

# CONSTANTA

## REAL ESTATE OVERVIEW

June 2025



WHO ARE  
THE MOST INFLUENTIAL  
REAL ESTATE LEADERS  
ON THE ROMANIAN  
MARKET IN 2025?

# REAL ESTATE **PREMIER LEAGUE**

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ROMANIA'S MOST AWAITED "WHO'S WHO" GUIDE.

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SCAN ME

# REAL ESTATE PREMIER LEAGUE

ALL PEOPLE YOU SHOULD KNOW  
ON THE REAL ESTATE MARKET



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# CONSTANTA CONSOLIDATES AS AN ENERGY, DEFENSE & LOGISTIC HUB

As works for Neptun Depun have started with the drilling of the first natural gas well in the Black Sea and Romanian authorities confirmed the expanding of Mihail Kogalniceanu military base, while investments at Constanta Port continue, Constanta consolidates its status as an energy, defense and logistic hub.

Neptun Deep is of utmost importance not only for Romania, but for Europe as well. The project can redraw the map of political and economic influence on the continent. Another key event during the past 6 months has been the signing for building the 3rd and 4th nuclear reactors of Cernavoda Power Plant.

Romanian authorities recently confirmed that works will continue for the expansion of the Mihail Kogălniceanu military base, the huge 2.5 billion Euro project to be completed by 2040. The 57th Air Base currently hosts over 1,400 US military personnel. For now, 31% of the project is finalized. Once fully completed, Romania will have the largest NATO base in Europe on its territory.

One of the country's most powerful developers & investors, IULIUS, moves forward with its master planning for the urban regeneration project on 38 hectares. The objective is to offer the local community a core that will significantly contribute to the transformation of Constanța into an active and attractive destination all year round.

As new, large infrastructure projects are taking shape, Constanta land market is knowing a dynamic development with demand coming from both local and international investors.

According to IMRA Real Estate, prices for permitted lots emerge from 65-85 Euro/sqm for logistics developments and go up to 475-1,200 Euro/sqm for residential investments.

Constanta remains one of the most accessible large Romanian cities, following Cluj-Napoca, Brasov, Bucharest and Timisoara, with a medium price per sqm for new residential units of 2,016 Euro/sqm.

With an old touristic infrastructure, a new trend emerges in the Constanta hotel market: the outstanding hotels are being demolished to make room for new, modern projects, adapted to the present demand. Statistics show that in 2024 around 3,000 hotels rooms were closed in Constanta County.

The retail market is dominated by the two large shopping malls of CPI Property Group and NEPI Rockcastle. CPI announced investments for the renovation of the food court, a location that has recorded one of the highest growth rates in the last 3 years and has been a star of the group properties.

With a logistic activity under its potential, the county should aim to train the workforce on relevant technical skills to attract production companies. The American exchange CME (the largest futures exchange in the world) will list a new contract for wheat originating from the Black Sea region CVB (Constanța - Varna - Burgas). This deal significantly improves the image of Constanta port, showing a strong interest for this region and highlights the efforts of Romanian authorities to transform Contanta port into a strategic logistic hub from the Black Sea.



# 2025 ECONOMIC OUTLOOK

## CONSTANTA COUNTY AT A GLANCE

POPULATION	748,503
UNEMPLOYMENT	2,3%
AVERAGE WAGE (EUR – GROSS/NET)	1,586/1,070
UNIVERSITY STUDENTS (CITY)	20,000
COMPANIES	IULIUS, Rompetrol Rafinare, Ameropa Grains, Global Defense Logistics, Monsson, Constanta Port (CNAPM) OMV Petrom
OVERALL STRENGTHS	Oil & Gas, Agriculture, Logistics, Tourism, Renewable Energy, Defense & Security

**CONSTANTA IS STEADILY CONTINUING ON ITS PATH OF BEING ONE OF ROMANIA'S REGIONAL POWERHOUSES.**

The touristic destination is also an unshakeable pillar of the country's defence, energy, and food security. Constanta is looking ahead to turbo-boosting its superpowers and a slow transition towards building a corporate culture.

One of the country's most powerful developers & investors, IULIUS, moves forward with its master planning for the urban regeneration project on 38 hectares, which previously housed the operations of the country's largest oil products storage and import/export. To draw its vision, the company has retained one of the most prestigious UK-based architectural companies, launched public debates over future functions, and is progressing with the soil decontamination and regeneration phases.

