

# Globalwirth Green Court D



# Globalworth at a Glance

**€2.7  
Billion**

Real estate  
portfolio value

**48 Class  
A Buildings**

in prime  
urban locations

**Presence  
in**

Bucharest, Warsaw  
& regional hubs

**200,000+  
Daily Users**

in our buildings

**Spaces  
designed**

for collaboration,  
innovation &  
growth

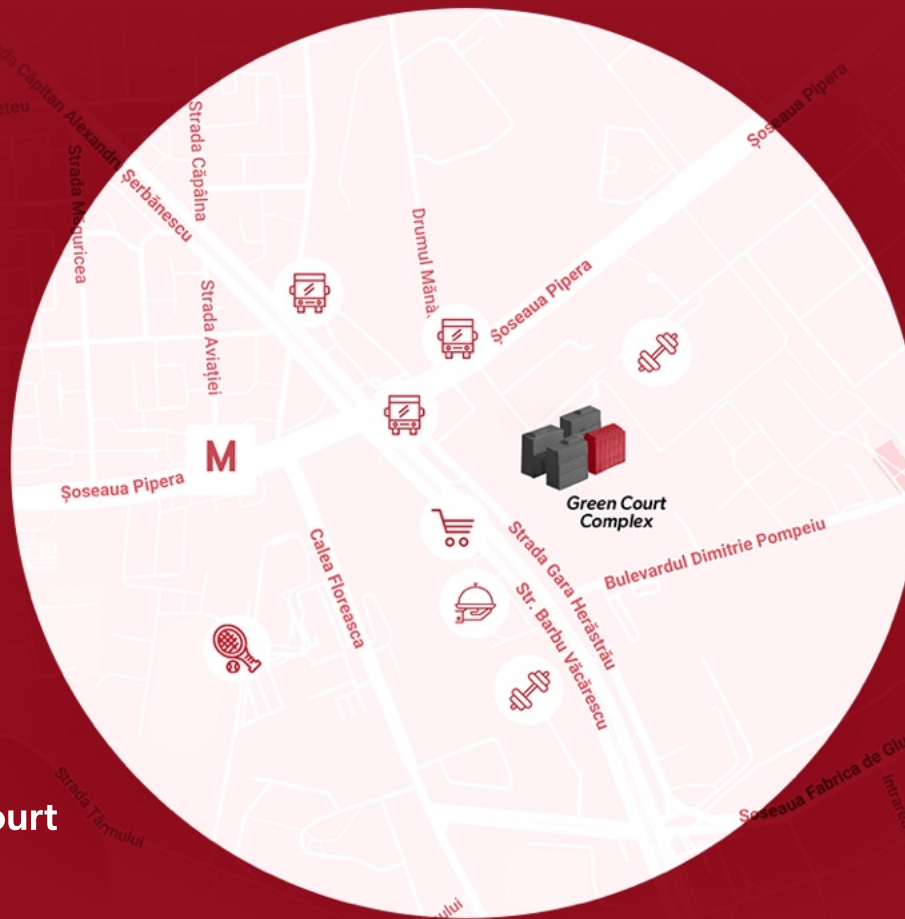
# Green Court Complex:

## Where Business Meets Lifestyle

**Metro Station:** Aurel Vlaicu (5 minutes walk)

**Bucharest Airport:** 10 minutes car drive

Located in one of Bucharest's most vibrant areas, **Green Court Complex** offers premium office space with a dynamic work-life balance designed for top talent and future



### LEGEND



Restaurant



STB



Gym



Promenade Mall



Metro Station



Sports Club

# Accessible, smart and sustainable

At **Green Court**, the office experience goes beyond the desk—it's where accessibility, amenities, and ambition align.

## In present:

### **GREEN COURT A**

Rentable Area (m<sup>2</sup>) 19,168.34

Parking Places 261

### **GREEN COURT B**

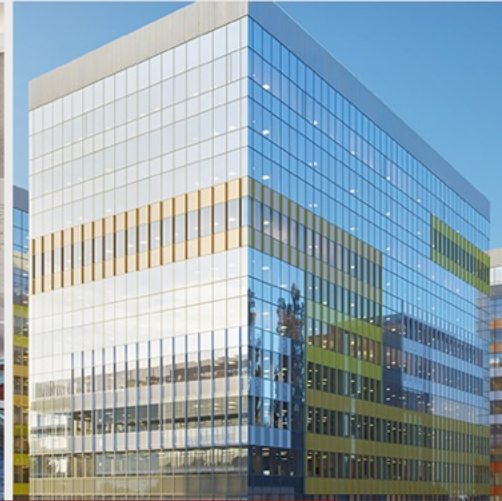
Rentable Area (m<sup>2</sup>) 17,688.53

Parking Places 329

### **GREEN COURT C**

Rentable Area (m<sup>2</sup>) 15,640.09

Parking Places 238



# Designed to redefine the modern workspace —

where innovation  
meets flexibility.



