



IULIU MANIU BOULEVARD 6Q, BUCHAREST

THE LIGHT ONE

BRIGHT THINKING. SMART LOCATION.

The Light One establishes a strong connection between the academic excellence of Politehnica University and the dynamic business ecosystem of research, IT&C, design, and professional services.

Conceived as a landmark project, it sets new standards of quality and architectural expression for the entire office development area.







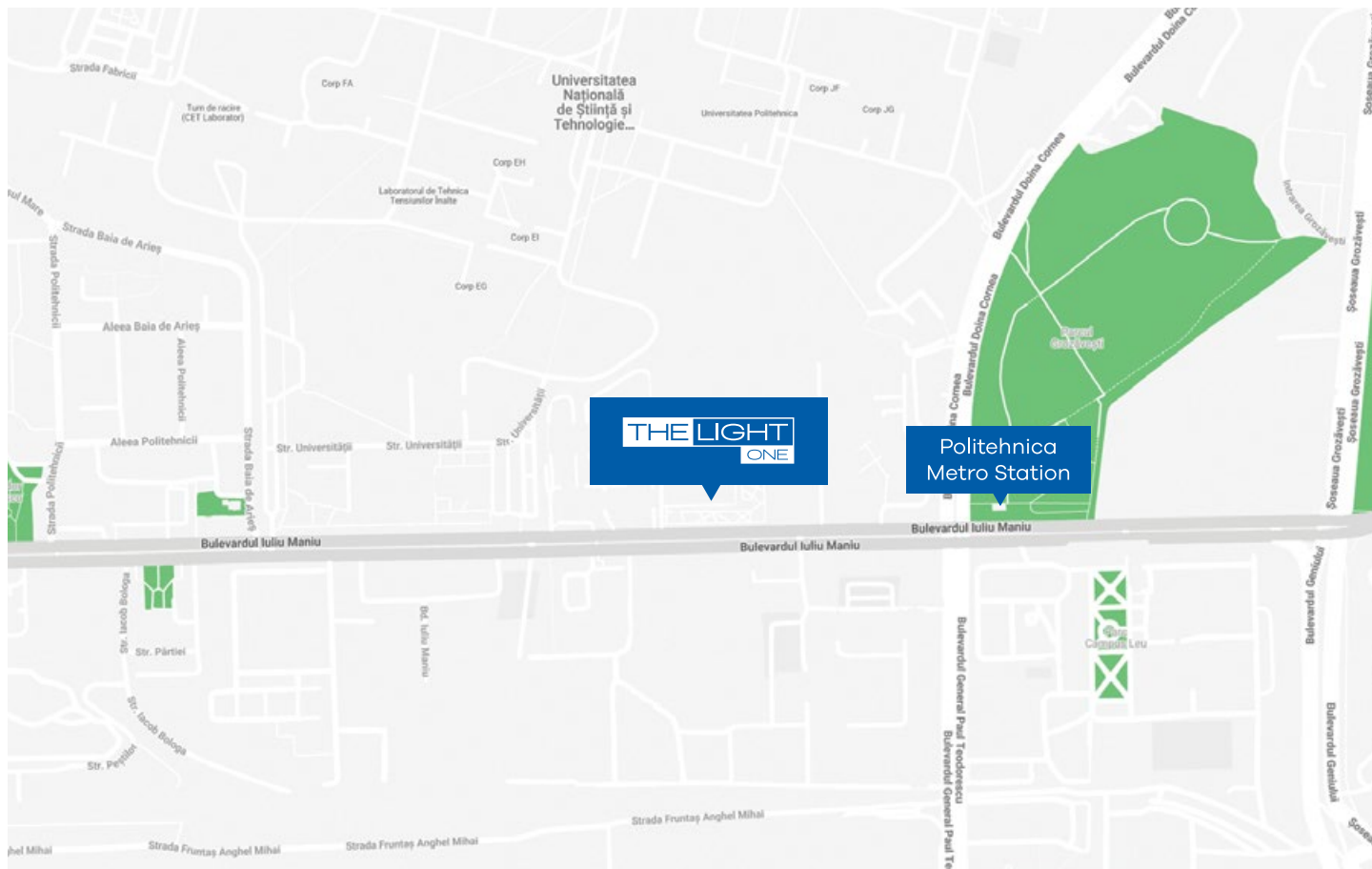
A BENCHMARK FOR
INNOVATION AND **TIMELESS**
ARCHITECTURE



With its sleek, minimalist geometry and striking presence, The Light One stands out through a timeless design and exceptional visibility along one of Bucharest's most prominent arteries - **Iuliu Maniu Boulevard**.

