems: CCTV at all entrance points, parking areas, electronic card access, 24-hour security personnel	Yes
Green Certificate	Hold at least one recognized environmental certification	Target 

Work	Description
Raised Floors	Raised, full access floor with 150mm high
Suspended Ceilings	Suspended, mineral fiber ceiling tiles, with provision for window openings and blinds
Floor Coverings	An estimated budget of 20 €/m² for floor finishes
HVAC and Fresh Air Intake	Designed for 1:7 person density and installation regarded for an open space area
Electrical & Lighting	Connection via electrical busbar of the building with metering Low voltage work (electrical panels, cable trays, cables, lighting fixtures, sockets, floor boxes, switches) will be provided by landlord Average installed power for lights and sockets 60W/m² Electrical floor-boxes (1:18 NLA) LED lights in ceiling with wall switches (additional lights can be added during fit-out) Office light levels 500 lx, corridors 150 lx
Fire Detection & Alarms	Fire alarm system in line with Romanian regulation, first layer above false ceiling (landlord contribution) and second layer (tenant contribution) under false ceiling and raised floor according to fit-out
Data, telecommunications and other cabling	Tenants may choose any operator. Landlord will agree with the operator the terms and conditions of access. It is the operator's responsibility to provide the connection cable(s) to the Tenant using the building's existing low-current cable trays Cable trays for internal ethernet network will be provided by landlord
Server Rooms	The middle structure grid area of each floor is designed for additional live load of 5KN/m² (500 kg/m²)
Infrastructure for Kitchen Area	Kitchen areas are around cores, ensuring easy access to the sewerage. Each kitchen will be equipped with flood sensors

standard fit-out

open plan



- Bathrooms & lobbies: fitted to premium building specification.
- ✓ Shower facilities
 - ✓ Dress & Make up areas for ladies



Light fittings office level: 500lx/m² & corridors level: 150lx/m²



Floor boxes - 1:16m² carpet area



Higher loads around cores: 500kg load/m²



Carpets