Meanwhile, a smaller, yet more agile entrepreneurial developer is analysing the opportunity of promptly answering the city's needs for modern office and retail space, potentially serving as an incubator for companies looking to tap into one of Romania's largest pools of graduates. These initiatives are crucial for Constanta.

While the county is uniquely strong in terms of military, energy, shipping & logistics, and agricultural capabilities, these sectors tend to be moderately employment-intensive; thus, a significant part of the locals rely on seasonal tourism jobs for their livelihood. Should the county be able to retain its generous student pool and enjoy year-round employment, the overall prosperity of the region will significantly increase.

Until construction takes shape, the county needs to focus on developing its current strengths. Constanta experiences one of the highest increases in incoming tourists, 11.47% y-o-y growth, above the capital city's expansion (9.35%) and more than double the national average (4.75%). The city's grand reopening of the Casino, an art nouveau historical landmark, after years of restoration efforts, should attract new interest. It is to be determined whether it can fully balance out the adverse effects of cancelling the Neversea festival and the restrictions on vacation vouchers during a more cautious consumer behavior season. New emerging festivals, such as "Beach!Please" could help maintain numbers.

New investments in energy infrastructure are steadily moving forward. This year, the authorities began drilling for the first well of Neptun Deep and overcame multiple attempts to stall or block construction initiated by international NGOs. Neptun Deep is of utmost importance not only for Romania, but for Europe as well. In addition to Germany, Hungary is now negotiating to purchase future production. The project can redraw the map of political and economic influence on the continent. Another key event during the past 6 months has been the signing for building the 3rd and 4th nuclear reactors of Cernavoda Power Plant. An international consortium formed by Fluor, Sargent & Lundy, Atkins Realis, and Ansaldo will deliver 1,400 MWh of new energy production in seven years.

Meanwhile, a 2 billion EUR retrofit contract for Unit 1 was signed. Thanks to its strategic positioning along the Black Sea coast, Constanta plays an essential role in renewable energy, as well.

GWs are built or under development by powerful international investors such as INGKA, Monsson, Rezolv Energy, Copenhagen Infrastructure Partners, Electrica, Eurowind, PPC, Ecoenergy, among others.

By mixing the local energy expertise and agricultural production strength, BSOG Energy, backed by Carlyle, launched a new 65 million EUR biomethane and organic fertilized plant in Constanta.

In addition to the expansion of the Mihail Kogalniceanu military base, the strategic defense role of Constanta shall be enhanced by further investments in the Military Port. The Romanian Naval Forces began work on a new wharf and advanced military logistic capabilities. Most recently, the EU unveiled its defense strategy for the Black Sea. In addition to the NATO military base, Kaja Kallas, the EU Diplomacy-Chief, announced major investments in road, air, sea, and rail logistics for heavy equipment transportation. The EU shall establish a Sea Security Hub in the Black Sea, which will serve as an early warning system for potential threats. At the 3Seas Initiative security forum in Warsaw this year, the importance of building the northern corridor of Via Carpathia was yet again underlined by the President.

Meanwhile, at the local level, the city council made small steps towards improving the living infrastructure, mostly relying on EU funds: the student housing was refurbished, the central heating system underwent upgrades, and the flagship Gheorghe Hagi stadium finally signed the financing contract. At the county level, one of the most significant developments is the "Techirgiol Alternative Highway", which enables much faster traffic distribution to the beach villages along the coast. The government approved the feasibility numbers, and the bid for works is pending. Meanwhile, the Eforie public authorities are attempting to streamline traffic by constructing a couple of flyovers; the bid was recently caught in red tape, and we're waiting for new developments.



# CONSTANTA PORT SEES TEMPERATE ACTIVITY



FOLLOWING YEARS OF ACCELERATED GROWTH, ROMANIA'S MAIN PORT HAD A TEMPERATE ACTIVITY IN 2024, DECREASING THE TRAFFIC FROM OVER 90 MILLION TONS TO 77.5 MILLION TONS.

Benefiting from a strategic location, on the pan-European Rhine-Danube transport corridor, at the intersection of trade routes which connect the markets of landlocked countries in Central and Eastern Europe with the Transcaucasus region, Central Asia and the Far East, the port of Constanta has a major role in the European intermodal transport network. The main goods shipped through Constanta are cereals, seeds, iron minerals, steel cast, oil products, and fertilizers.