THE LIGHT
ONE

LOCATION



IULIU MANIU BOULEVARD 6Q, BUCHAREST 061344

Located in the heart of Bucharest's emerging central-western district, The Light One enjoys a prime position on Iuliu Maniu Boulevard - a key axis of the city's urban development.

The building benefits from excellent visibility and seamless accessibility, with rapid car access (just 2-3 minutes) to and from the city via Basarab Bridge.

ACCESSIBILITY

Its strategic placement is enhanced by an extensive existing infrastructure, offering direct connections to major city arteries, proximity to the A1 highway, and easy access to the full public transportation network - both on surface and underground.

POLITEHNICA METRO STATION	200 M
POLITEHNICA UNIVERSITY OF BUCHAREST	700 M
SHOPPING MALL	1.3 KM
UNIVERSITY SQUARE	5.3 KM
A1 HIGHWAY	5.3 KM



GETTING HERE

The Politehnica metro station is just a short walk away, complemented by multiple tram and bus lines that ensure easy connectivity to the city center, Otopeni Airport, and other major urban routes.

The building's proximity to Politehnica University, the Botanical Garden, Shopping Mall, and various retail and leisure options within a few minutes make it **a fully integrated and highly attractive urban hub.**



SUBWAY

Politehnica Metro Station



CAR

12' City Center 13' Ring road 30' Airport



TROLEY & BUS

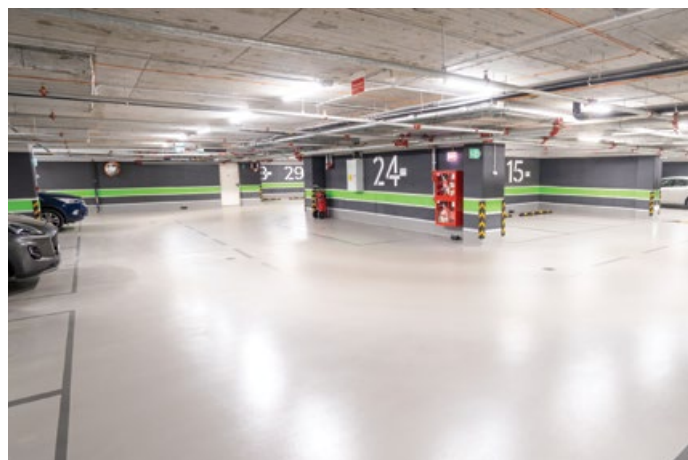
61, 62, 136, 236, 336, N115



TRAM

1, 11, 35

COMMON AREAS





GROUND FLOOR RETAIL SPACES

On-site retail units offering quick access to daily essentials, designed to support both convenience and the seamless flow of a modern business lifestyle.

Among them, a Banca Transilvania branch with ATM ensures that your everyday banking needs are always just downstairs.



CAFÉ

Coffee spot available right inside the building - ideal for relaxed breaks, informal meetings, or energizing moments throughout the day.





RELAXATION AREAS

Dedicated indoor and outdoor spaces for taking a break, socializing, or unwinding - all designed to promote well-being and work-life balance.



MEDICAL CLINICS

Professional medical services are available on-site, offering fast and easy access to healthcare whenever needed, without leaving the building.



FITNESS & WELLNESS FACILITIES

A fully equipped gym and wellness area right inside the building, offering convenient access to support a healthy lifestyle before, during, or after work.

