





OUR **AREAS OF EXPERTISE**
COVER VARIOUS TYPES OF
INDUSTRIAL PROJECTS,
FROM **LOGISTIC HUBS** TO
PRODUCTION UNITS



**LARGE-SCALE
LOGISTIC HUBS**



**PRODUCTION UNITS
& FACTORIES**



**ASSEMBLY
UNITS**

WE OPERATE IN
THE FIELD OF
ARCHITECTURE,
AND ENGINEERING



WAREHOUSES



**OFFICES AND
SOCIAL AREAS**



**SMALL SCALE
RESIDENTIAL**

DESIGNS THAT HOUSE YOUR NEEDS



THE OFFICE

-

- Our target** To deliver predictable results in an unpredictable world through close coordination and collaboration
- Main focus** To give you our best in every context - No matter its size, we treat every project - from the smallest to the largest - with the same amount of attention and equal importance.
- Process** An integrated approach to design and engineering in a rapidly shifting environment. We involve our network of specialists in all the steps of a project, enhancing the workflow through all the phases of the design process.

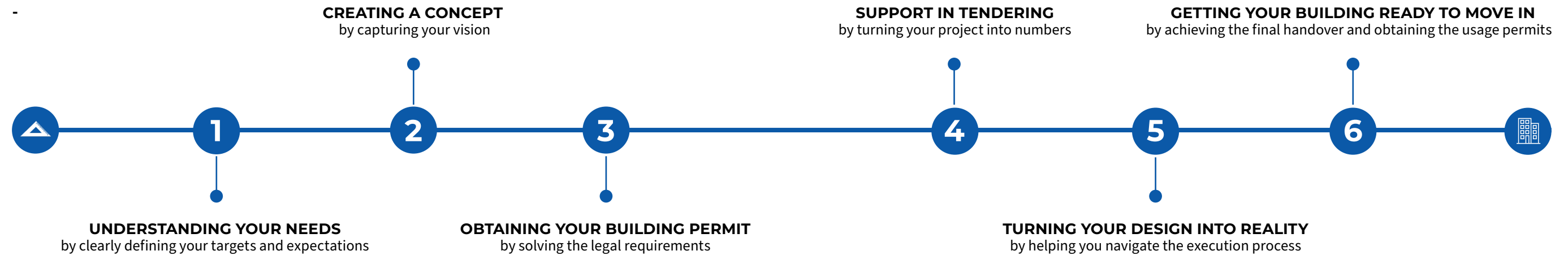
KEY ASSETS

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- Integrated approach** We merge architecture & engineering to incorporate usability and aesthetics into your Project.
- Solid experience** Our returning clients are proof of our conduct, ethics and integrity.
- BIM Workflow** We use 3D Spatial Coordination and collaboration combined with cost and schedule optimization, conflict detection and risk mitigation.

HOW CAN WE BE OF SERVICE?

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CLIENTS AND PARTNERS

EMAG

Haier



DECATHLON



HALLIBURTON



mateco





TESTIMONIALS

DANIEL UBA
Real Estate Director eMag

“Part of the challenge of building our own logistic infrastructure was committing to build a relationship with a General Designer. It was a leap of faith to trust Bauprojekt with building our vision on budget, on schedule and with attention to quality. We consider them now one of our trusted partners. They are an important part of our business expansion.”

DANIEL STANCESCU
CEO Adeplast

“Bauprojekt is our general designer since 2010, building together 3 factories in Romania. By bringing their experience in the design of industrial spaces and successfully integrating in the building the technology specific to our production process, we managed to accomplish complex projects, in accordance with our requirements.”

RADU ANDREI
Factory Manager Rockwool

“The collaborative, professional and dedicated approach of Bauprojekt has been constant throughout the project. Together we managed to extract the essence of our production process and to imprint a unique character on the project - not just a production hall, but a system of object-buildings, which tell our story from the raw material to the finished product. The result is a unique, distinctive image, in line with the vision of the company.”



SELECTED WORKS

DELIVERING PREDICTABLE RESULTS IN AN UNPREDICTABLE
WORLD THROUGH CLOSE COORDINATION AND COLLABORATION.