Advanced Building Management System (BMS) for full control of utilities, access & billing



2.8m clear ceiling height with integrated lighting & fire detection



High-speed telecom & internet infrastructure connected to NetCity



Fancoils with 4-pipes for Heating/Cooling, equipped with EC Fans and smart Thermostats



Emergency generator for vital systems & common areas



24/7 surveillance & controlled access



High-efficient Chillers equipped with Free-cooling modules and R1234ze refrigerant having GwP > 10



Fire safety: smoke detectors, sprinklers, hydrants, alarms

# Designed to redefine the modern workspace —

where innovation  
meets flexibility.



*Interior Hydrants and Sprinkler Systems  
for all common and office areas*



*LEED Platinum/WELL Health&Safety  
and Access4you Certification Targeted*



*High efficient condensing Boilers  
with low Nox<40mg/kWh – up to 20%  
low gas consumption compared to  
the existing buildings in the complex*

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**ALL THE COMMON  
AND TECHNICAL AREAS  
USE MODERN SYSTEMS  
THAT COMBINE HIGH  
PERFORMANCE AND EASY  
MAINTENANCE WITH THE  
ADEQUATE STANDARDS AND  
ARCHITECTURE**

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*Heat pumps covering more than  
30% of the energy usage*



*Solar control glass (SGG Cool-Lite ST 120)  
for thermal insulation bringing savings of  
up to 25kWh/sqm/year*

# Designed to redefine the modern workspace —

where innovation  
meets flexibility.



Photovoltaic system having an installed power of  $P_e = 168\text{kWp}$



Air handling units with high heat and humidity recovery system - sorption type



Natural light on every floor  
– the longest window to desk distance is 6.4 meters