The two satellite ports Midia and Mangalia that are located not far from Constanta Port are part of the Romanian maritime port system, under the coordination of Maritime Ports Administration Constanta (CN APM).

With modern facilities and sufficient water depths in the port basins to accommodate the largest vessels passing through the Suez Canal, the port is one of the main distribution centres for the Central and Eastern Europe.

Currently, there are several projects in progress, in order to build new facilities for cargo handling and to improve the transport connections between Constanta Port and its hinterland. These projects are mainly located in the South part of the port.

## GREEN PORT MASTER PLAN & QATAR ON THE AGENDA

Earlier this year, CN APM signed the contract for a major project of almost 100 million Euro - "Modernization of the electricity distribution infrastructure in the Port of Constanta - Stage II", project financed from non-reimbursable external funds through the Transport Program (PT) 2021-2027, from the State Budget, through the budget of the Ministry of Transport and Infrastructure and from CN APM SA's own sources.

The projects' main objectives are the modernization of 66 transformer stations in the Old Harbour areas, the river-maritime sector and in Constanta Sud modernization and expansion of medium voltage cable networks, dispatching and integration into the centralized SCADA system.

Approximately 300 quay sockets, 700 street and operational lighting poles and 20 new electric vehicle charging stations will be modernized and installed. The project also includes the installation of 10,761 sqm of solar panels on existing buildings and 1,754 sqm of carports.

### 2024 – FIRST SIGNS OF A SLOWDOWN

Following three years of accelerated growth, the traffic volumes experienced first signs of a slowdown in 2024, when the total figure reached just 77.5 million tons, a 20% decrease as compared to the previous year, but over 2022.

However, the good news is that the American exchange CME (the largest futures exchange in the world) will list a new contract for wheat originating from the Black Sea region CVB (Constanța - Varna - Burgas).

This deal significantly improves the image of Constanta port, showing a strong interest for this region and highlights the efforts of Romanian authorities to transform Constanta port into a strategic logistic hub from the Black Sea.

General statistics, 2018 – 2024, Source: National Company Maritime Ports Administration Constanta.

TRAFFIC FIGURES	2018	2019	2020	2021	2022	2023	2024
Total traffic (tonnes)	61 303 774	66 603 292	60 375 799	67 483 435	75 537 687	92 693 915	77 537 345
<b>BULK CARGO</b>							
Liquid bulk (tonnes)	14 022 558	14 920 635	12 425 658	12 821 712	18 001 109	18 801 715	19 603 526
Dry bulk (tonnes)	37 192 770	41 583 345	38 580 780	44 562 451	44 831 522	59 512 521	43 042 255
General cargo (tonnes)	3 524 788	3 546 879	3 023 669	3 915 944	4 783 304	4 281 333	4 344 016
<b>CONTAINERS</b>							
Gross weight (tonnes)	6 563 658	6 552 433	6 345 692	6 183 913	7 921 752	10 098 346	10 547 547
Number	400 832	400 945	389 061	379 139	460 506	548 121	592 284
TEU	668 016	666 036	643 725	631 946	776 590	884 598	989 795
Sea-going vessels	4 139	4 176	4 031	3 985	4 498	4 705	4 459
River vessels	9 487	10 395	10 344	10 619	10 890	14 614	11 085

# A DYNAMIC DEVELOPMENT FOR CONSTANTA LAND MARKET



CONSTANTA LAND MARKET IS INFLUENCED BY SOME MAJOR INFRASTRUCTURE UPDATES: NATO BASE EXPANSION, A4 HIGHWAY CUMPANA TRANSPORT HUB, CONSTANTA SOUTH HARBOR EXPANSION & CONSTANTA METROPOLITAN TRAIN.

Construction works for the new A4 Cumpana transport hub started in May, and the new project is going to ensure fast and safe access between the A4 motorway and National Road DN 39. This investment is intended to significantly improve traffic flows and reduce travel times for both residents of the area and those transiting the region.

Romania continues the expansion works of the Mihail Kogălniceanu military base, the huge 2.5 billion Euro project to be completed by 2040. The military base is designed to house 10,000 soldiers, with all the comforts of a city and will become a strategic military center for Romania, with a key location, given the conflict in Ukraine.