PRODUCTION UNITS
& FACTORIES



WAREHOUSES



ASSEMBLY UNITS



OFFICES AND
SOCIAL AREAS



LARGE-SCALE
LOGISTIC HUBS



SMALL SCALE
RESIDENTIAL

EMAG'S LOGISTIC CENTER

GENERAL INFORMATION

Function:

Logistic

Area:

255,114 m²

Location:

Joita, GR, Romania

Client:

EMAG Logistica

Status:

Built

Year:

2017-2021

ARCHITECTURE TEAM

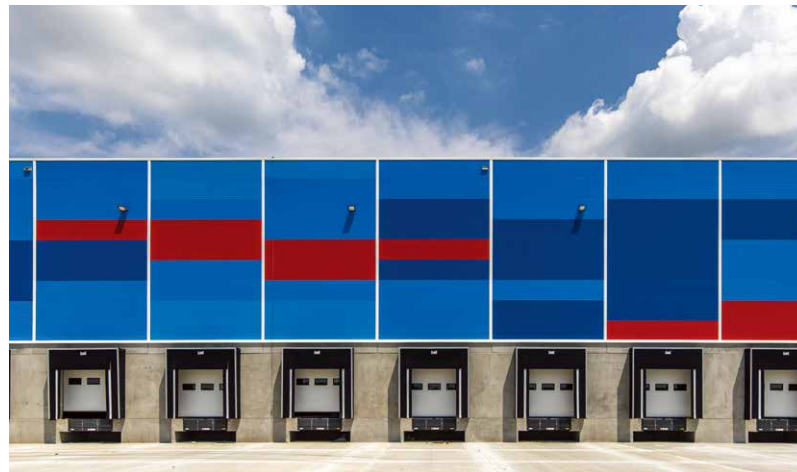
A. Solomonesc | Lead MSc. Architect

A. Cristian | Senior MSc. Architect

R. Grigoras | Senior MSc. Architect

M. Spataru | MSc. Architect

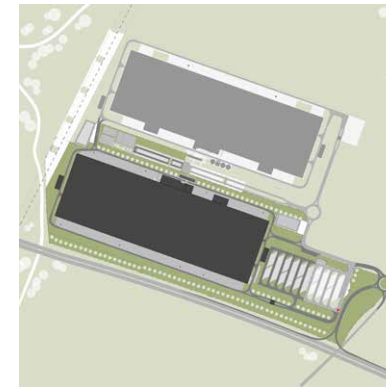
eMAG is a pioneering Romanian company and the market leader in the e-commerce. The company has been continuously investing in technology-based services developed in Romania that save time and add value for their customers.

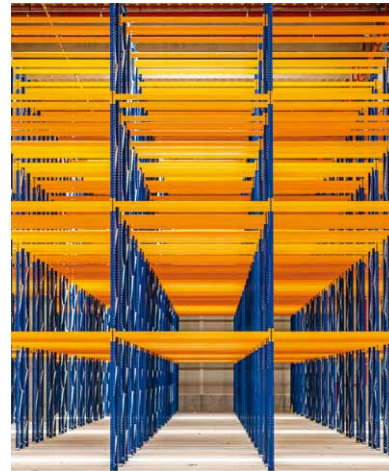


THE WAREHOUSES

About:

This large-scale logistics facility is situated close to the A1 highway, near Bucharest.





THE WAREHOUSES

About:

In an expression of the values and the motto of the company – “online will always be easier”, the buildings have become the interface between the virtual and the physical world. They house all logistics-sector activities and give special attention to the social and interaction spaces for all the workers.

The buildings accommodate all the activities related to the logistic section. In addition to the main warehouse, it provides dedicated spaces for workers, locker rooms, dining rooms, offices and a truck and staff entrance building.



EMAG'S LOGISTIC CENTER OFFICES

GENERAL INFORMATION

Function:
Offices

Area:
3,335 m²

Location:
Joita, GR, Romania

Client:
EMAG Logistica

Status:
Built

Year:
2019-2021

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect
B. Nicolae | Senior MSc. Architect
O. Alecu | Senior MSc. Architect
A. Cristian | Senior MSc. Architect
M. Spataru | MSc. Architect



THE OFFICES

About:

The interior design for the office area was based on 2 pillars: the company philosophy ("Build for people"), and the its business model (the e-commerce that blends the logistics/ industrial area with the digital world).



EMAG BUDAPEST LOGISTIC CENTER

eMAG Hungary and Extreme Digital, the two leaders of online commerce in Hungary, join forces, giving rise to one of the most important e-commerce companies in Central and Eastern Europe.

