



AEDIFICIUM

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DATA

Aedificium has been active on the Romanian market since 2009, having it's first office opened in Cluj-Napoca

In 2013, a new branch was opened in Germany - Aedificium Projektentwicklung GmbH. Having a constant presence on the German market, we manage to offer german quality services in Romania aswell

Starting from 2022, Aedificium Projektentwicklung opens an office in Bucharest, dedicated to projects in the southern part of the country

SERVICES

General design
General enterprise
Real estate development
Project management

100+ employees
€ 35.919.235 turnover 2023

MANAGEMENT

DIPL.ING. DIPL.WIRTSCH.ING (FH), MBA
Elmar Engelhardt

DIPL.ING., MBA
Dragos Rus



DESIGN & GENERAL ENTERPRISE

As a general designer, Aedificium takes over the coordination of all activities between technical organization and construction, through solid specialty knowledge and methodology

As a particular service, Aedificium offers design services, as well as specialized redesign, according to the Romanian legislation of the German designers plans, made according to the German technical directives

As a general contractor, we take over the entire coordination of your project. We execute "turnkey" projects with exceptional quality. We ensure the success of your project, using a modern management and latest technologies, employees with high technical training and also an efficient organization

REAL ESTATE DEVELOPMENT

Analysis of markets and locations
Land searches and purchases
Due-Dilligence
Feasibility studies

Development
Real Estate Management

Establishing the right of construction
Urban planning services / Urban design
Project preparation for obtaining the construction permit
Obtaining the construction permit

PROJECT MANAGEMENT

General organization of the project
Deadline management
Cost management
Contract management
Quality management