Other key projects influencing land market in Constanta include Constanta Multipurpose Hall, now at 70% stage, with an estimated delivery date for 2026; Mother & Child Constanta Hospital, New Passengers and Cargo Terminal at Mihail Kogălniceanu Airport and Constanta South Harbor expansion.



	MIXED-USE DEVELOPMENTS	RETAIL DEVELOPMENTS	RESIDENTIAL DEVELOPMENTS	LOGISTICS DEVELOPMENTS
PRICE	PERMITTED PLOTS: 375 - 675 € UNDER PERMITTING PLOTS: 190 - 365 € NOT PERMITTED PLOTS: 140 - 195 €	PERMITTED PLOTS: 265 - 565 € UNDER PERMITTING PLOTS: 185 - 265 € NOT PERMITTED PLOTS: 125 - 175 €	PERMITTED PLOTS: 475 - 1.200 € UNDER PERMITTING PLOTS: 225 - 425 € NOT PERMITTED PLOTS: 115 - 220 €	PERMITTED PLOTS: 65 - 85 € UNDER PERMITTING PLOTS: 45 - 65 € NOT PERMITTED PLOTS: 30 - 45 €
AVAILABLE AREAS	FROM 3,000 SQM TO 32 HA IN:  <b>CENTRAL</b>  <b>NORTH - WEST</b>  <b>WEST 1</b>  <b>WEST 2</b>  <b>SOUTH</b>	FROM 5,000 SQM TO 15 HA IN:  <b>INNER CITY</b>  <b>NORTH - WEST</b>  <b>WEST 1</b>  <b>WEST 2</b>  <b>SOUTH</b>	FROM 1,000 SQM TO 50 HA IN:  <b>MAMAIA</b>  <b>INNER CITY</b>  <b>NORTH - WEST</b>  <b>WEST 1 &amp; 2</b>  <b>WEST 3</b>	FROM 5,000 SQM TO 50 HA IN:  <b>NORTH - WEST</b>  <b>WEST 1</b>  <b>WEST 2</b>  <b>WEST 3</b>  <b>SOUTH</b>



# OLD TOURISTIC INFRASTRUCTURE DEMOLISHED FOR NEW, MODERN PROJECTS

CONSTANTA HOTEL MARKET TO SEE MAJOR TRANSFORMATIONS ON MEDIUM AND LONG TERM DUE TO DEMAND FOR MODERN INFRASTRUCTURE.

A new trend emerges in Constanta: the outstanding hotels are being demolished to make room for new projects, adapted to the present demand. Statistics show that in 2024 around 3,000 hotels rooms were closed in Constanta County. This trend will continue due to old hotel infrastructure and intensive investment budgets to increase quality of services. As infrastructure works for better mobility in the south of the seaside advance, we expect to see new investments in Eforie, Costinesti and Neptun-Olimp.

CLASIFICATION	ROOMS NO. 2023	ROOMS NO. 2024	EVOLUTION %
5-stars	613	594	-3.1%
4-stars	10,676	11,232	5.2%
3-stars	21,748	19,950	-8.27%
2-stars	6,741	1,739	-21.9%
1-star	453	174	-61.59%

Constanta County, Source: Tourism Ministry & Est Hospitality

## EST HOSPITALITY CONCLUSIONS REGARDING MAIN TRENDS ON SEASIDE TOURISM

- In the last two years the number of hotels for sale in Constanta county increased. Most of the properties for sale are ranked at 2\* and 3\*.
- There is a big potential for new supply addition in 5\* category for Constanta and Mamaia where seasonality is reduced.
- The highest potential is for the hotels with medical treatment (ie sapropelic mud and other medical procedures) that can operate year-round with the lowest seasonality.
- 5% of tourist' arrivals and overnights in 2024 were in apartments for rent.
- Average length of stay in hotels was 2.7 nights and 2.8 nights in apartments for rent

CONSTANTA PIPELINE HOTELS	RANK	ROOMS	OPERATOR	OPENING
RADISSON BLU	5*	330	Radisson HG	2027
MAMAIA HOTEL	5*	200	International	2028
CONSTANTA HOTEL	3*/4*	300	International	2028
<b>TOTAL</b>		<b>830</b>		

Source: Est Hospitality Research, 2025

“CONSTANTA IS POORLY REPRESENTED IN TERMS OF INTERNATIONAL HOTEL BRANDS. AS CROWNE PLAZA INAUGURATED LAST YEAR AND OTHER BRANDS ARE SET TO OPEN NEW UNITS ON THE BLACK SEA SHORE, OUR SEASIDE GETS A VOTE OF CONFIDENCE. ”

MIRCEA DRAGHICI, MANAGING PARTNER, EST HOSPITALITY





## CONSTANTA NEW RESIDENTIAL MARKET

Constanta remains one of the most accessible large Romanian cities, following Cluj-Napoca, Brasov, Bucharest and Timisoara, with a medium price per sqm for new units of 2,016 Euro. Following a challenging period 2022 – 2023 (the war in Ukraine and explosive inflation), the market in Constanta is on an upward trend in 2024 and 2025.