GENERAL INFORMATION

Function:
Logistics and offices

Area:
116,457 m²

Location:
Budapest, Hungary

Client:
EMAG Logistica

Status:
Built

Year:
2021-2023

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect
B. Nicolae | Senior MSc. Architect
A. Cristian | Senior MSc. Architect
R. Grigoras | Senior MSc. Architect
P. Enescu | Senior MSc. Architect
M. Spataru | MSc. Architect



THE WAREHOUSE

About:

The master plan of the new logistics development provides for the construction of a storage building of approximately 110,000 m in the first phase, with the possibility of doubling this area in the second phase of the project.



LIDL LOGISTIC WAREHOUSE

GENERAL INFORMATION

Function:
Logistic

Area:
80,727 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
Lidl Romania

Status:
Built

Year:
2022-2024

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect
A. Cristian | Lead MSc. Architect
M. Spataru | MSc. Architect
A. Dinca | MSc. Architect
L. Vintila | MSc. Architect

As one of the most important retailers in Romania, and in Europe, Lidl has very strict guidelines and demands for their facilities. The logistic warehouse in Arcestii Rahtivani is the largest developed by the client in Romania to date.



ROCKWOOL FACTORY

GENERAL INFORMATION

Function:
Production, Office

Area:
15.000 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
Allianso Park Management

Status:
Built

Year:
2017-2019

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect
B. Nicolae | Senior MSc. Architect

First Rockwool factory and office building in Romania, situated in the industrial park.



THE PRODUCTION HALL

About:

The master planning was the first step in creating a coherent scenario for the production process and for the development of the related buildings. The exterior of the production building was designed to resemble the layers of the rock from which the main material for the production process are extracted.



ROCKWOOL THE OFFICE

GENERAL INFORMATION

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Function:

Production, Office

Area:
15.000 m²
Location:

Arcestii Rahtivani, PH, Romania

Client:

Allianso Park Management

Status:

Built

Year:

2017-2019

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect

B. Nicolae | Senior MSc. Architect

A. Cristian | Senior MSc. Architect

Over the years, the administrative headquarters has become a representative space of the ROCKWOOL group. The building is designed using Rockwool, Rockfon and Rockpanel products in order to express the quality and reliability of their materials and to set a high architectural standard.



THE OFFICE

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About:

The office building was designed as an intersection of two layers that met due to the action of certain exterior forces. The whole building was designed to showcase a strong image and at the same time to ensure a pleasant working environment for all its users.



HAIER

Haier Europe is part of Haier Smart Home, the number one group globally in home appliances and among the Fortune Global 500 Companies. Haier Smart Home is present in all 5 continents with 25 industrial parks, 10 research and development centers and approximately 100,000 employees.

GENERAL INFORMATION

Function:
Production

Area:
57.500 m²

Location:
Ariceștii Rahtivani, PH, Romania

Client:
HAIER TECH

Status:
Built

Year:
2020

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect
C. Solomonesc | Lead MSc. Architect
B. Nicolae | Senior MSc. Architect
A. Tudorache | MSc. Architect
A. Olteanu | MSc. Architect



THE FACTORY

About:

The new factory will employ nearly 800 people – at full capacity – for an expected production of 600,000 units after 2022. The factory design, which is based on modular approach, will allow an expansion up to 1 million units at full capacity. The Romanian plant is a world-class facility featuring premium production processes brought by Haier's advanced R&D, manufacturing capabilities and know-how. Its strategic central location, technology and efficiency will enhance Haier's ability to serve customers in the region.



MATECO

Mateco's business model consists of renting working platforms. With more than 60 locations across Europe and 20 other partners around the world, it is one of the most important providers in the field.

GENERAL INFORMATION

Function:
Offices, industrial

Area:
4.700 m²

Location:
Jilava, IF, Romania

Client:
Mateco Romania

Status:
Built

Year:
2019-2022

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect

A. Cristian | Senior MSc. Architect

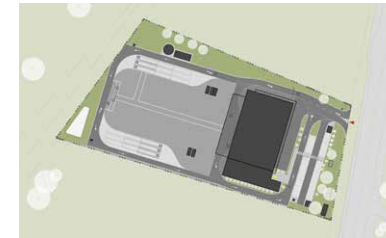
M. Spataru | MSc. Architect



THE WAREHOUSE

About:

The development was the first HQ of the company in Romania, and it was tailored from the beginning around the business model and workflow of the client. The building houses spaces for the maintenance of the platforms, storage spaces, changing rooms for the personnel, and a large office area, on three levels.