THE LIGHT
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DETAILS

22,154

sqm Total Gross Leasable Area

295

Car Parking Places

11

Stories Above Ground

6

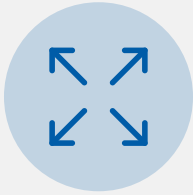
Modern Elevators

12

Charging stations with
power output of 22 kW each



TECH DETAILS



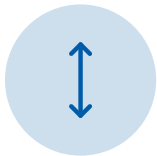
HEIGHT REGIME

+ 2 basements
+ groundfloor
+ 11 floors

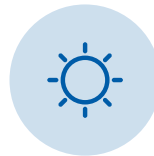


TOTAL BUILT AREA

31,893 SQM
8,225 sqm - 2 basements
23,668 sqm - above ground



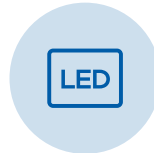
Clear height of 2.85 m (from raised floor
to suspended ceiling)



Architectural layout for maximum nat-
ural light



Curtain wall glazing system using
highest performance glass



LED lighting



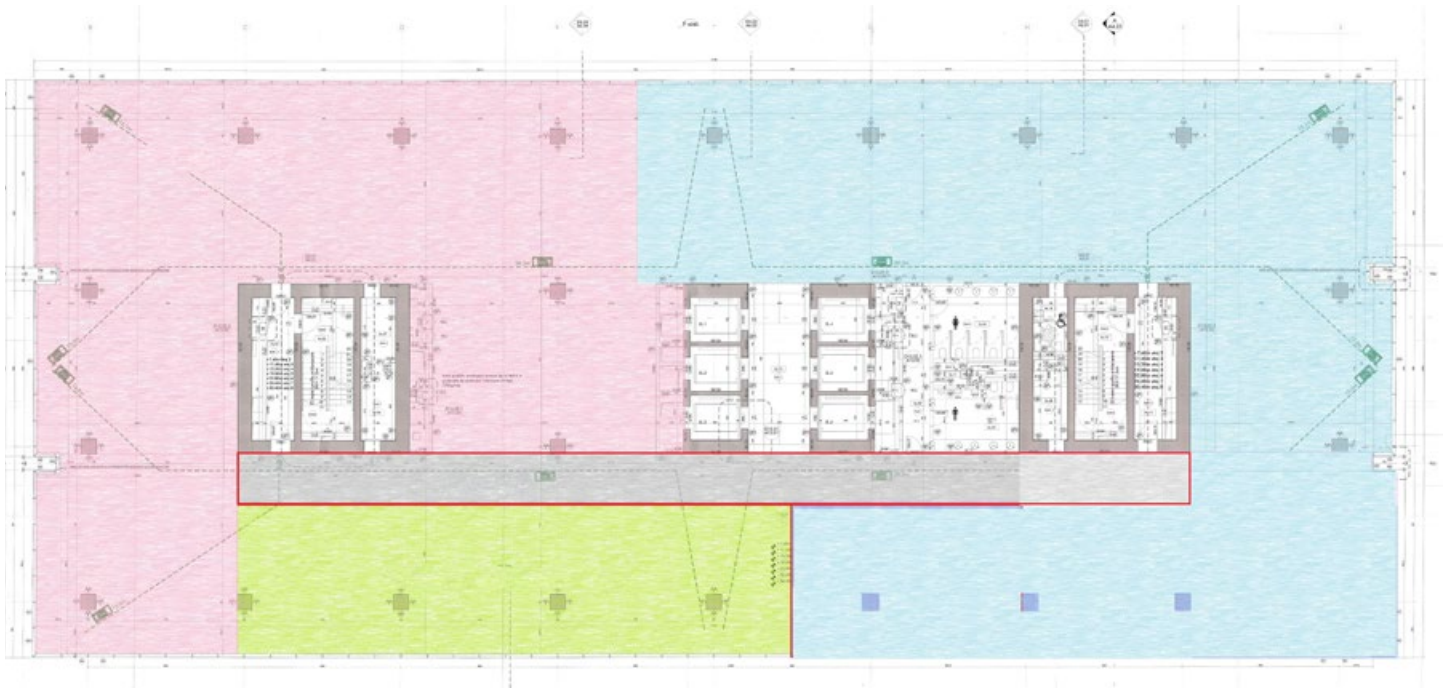
Integrated BMS system

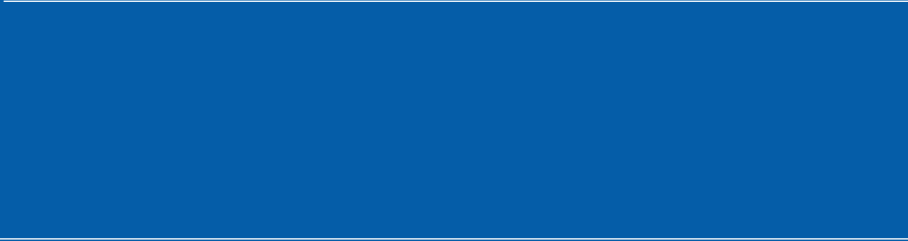


HVAC with the more sophisticated VRV
system compared to the classic chiller/
boiler plant solution