As news emerged regarding major investments such as Neptun Deep or Iulius large development from Constanta, the new residential market saw a 12% increase in prices during the last year.

The five-year evolution shows an increase up to 57%. In regard to rents, the medium rent for a new residential unit in Constanta is 564 Euro, 5% higher than one year ago.

ANALYSIS WITH THE SUPPORT OF  
**imobiliare.ro**

CITY/PRICE PER NET SQM, NEW UNITS	05.2025	05.2024	05.2020	1 year EVOLUTION	5 years EVOLUTION
CLUJ-NAPOCA	€ 3,324	€ 2,960	€ 1,930	12%	72%
BRASOV	€ 2,534	€ 2,224	€ 1,308	14%	94%
BUCURESTI	€ 2,167	€ 1,875	€ 1,431	16%	51%
TIMISOARA	€ 2,051	€ 1,960	€ 1,300	5%	58%
CONSTANTA	€ 2,016	€ 1,806	€ 1,285	12%	57%
IASI	€ 1,779	€ 1,600	€ 1,011	11%	76%

**DEMAND & OFFER, NEW APARTMENTS FOR SALE, JANUARY – MAY 2025**

POTENTIAL BUYERS FOR ONE NEW APARTMENT	JAN - MAY 2025	JAN - MAY 2024	EVOLUTION
CONSTANTA	5.9	5.0	18%
MAMAIA & NAVODARI	1.7	1.7	5%

NUMBER OF NEW UNITS FOR SALE	JAN - MAY 2025	JAN - MAY 2024	EVOLUTION
CONSTANTA	734	846	-13%
MAMAIA & NAVODARI	1,480	1,443	3%

**DEMAND & OFFER, NEW APARTMENTS FOR RENT, JANUARY – MAY 2025**

POTENTIAL TENANTS FOR ONE NEW APARTMENT	JAN - MAY 2025	JAN - MAY 2024	EVOLUTION
CONSTANTA	5.0	4.2	19%
MAMAIA & NAVODARI	2.5	2.3	7%

NUMBER OF NEW UNITS FOR RENT	JAN - MAY 2025	JAN - MAY 2024	EVOLUTION
CONSTANTA	391	413	-5%
MAMAIA & NAVODARI	542	576	-6%



**ONE UNITED  
PROPERTIES  
BRINGS LUXURY  
RESIDENTIAL AT  
THE BLACK SEA**

**one**  
MAMAIA NORD

As Constanta is growing as a popular tourist destination, with a two-hours direct access to Bucharest, the city is attracting well established investors, such as One United Properties. Known for its daring vision on the Bucharest high-end market, the Romanian investor chose Constanta to expand its activities outside Bucharest.

Following the success of the first phase of the complex, One United Properties is working on the second phase of One Mamaia Nord compound, with a total built area of approximately 17,000 sqm.

One Mamaia Nord currently consists of two residential buildings bordering the Black Sea beach: Phase 1 completed in 2022 and Phase 2 to be delivered in 2025.

Both buildings are constructed according to similar criteria and share an architectural unity, with dual orientation: the main one facing the sea and the subordinate one facing the access and the lake.

The apartments have frontal or lateral sea views and a free height in rooms of about three meters, premium finishes, natural stone, and glass closures on the terraces, with permanent security and video surveillance.

This development benefits from an elegant contemporary design, with high-quality finishes and all the advantages of green buildings, such as durable materials, energy efficiency, low-pollution installation systems, excellent indoor environmental quality.