PROJECTS

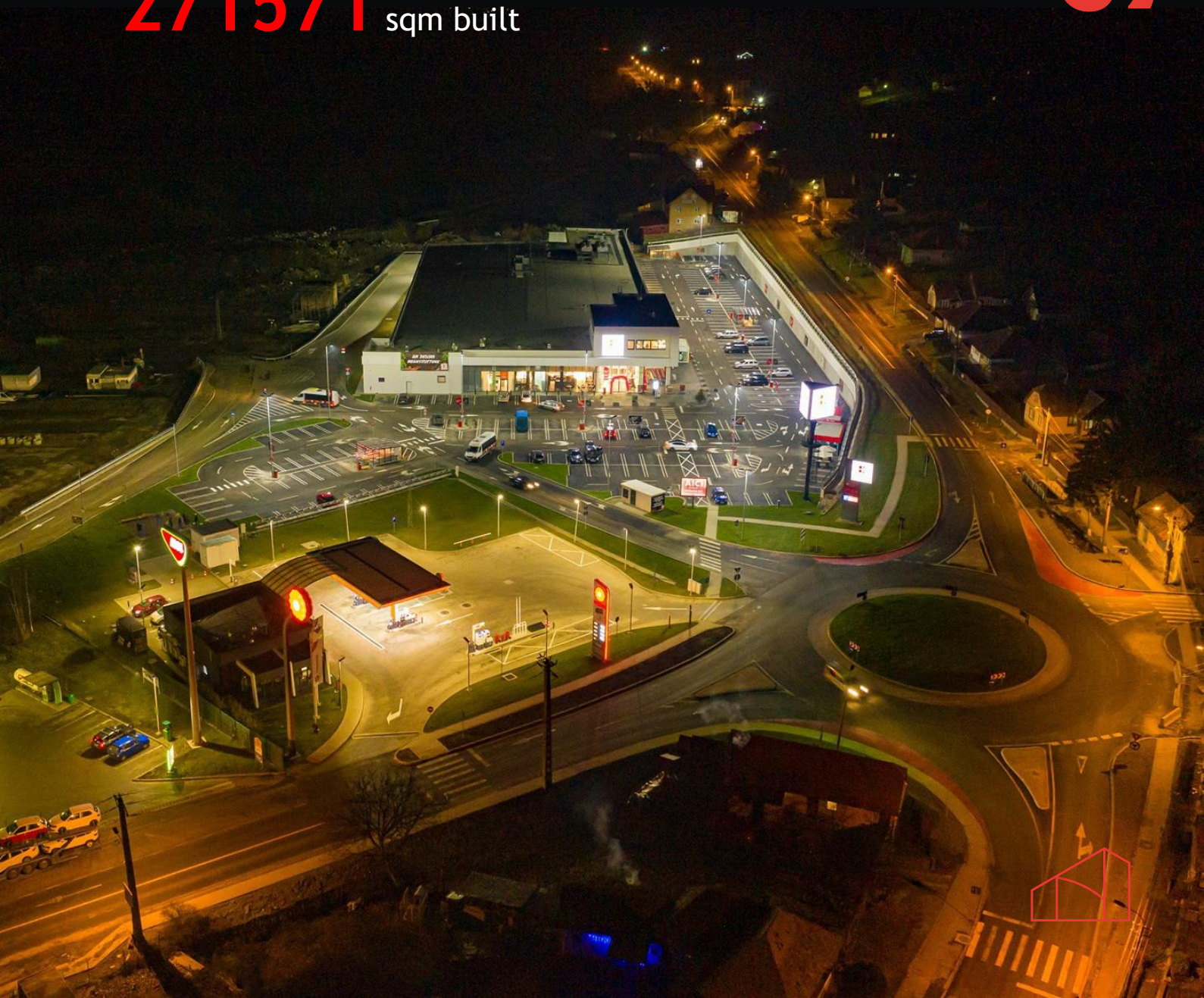
SERVICES

Project development
Project management
General design
General enterprise

15 years of experience

45 projects

271571 sqm built



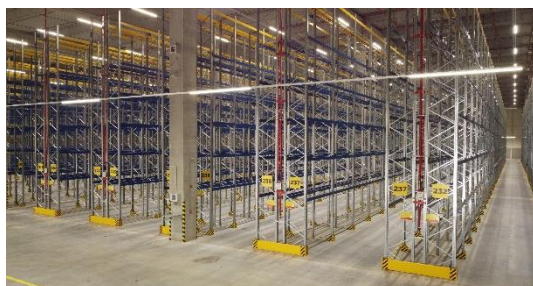
Logistics center expansion Turda, Cluj county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
March 2024

SURFACE
20.501,00 sqm

SERVICES
General enterprise



Moemax furniture store and storage spaces construction Floresti, Cluj county

BENEFICIARY
Moemax Romania

PROJECT COMPLETION
December 2023

SURFACE
14.679,67 sqm

SERVICES
General enterprise



Kaufland Hypermarket Alba Iulia, Alba county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
November 2023

SURFACE
6.090,00 sqm

SERVICES
General enterprise



Doka storage hall and annexes construction Floresti, Cluj county

BENEFICIARY
Doka Romania

PROJECT COMPLETION
September 2023

SURFACE
3.085,60 sqm

SERVICES
General enterprise



Kaufland Hypermarket Brasov, Brasov county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
April 2023

SURFACE
5.929,10 sqm

SERVICES
General enterprise



Kaufland Hypermarket Balotesti, Ilfov county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
April 2023

SURFACE
5.489,88 sqm

SERVICES
General enterprise



Park & Ride
Cluj-Napoca, Cluj county

BENEFICIARY
TCI Contractor General

PROJECT COMPLETION
April 2024

SURFACE
1.067,92 sqm

SERVICES
General enterprise

Logistics center expansion
Jucu, Cluj county

BENEFICIARY
Robert Bosch

PROJECT COMPLETION
March 2024

SURFACE
4.000,10 sqm

SERVICES
General enterprise

Expansion of two
production halls
Blaj, Alba county

BENEFICIARY
Bosch Automotive

PROJECT COMPLETION
March 2024

SURFACE
3.500,00 sqm

SERVICES
General enterprise

Non-Food warehouse
Balotesti, Ilfov county

BENEFICIARY
Therme Romania

PROJECT COMPLETION
December 2023

SURFACE
1.500,00 sqm

SERVICES
General enterprise, Design

Commercial galery
Curtea de Arges, Arges county

BENEFICIARY
Dominion Project Management

PROJECT COMPLETION
December 2023

SURFACE
990,00 sqm

SERVICES
General enterprise

Medical clinic expansion
Floresti, Cluj county

BENEFICIARY
Radiotherapy Center Cluj

PROJECT COMPLETION
June 2023

SURFACE
264,00 sqm

SERVICES
General enterprise



Construction of a hotel complex Sovata, Mures counthy

BENEFICIARY
Sildab Cons

PROJECT COMPLETION
June 2023

SURFACE
7.319,00 sqm

SERVICES
General enterprise, Design

Commercial galery Balotesti, Ilfov county

BENEFICIARY
Ware Invest

PROJECT COMPLETION
April 2023

SURFACE
2.000,00 sqm

SERVICES
General enterprise, Design

Kaufland Hypermarket Galati, Galati county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
April 2023

SURFACE
8.768,00 sqm

SERVICES
Project management

Commercial galery Moreni, Dambovita county

BENEFICIARY
Entire Real Estate Solution

PROJECT COMPLETION
January 2023

SURFACE
6.155,00 sqm

SERVICES
General enterprise

Kaufland Hypermarket Oradea, Bihor county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
July 2022