GENESIS BIOGAS STATIONS

GENERAL INFORMATION

Function:
Production, Office

Area:
5.550 m²

Location:
Multiple locations in Romania

Client:
Genesis Biopartner

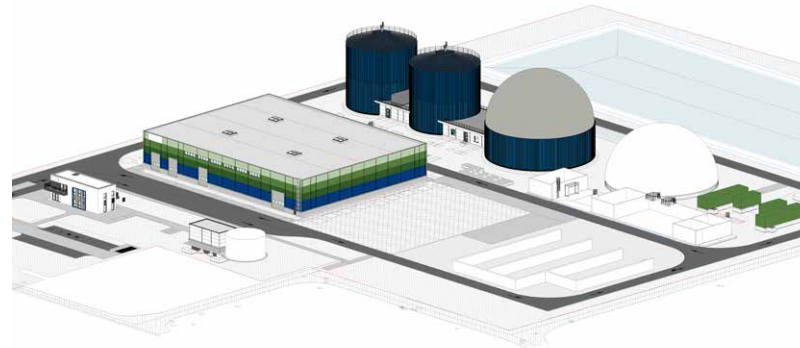
Status:
Under construction

Year:
2022-

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect
C. Solomonesc | Lead MSc. Architect
L. Vintila | MSc. Architect
A. Soreanu | MSc. Architect
M. Finaga | MSc. Architect
R. Fotau | MSc. Architect
C. Radulescu | Project manager

Genesis Biopartner is a pioneer in transforming organic waste into valuable resources. With a focus on recycling, their sustainability strategy translates into the efficient production of biogas and electricity.



THE PRODUCTION UNIT:

About:

The biogas production units are located in several strategic points across the country. By integrating innovative technologies and responsible practices, Genesis Biopartner is building a future where valuable resources are saved, not wasted.



ALLIANSO RENTAL WH 4&5

GENERAL INFORMATION

Function:
Offices, industrial

Area:
18.300 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
Allianso Romania

Status:
Built

Year:
2021-2023

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect
O. Alecu | Senior MSc. Architect
A. Soreanu | MSc. Architect
G. Voicila | MSc. Architect

In the context of our partnership with Allianso, a real estate developer and owner of the largest industrial park in Romania, we have designed and developed Warehouses SE 4 & 5 in Ploiești West Park.



THE WAREHOUSES

About:

To address the diverse needs of potential tenants, we have designed the interior space to be as open as possible, with high ceilings and expansive areas. With a clear height of 7.5 meters and a span between concrete columns of 12x24 meters, the warehouses provide a spacious and, above all, flexible working environment. Despite being industrial buildings, their appearance is an integral part of a company's identity. Warehouses SE 4 & 5 reflect the Allianso brand image through their color scheme and modern design.



DECATHLON

Decathlon is a French sporting goods retailer. With over 2080 stores in 56 countries, it is the largest sporting goods retailer in the world. Decathlon is dedicated to helping, inspiring and guiding their clients through their sports-related purchases.

GENERAL INFORMATION

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Function:

Logistic

Area:

33.000 m²

Location:

Stefanestii de jos, IF, Romania

Client:

Decathlon, WDP Development

Status:

Built

Year:

2016-2017

ARCHITECTURE TEAM

L. Hardi

A. Solomonesc | Lead MSc. Architect

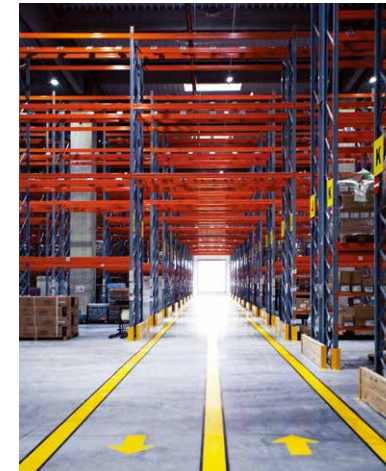
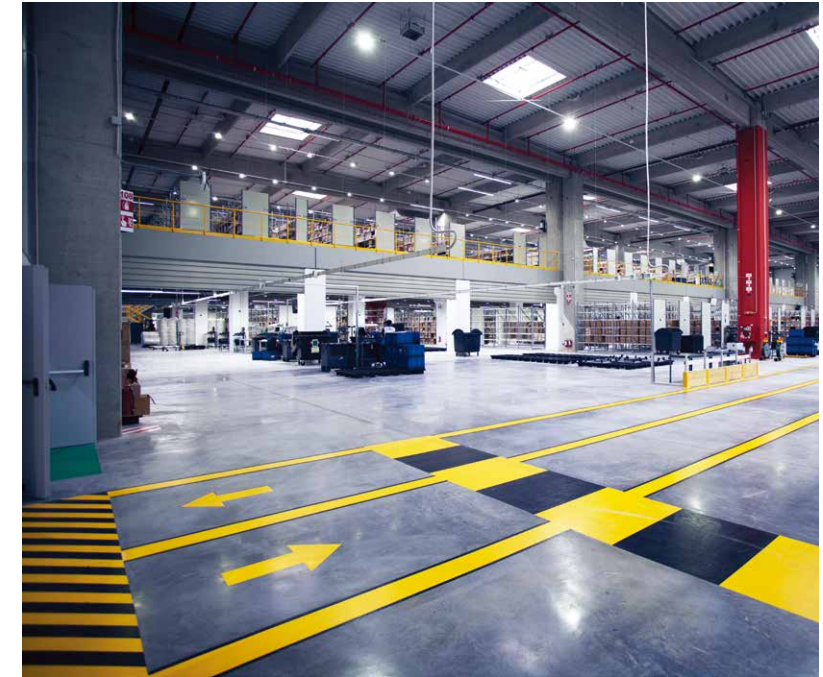


THE LOGISTICS FACILITY

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About:

The logistics building, consisting of a warehouse and a distribution center, is located close to A3 Highway. The importance given to the social and administrative spaces through design has translated into a user-friendly building that prompts people to work better and communicate to obtain the best results. Throughout the process, from design to build, our companies proved once again that a collaborative approach and integrated design are the best way to meet the client's needs.



ADEPLAST

AdePlast is the largest Romanian manufacturer of building materials, with four industrial platforms in Oradea, Ploiești, Roman and Ișalnița. Adeplast is the country leader and well recognized across Europe.

GENERAL INFORMATION

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Function:
Production

Area:
10.800 m²

Location:
Ișalnița, DJ, Romania

Client:
Adeplast

Status:
Built

Year:
2018

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect
B. Nicolae | Senior MSc. Architect



THE FACTORY

-

About:

The development for the Romanian construction material producer Adeplast in Ișalnița is our 4th project with the company.

The brief asked for 2 different production buildings (one for dry mortars and the second one for EPS thermal insulation) with the adjacent annex buildings, and the exterior works.



SAMEDAY COURIER

GENERAL INFORMATION

Function:

Logistic

Area:

27.000 m²

Location:

Chitila, IF, Romania

Client:

EMAG Logistica

Status:

Built

Year:

2018-2019

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect

R. Grigoras | Senior MSc. Architect

B. Nicolae | Senior MSc. Architect

A. Cristian | Senior MSc. Architect

A. Olteanu | MSc. Architect

M. Spataru | MSc. Architect

O. Rusu | stud. Architect

Sameday Courier is the first and currently the only niche company for express delivery in Romania. It focuses on same-day delivery of parcels, locally, nationally and internationally.



THE LOGISTICS FACILITY

About:

The biggest logistic warehouse operated by Sameday Courier is located on the Bucharest Ring Road (DNCB). Given the importance of the building for the client, the HQ and office area was also moved to this site. The main focus was to maximize operational efficiency, while providing a strong image for the client.



OSL

Having place of business in the vicinity of the site, the company decided to move into a new home (divided in two major areas: production and offices), on a site that allows further extensions.