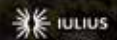
**AT A GLANCE, ONE MAMAIA NORD, 2<sup>nd</sup> PHASE**

<b>Residential units</b>	86 UNITS, GARDEN APARTMENTS, 2-4 ROOMS AND 5 ROOMS PENTHOUSE, FRONT & SIDE SEA VIEW.
<b>Parking</b>	UNDERGROUND: 142 UNITS
<b>Amenities &amp; facilities</b>	THE DEVELOPMENT IS LOCATED JUST A FEW STEPS AWAY FROM THE SHORES OF THE BLACK SEA, SURROUNDED BY A WIDE VARIETY OF BEACHES AND RESTAURANTS, OFFERING A SPECTACULAR LOBBY, AN INNOVATIVE ARCHITECTURE AND DIRECT ACCESS TO THE BEACH.

# IULIUS BRINGS THE EXPERTISE OF FOSTER + PARTNERS IN CONSTANTA



Preliminary rendering - 2024. Concept under development.



Following large developments in Iasi, Cluj-Napoca and Timisoara, IULIUS has added Constanta to its investment map, with a large-scale urban reconversion project: an investment upwards of 800 million Euro targeting the Oil Terminal platform, which will be completely decontaminated and reconnected to the rest of the city, in a modern, vibrant, and sustainable urban environment.

The investor has collaborated with renowned architects from Foster + Partners. Their concept offers a vision for the redevelopment of this area, now completely isolated from the rest of the city, transforming it into an attractive hub, with integrated functions that will support the economy, tourism, and social life. The project will revitalize Constanta and strengthen the city's status as a strategic economic, social, and cultural hub, while contributing to regional and national competitiveness.

The city is facing unique development opportunities, through its assets, but also through resources that are still untapped. As is the case with the area in which IULIUS is investing, unused for more than a decade and with environmental problems. The objective is to offer the local community a core that will significantly contribute to the transformation of Constanta into an active and attractive destination all year round.

The proposed concept integrates urban gardens, modern office spaces, areas dedicated to shopping and entertainment, educational and cultural facilities, as well as an advanced infrastructure, designed to support mobility and connectivity.



**RALUCA MUNTEANU**  
DEVELOPMENT MANAGER  
IULIUS COMPANY

"We are in the necessary preparation stages for the bioremediation process, the first and most important step of the approach, and we are determined to develop a project that will support Constanta in its development objectives"



# NEW LEISURE CONCEPTS FOR CONSTANTA RETAIL MARKET

Constanta benefits from 200,000 sqm of modern stock of retail space; the vast majority was built less than 15 years ago and benefited from ongoing refurbishment programs. The retail infrastructure constantly serves close to 300,000 people in the metro area, in addition to 350,000 more individuals residing in the county and more than 1,000,000 tourists during the summer season. However, considering the emergence of novel tourism concepts and second homes (both in Mamaia-Navodari, but also in the south part of the seaside), a part of the extra footfall during the summer might level out throughout the year.

While the average net wage falls behind poles such as Bucharest, Cluj, Timisoara, and Iasi, the local culture supporting investments in brands, well-paid professionals in navigation, international personnel deployed in the region, and tourists create the premise for sustainable schemes.

The Constanta retail market is dominated by the two existing schemes – City Mall and VIVO! Constanta, which represent circa 65% of the modern retail stock in the county.

VIVO!, part of the CPI retail portfolio, was delivered in 2011 and spanned over 50,000 sqm. More than 220 shops operated by retailers such as Adidas, H&M, Massimo Dutti, Peek& Cloppenburg, Samsonite, and a cinema serve the city and its visitors. CPI Property Group invests in the renovation of the food court, a location that has recorded one of the highest growth rates in the last 3 years and has been a star of the group properties.

NEPI Rockcastle purchased City Park for 81 million EUR in 2013 and invested in refurbishment, extension, and additional parking. Well located to serve both the city and the go-to resort Mamaia, City Park features more than 180 shops hosting brands such as Guess, Zara, Anastasia Beverly Hills, Levi’s, Lego, MAC, Napajiri, Swarovski, Tommy Hilfiger, Under Armour, US POLO ASSN and a cinema. Both shopping malls organized numerous fairs, exhibitions, and concerts to maintain the centres’ leisure vibe and initiated circular economy programs.