TYPICAL FLOOR PLAN





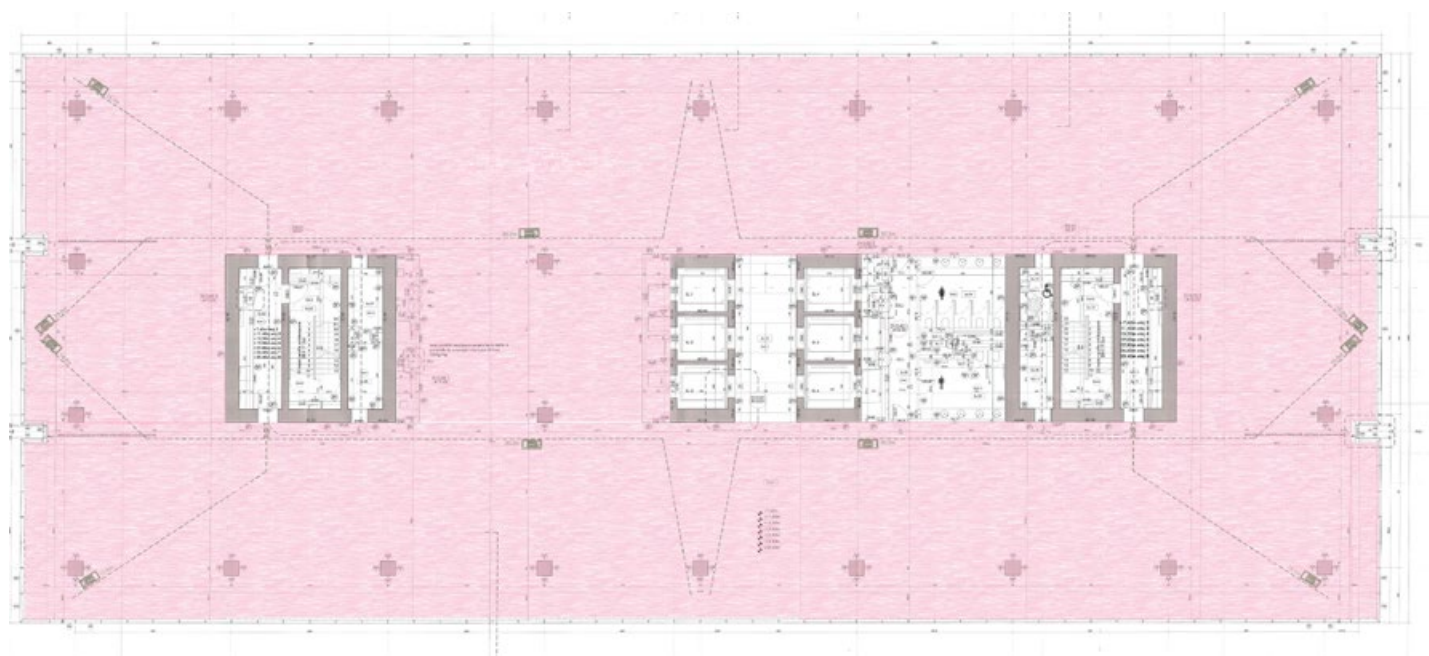
2,090 sqm floor plate 

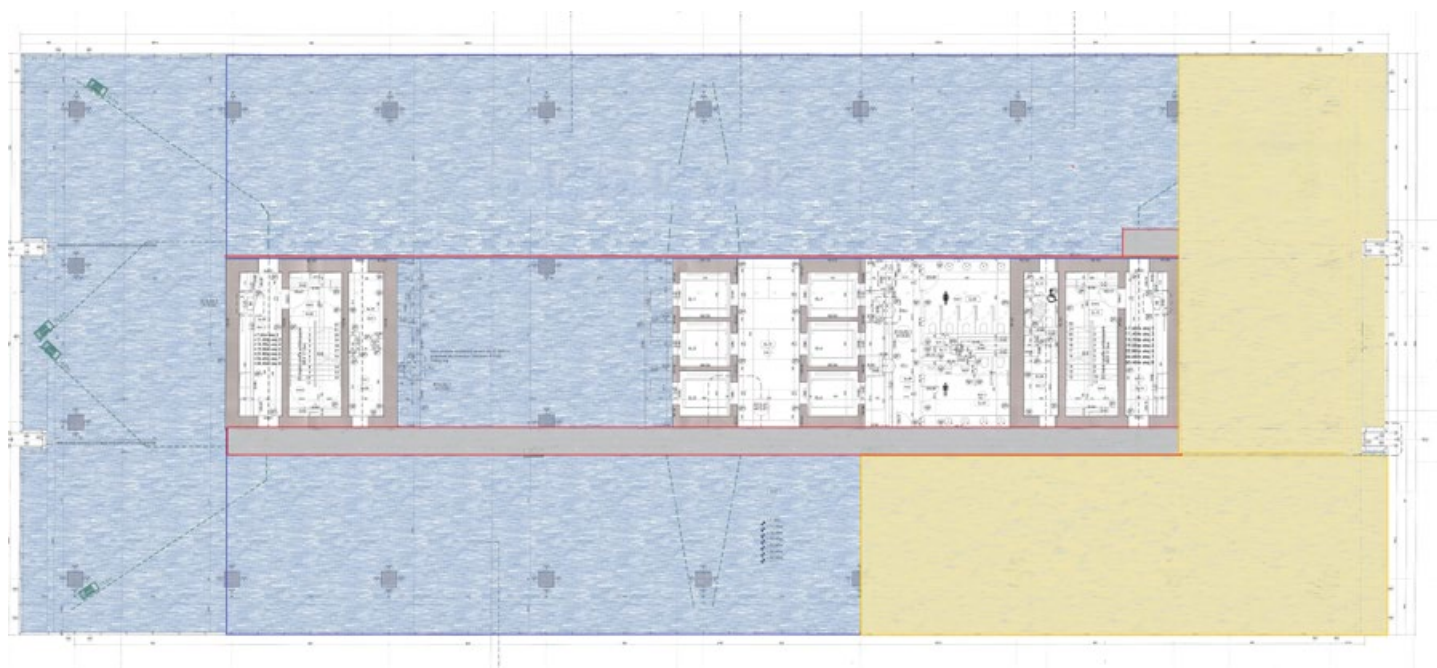
The Light One offers flexible and efficient floor plans designed to meet the diverse needs of modern businesses. With generous natural light, optimized layouts, and adaptable partitioning options, each floor ensures maximum functionality and comfort for your team.

The rectangular floor plate of 2,090 sqm GLA supports multiple configuration options tailored to modern business needs.

Rectangular shape 







THE LIGHT
ONE

ABOUT
UNIQA



PROJECT OWNED BY



As part of UNIQA Real Estate's extensive portfolio, The Light One benefits from the expertise and long-term vision of one of the most active institutional investors in Central and Eastern Europe.

With a portfolio of over 200 assets and approximately 1 million sqm under management, UNIQA Real Estate focuses on prime office, residential, retail, and hospitality properties across Vienna and key CEE capitals -including Bucharest.

From heritage architecture to contemporary developments, the group brings long-term vision and stability to every project.



GET MORE INFO AT
www.uniqua-rem.at





REQUEST AN OFFER

Looking for your next office space? Share your requirements with us and our team will provide a tailored offer, perfectly aligned with your business needs.

Experience the advantages of a premium workspace designed to support growth and long-term success!

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EXCLUSIVE
AGENT

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