GENERAL INFORMATION

Function:
Production, Office

Area:
3.160 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
Oil Services LTD Eastern Europe

Status:
Built

Year:
2019

ARCHITECTURE TEAM

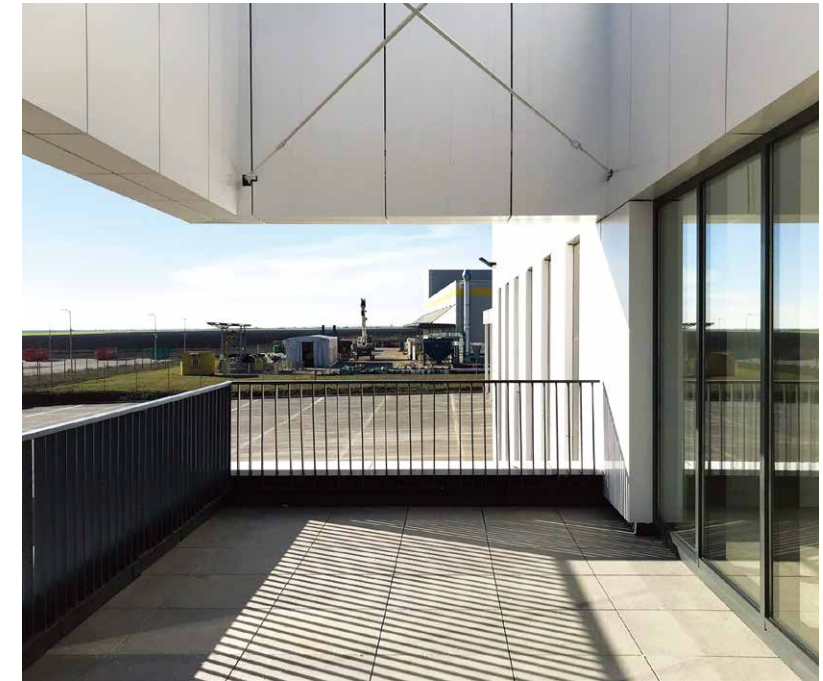
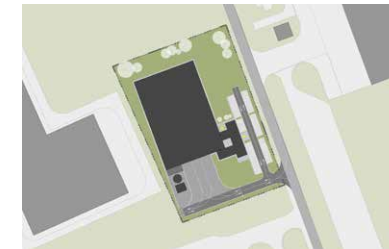
C. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect
M. Spataru | MSc. Architect



THE LOGISTICS FACILITY

About:

For the office area, the client requested a quiet break area, isolated from the stir of the workplace and of the exterior, but at the same time available to all workers. This request is materialized in the interior patio from the groundfloor level, which is bordered by offices on 3 sides and the production building on one side.



ALLIANSO HIGH VOLTAGE STATION

GENERAL INFORMATION

Function:
Services

Area:
165 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
Allianso Business Park

Status:
Under Construction

Year:
2017-2019

ARCHITECTURE TEAM

C. Solomonesc | Lead MSc. Architect
A. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect
O. Alecu | Senior MSc. Architect

Allianso Business Park is one of our constant clients. Having already multiple projects developed in the Ploiesti West Park together, this time the park itself needed an upgrade in infrastructure.



THE HIGH VOLTAGE STATION

About:

The high voltage station is placed right in the middle of the industrial park, planning to serve both existing and future developments.



COBA INTERNATIONAL

GENERAL INFORMATION

Function:
Production

Area:
1.800 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
COBA, Allianso Bussines Park

Status:
Built

Year:
2016-2017

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect

The first factory of the british company COBA International in Romania, is situated in the Allianso Business Park, in Arcestii-Rahtivani.

The brief was simple and clear, with the company needing 3 main areas inside the building: a production area for its extruded plastics products, a storage area and an office area.

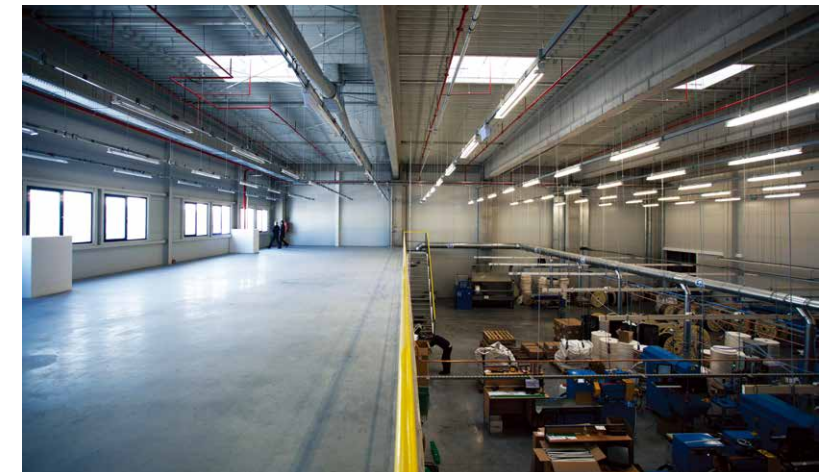


THE FACTORY

-

About:

Our objectives for this project were to respond in the clearest manner to the client's brief and to organize the 3 main areas in the best functional layout possible.