Public announcement system



Touchless system with IR implemented for all sanitary objects



Smart signage for intuitive navigation



Certification for accessibility  
– Access4You targeted

# The building



# The lobby



# The lobby



# The office



# The office



# Green Court D

site plan



**Rentable  
Area (m<sup>2</sup>)**

16,527.55

**Parking  
Places**

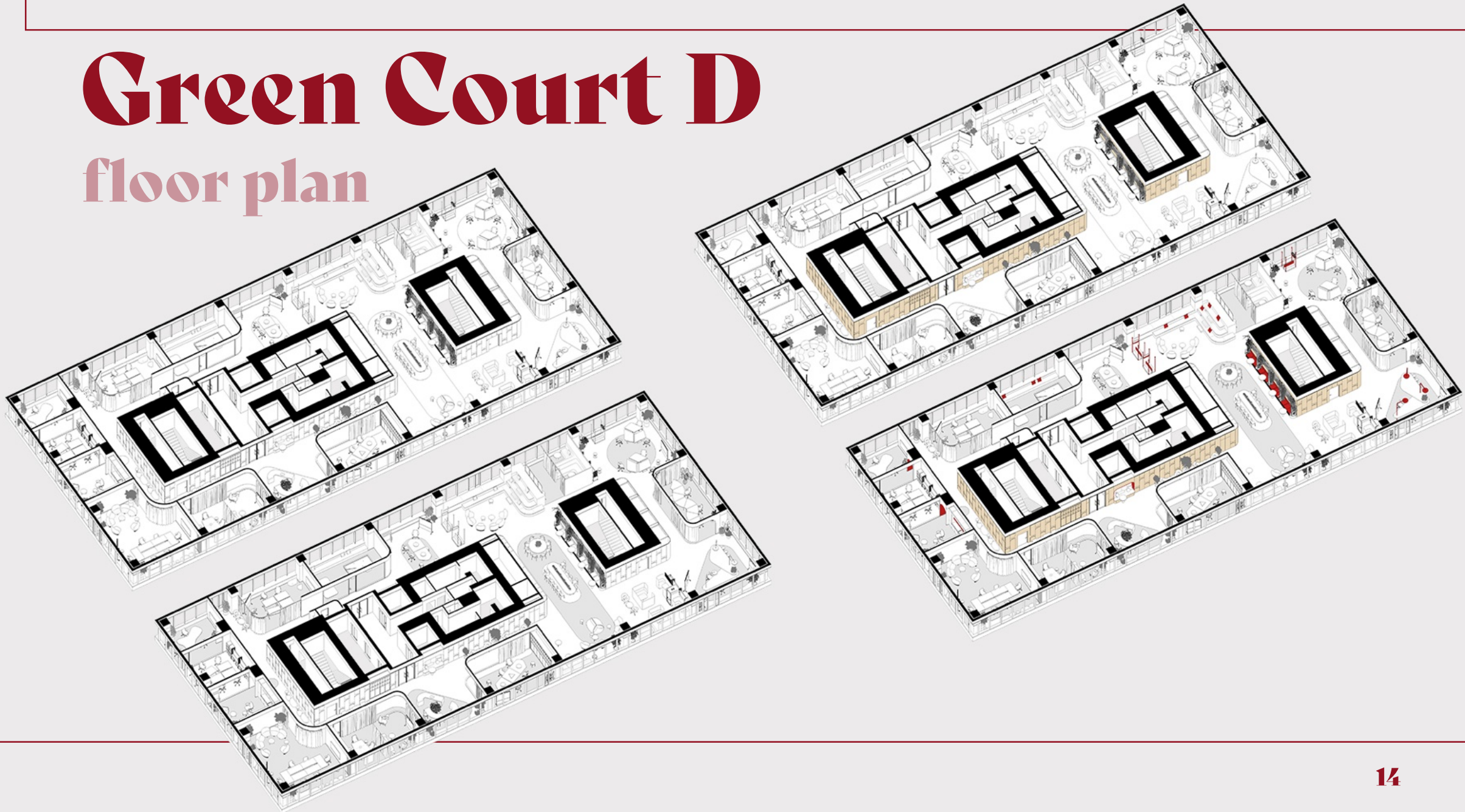
280

**The  
estimated  
date**

of finalization  
is 2027

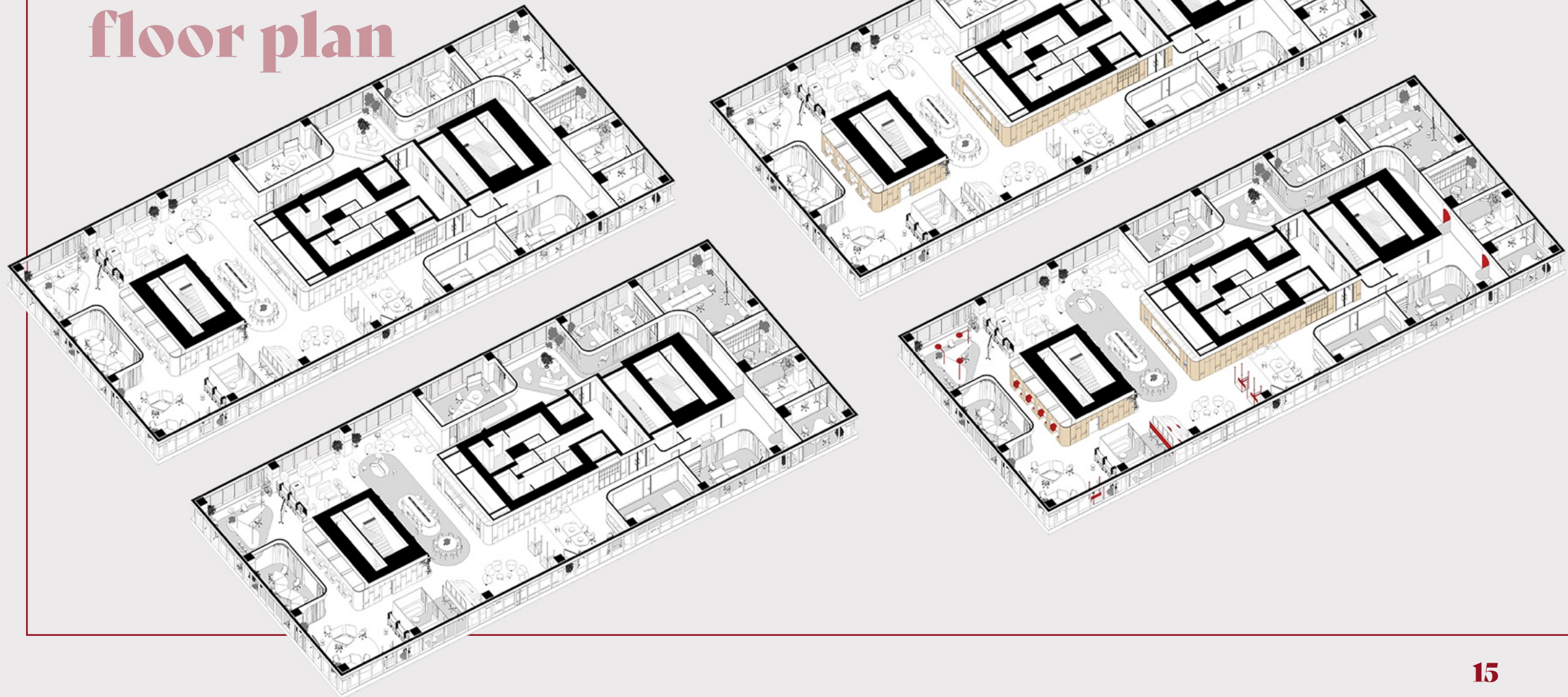
# Green Court D

floor plan



# Green Court D

## floor plan



# It's not only about the building.

## It's about the people

We've built a vibrant ecosystem centered around people, creativity, and meaningful connection. Through carefully curated events that blend art and technology, we create experiences that inspire, engage, and bring people together—rooted in real community insights.

**Globalworth District** is designed for the people who work in our buildings—transforming everyday office life into a dynamic space where collaboration sparks, innovation flourishes, and culture thrives. Because when people feel connected and inspired, business doesn't just continue—it accelerates.





**For more details contact  
our team at [leasing@globalworth.com](mailto:leasing@globalworth.com)**

