

# Citywest Office Park

Business Plan for a Office Park Development in  
the Suburbs of Bucharest, Romania



A Lauster & Radu Project

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# Citywest Office Park

## Estimated Project revenues

### Citywest Office Park

Total Gross Area - sqm	1,000,000
PUZ	
POT	50%
CUT	1.5
Maximum Height	p+6
Purpose	Office Park
Est. Constructible Area	200,000
Net Rentable area - sqm	170,000
Estimated Costs	
Cost of Land	€50,000,000
Land cost per Constructible sqm	33
Est. Total Cost of Land & Construction	€170,000,000
Investor contribution to Project	€25,500,000
Project Finance	€144,500,000
Construction costs per sqm inc Soft Costs	600
Revenue	
GLA	170,000
Average Lease cost per sqm - EUR	15
Annual Lease Revenue - EUR	29,580,000
Est. Sales price @ multiple 8.5	251,430,000