BAUPARTNER HQ INTERIOR DESIGN

The headquarters of the Baupartner Group offer a high-class, innovative working environment its employees. Its “raw” architectural style showcases our day-to-day work to our clients and visitors.

GENERAL INFORMATION

-

Function:
Office

Area:
1.000 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
Baupartner SRL

Status:
Built

Year:
2016

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect
A. Solomonesc | Lead MSc. Architect

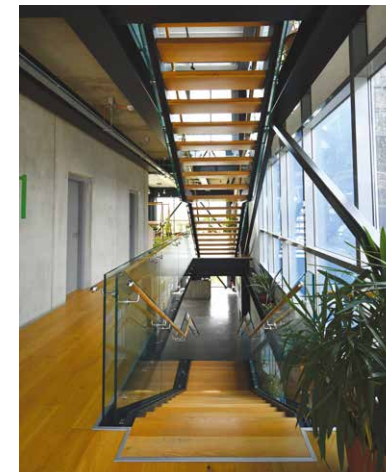
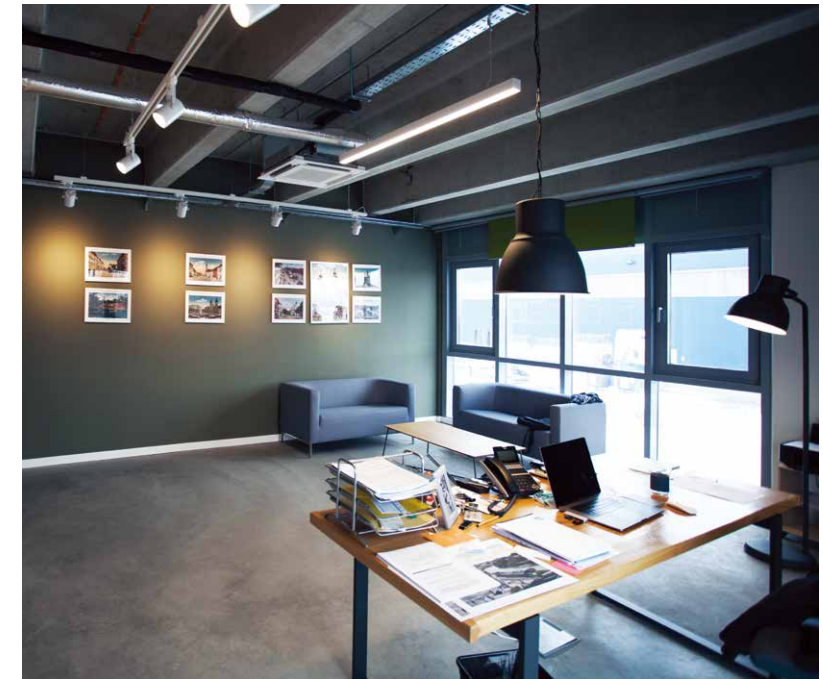


THE HEADQUARTERS

-

About:

The office building is situated close to Ploiesti and it was designed to accommodate all the companies of Baupartner Group. The interior design reflects the specific materials produced by the companies in their rough form: exposed concrete, visible metallic structures and formwork.





PORTFOLIO

2023-2020

PROJECTS	AREA	FUNCTION	ROLE
Genesis Biogaz production unit in Pișchia, Timiș	5,550 m ²	production	general designer
Cantacuzino Residential buildings in Ploiești	2,520 m ²	residential	general designer
Genesis Biogaz production unit in Cordun, Neamț	5,550 m ²	production	general designer
Baupark, Industrial Park in Ploiești, Prahova	14,785 m ²	industrial	general designer
Miras International assembly unit in Chitila, Ilfov	5,750 m ²	industrial	architectural designer
LIDL logistic unit in Aricestii Rahtivani, Prahova	82,438 m ²	logistics	technical designer
“Toys” mixed-use ensemble in Offenbach, Germany	47,000 m ²	mixed use	general/technical designer
Interior design for OXF House in Voluntari, Ilfov	400 m ²	residential	interior designer
LAC House in Bucharest	922 m ²	residential	general designer
Showroom for Da Bacco in Valea Calugareasca, Prahova	1,223 m ²	showroom	general designer
Interior design for Bauelemente HQ in Aricestii Rahtivani, Prahova	700 m ²	offices	interior designer
CTM House in Turnu Magurele	206 m ²	residential	general designer
eMAG logistic unit in Dunaharaszti, Hungary	119,160 m ²	logistics	general designer
SAMEDAY logistics center in Chitila for eMAG	2,809 m ²	logistics	general designer