CONSTANTA RETAIL INSIGHTS

PRIME RENTS, SHOPPING MALLS	55 - 60 Euro/sqm
RETAIL PARKS RENTS	8 - 14 Euro/sqm
NEW RETAILERS ON THE MARKET (OPENED UNITS DURING LAST YEAR)	Mango, Popeye’s, Animax, Tedi, Deichman, KiK, Sinsay, JYSK, Stay Fit Gym, Zoomserie, and Ikea (planning studio)

Other meaningful schemes are Tomis Mall – the refurbishment of the first department store in the region, and Supernova Constanta, a larger Carrefour-anchored shopping gallery. County-wide, small grocery-anchored schemes such as the ones in Mangalia and Medgidia support the communities located farther away from the main city.

In the longer term, Iulius Group’s new project will redraw the city’s center and people’s interest. The modern, sleek, community-centered mixed-use development, which features a shopping center and a multitude of leisure areas, is expected to be the number one attraction year-round. Presently, the company has launched a public forum to test people’s interest in functions, in parallel with soil decontamination procedures.



# REGIONAL CAMPAIGNS

Adding Romania's regional cities on the National Investment Map

- EVENTS - generating quality debates with local authorities and real estate developers
- PR CAMPAIGNS - spreading through international, national and local media
- RESEARCH CATALOGUE - analyzing the trends of each region's real estate industry

2025  
AUTUMN  
CALENDAR

SEPTEMBER: TIMISOARA  
OCTOBER: CLUJ-NAPOCA  
NOVEMBER: IASI



CHECK OUT OUR EVENTS



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## CONSTANTA BOOSTS ITS INTERMODAL INFRASTRUCTURE

The Constanta logistics market is slightly more sophisticated than in other regions of Romania. While the modern Class A stock and leasing activity of industrial & logistics warehouses is lower by comparison to other hubs, Constanta should be appreciated for its storage of agricultural, oil, and petrochemical products. The recent port investments, increased awareness, and interconnectivity prospects have brought several private investments into such storage capabilities by the Salameh family office and JT Oil Terminal, among others. DP World, the operator of the commercial port of Constanta, has increased its storage capacity due to expected future demand resulting from the enhancements of intermodal infrastructure.

In terms of conventional warehouse investors, out of the national champions, Olympian Parks, Element Development, and WDP are the main players with a presence in the county. Following the 110 million EUR partial acquisition of Global Vision / Globalworth industrial & logistics portfolio, WDP became the dominant investor with the most extensive footprint and building pipeline in Constanta. The company made an extensive bet on future business to be drawn in by Romania's accession to the Schengen Area, increased goods flow through the extended port capacity, diversified global commerce routes, and defense infrastructure developments.

Olympian Parks, an experienced developer, received the building permit for its 10.4 ha industrial & logistics park development, strategically located near the Agigea Bridge and the A2 highway exit. The company announced a lease with RetuRO, the national packaging recycling association.

Located in the production area of Constanta, near the Argus oil factory, is Logistic Park, the city's oldest warehousing scheme. Displayed on 55,000 fully-leased square meters, Logistic Park hosts companies in the FMCG, pharma distribution, auto, and construction sectors. The location within city limits (easy access for employees) and near the rail infrastructure is a strategic advantage offered to tenants.

The smaller degree of development of the production market in Constanta is a reflection of the educational system's focus. Constanta has a graduate pool of a similar size to Brasov. The latter has a much richer tradition in electronics and auto production, for example, due to legacy factories and the structure of the university programs, much more focused on electronics and engineering. The Ovidius University in Constanta offers specializations mainly in medical, agronomy, IT&C, naval & shipping, economics, and liberal arts. Thus, should the county aim at diversifying its economy even further, it should train the workforce on relevant technical skills to attract production companies.

# MEMBERS ACKNOWLEDGEMENT

RPC PROJECTS ARE SHAPED WITH THE CONTRIBUTION OF:

## Strategic Members

AFI EUROPE  
ONE UNITED PROPERTIES

## Corporate Members

GRANVIA  
IULIUS GROUP  
THETA FURNITURE & MORE  
WDP

## Business Members

ADP GREEN BUILDING  
ALUKONIGSTAHL  
ATALIAN  
AXXIS NOVA RESORT & SPA  
BL ASSOCIATES  
BT PROPERTY  
BUILDGREEN  
CBRE  
CHARGER.RO  
CONCEPT STRUCTURE  
CORAL CONSTRUCT  
DELTA STUDIO  
EFMS  
ELDRIVE  
FILIP & COMPANY  
FIODOROV & PARTNERS  
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HITCH & MOSHER  
IMRA REAL ESTATE  
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