2020-2017

PROJECTS	AREA	FUNCTION	ROLE
HAIER factory extension in Ariceștii Rahtivani	5,011 m ²	warehouse	general designer
eMAG logistics unit in Joița - Giurgiu	129,690 m ²	logistics	general designer
SE4&5 warehouses in Ariceștii Rahtivani for Allianso Development One	17,472 m ²	warehouse	general designer
NOV inspection hall in Ariceștii Rahtivani for Allianso Development Project Three	1,042 m ²	production	general designer
HAIER refrigerator factory in Ariceștii Rahtivani	57,500 m ²	production	general designer
MATECO warehouse in Jilava for FREMATO IMOBILIARE S.R.L.	4,150 m ²	warehouse	general designer
SAMEDAY logistics center in Chitila for eMAG	27,000 m ²	logistics	general designer
“Garten Residenz” luxury residential complex in Strejnicu for ROMBEL RESIDENCE	300 m ²	residential	interior designer
Allianso high voltage station II in Ariceștii Rahtivani for Allianso Business Park	165 m ²	services	general designer
Rockwool Factory in Ariceștii Rahtivani for Allianso Business Park	15,000 m ²	industrial	general designer
OSL Factory in Ariceștii Rahtivani for Oil Services LTD Eastern Europe	3,160 m ²	industrial&offices	general designer
ADEPLAST mortar and expanded polystyrene production hall in Ișalnița	10,800 m ²	production&warehouse	general designer
eMAG warehouse and office building in Joița - Giurgiu	125,424 m ²	warehouse	general designer
DOMO office building and innovation center in Leuna, Germany	3,600 m ²	offices	concept design
MOO workshop building in Boldești-Scăeni for Crist-Tim	4,150 m ²	services	concept design
MB House in Bucov, Prahova	2,200 m ²	residential	general designer
Pioneer housing in Leuna, Germany for WaseBau	31,405 m ²	residential	concept design
Continental warehouse in Sibiu for Tebodin	1,600 m ²	industrial	general designer
PET-VET medical office in Ploiești	540 m ²	services	general designer
W Residential concept in Ploiești	42,000 m ²	residential	concept design
Winkturm in Offenbach am Main for WaseBau, Germany	12,550 m ²	residential	concept design
DECATHLON warehouse in Ștefăneștii de Jos for WDP	33,000 m ²	logistic	general designer
Residential building in Berlin, Germany for WaseBau	16,000 m ²	residential	concept design
COBA factory in Ariceștii Rahtivani for Allianso Business Park	1,800 m ²	industrial	general designer
ALLIANSO TERMINAL restaurant in Ariceștii Rahtivani for Allianso Business Park	600 m ²	services	concept design
Baupartner HQ in Ariceștii Rahtivani for Baupartner	1,000 m ²	office	interior design
YAZAKI warehouse /production hall extension in Braila for WDP	30,300 m ²	industrial	general designer

2016-2011**PROJECTS**

PROJECTS	AREA	FUNCTION	ROLE
Verification of gas and drilling pipes production hall in Ariceștii Rahtivani for SAIPEM	14,000 m ²	production and office	general designer
Expansion joints production hall in Ariceștii Rahtivani for DEKOMTE	4,000 m ²	production	general designer
Warehouse and Bentonite factory in Ariceștii Rahtivani for HALLIBURTON	1,800 m ²	production&warehouse	general designer
ADEPLAST EPS factory in Ploiești (phase III) and ADEPLAST paint factory in Ploiești	1,910 m ²	production	general designer
ADEPLAST dry mortar factory in Roman	4,200 m ²	production	general designer
ADEPLAST expanded polystyrene production hall in Roman	2,500 m ²	production	general designer
ADEPLAST Expanded polystyrene factory in Corlătești (phases I + II)	7,850 m ²	production	general designer
TORO MANUFACTURING AND SALES factory in Ariceștii Rahtivani	14,000 m ²	production & office	general designer

BAUPROJEKT



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