SURFACE
5.722,00 sqm

SERVICES
General enterprise

New library warehouse body Cluj-Napoca, Cluj county

BENEFICIARY
"Lucian Blaga" Central University Library

PROJECT COMPLETION
February 2022

SURFACE
7.349,78 sqm

SERVICES
General enterprise



Logistics center expansion Sibiu, Sibiu county

BENEFICIARY
CTP Invest Bucharest

PROJECT COMPLETION
December 2021

SURFACE
2.570,00 sqm

SERVICES
General enterprise

Modification of internal compartments and external arrangements of storage units and offices Sibiu, Sibiu county

BENEFICIARY
CTP Invest Bucharest

PROJECT COMPLETION
December 2021

SURFACE
850 sqm

SERVICES
General enterprise

Dissolution / Construction of the gate house, parking lots, new access roads, logistics warehouse Mihai Viteazu, Cluj county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
October 2021

SURFACE
21.763,00 sqm

SERVICES
General enterprise

Construction of logistic spaces Cristian, Sibiu county

BENEFICIARY
CTP Invest Bucharest

PROJECT COMPLETION
August 2021

SURFACE
11.322,35 sqm

SERVICES
General enterprise

Kaufland Hypermarket Sovata, Mures county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
December 2020

SURFACE
5.239,00 sqm

SERVICES
General enterprise, Design

Extension of basement storage space, modernization of internal installations of bank headquarters Cluj-Napoca, Cluj county

BENEFICIARY
National Bank of Romania

PROJECT COMPLETION
December 2020

SURFACE
205 sqm

SERVICES
General enterprise



Construction of production hall and offices Gilau, Cluj county

BENEFICIARY

High Tech Tecnosky

PROJECT COMPLETION

August 2020

SURFACE

2.398,00 sqm

SERVICES

General enterprise

Primaverii Parking and Mogosoia Parking Cluj-Napoca, Cluj county

BENEFICIARY

Cluj Napoca City Hall

PROJECT COMPLETION

June 2020

SURFACE

23.051,00 sqm

SERVICES

General enterprise

Kaufland Hypermarket Bucuresti, Sector 3

BENEFICIARY

Kaufland Romania

PROJECT COMPLETION

June 2020

SURFACE

6.144,10 sqm

SERVICES

General enterprise

Design and layout of Nordsee food court space Cluj-Napoca, Cluj county

BENEFICIARY

Media Young

PROJECT COMPLETION

December 2019

SURFACE

63 sqm

SERVICES

General enterprise, Design

Kaufland Hypermarket Cluj-Napoca, Cluj county

BENEFICIARY

Kaufland Romania

PROJECT COMPLETION

June 2019

SURFACE

10.091,00 sqm

SERVICES

Project management, Design

Kaufland Hypermarket Resita, Caras-Severin county

BENEFICIARY

Kaufland Romania

PROJECT COMPLETION

October 2018

SURFACE

5.698,00 sqm

SERVICES

Project management



Kaufland Hypermarket Ramnicu Valcea, Valcea county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
December 2016

SURFACE
3.967,47 sqm

SERVICES
Project management

Lidl Supermarket Floresti, Cluj county

BENEFICIARY
Lidl Romania

PROJECT COMPLETION
November 2015

SURFACE
1.910,00 sqm

SERVICES
General enterprise

Kaufland Hypermarket Timisoara, Timis county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
October 2015

SURFACE
13.513,00 sqm

SERVICES
General enterprise, Real estate development

Kaufland Hypermarket Arad, Arad county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
July 2014

SURFACE
4.738,80 sqm

SERVICES
Project management

Kaufland Hypermarket Bistrita-Nasaud, Bistrita county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
July 2014

SURFACE
4.738,80 sqm

SERVICES
Project management

Kaufland Hypermarket Targu Mures, Mures county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
January 2014

SURFACE
5.123,60 sqm

SERVICES
General enterprise, Real estate development, Design



PROJECTS

ROMANIA

Lidl warehouse
Iernut, Mures county

BENEFICIARY
Lidl Romania

PROJECT COMPLETION
February 2012

SERVICES
Specialized technical consultancy



„Verso“ office building in Wiesbaden

BENEFICIARY

Adolf Lupp GmbH + Co KG

SERVICES

Core and shell construction works



Christophsbad Psychiatry Clinic for children and teenagers, in Göppingen

BENEFICIARY

Leonhard Weiss GmbH & Co. KG

SERVICES

Core and shell construction works



Municipal Hospital extension, in Braunschweig

BENEFICIARY

Leonhard Weiss GmbH & Co. KG

SERVICES

Core and shell construction works



Study Center for students, in Stuttgart

BENEFICIARY

Leonhard Weiss GmbH & Co. KG

SERVICES

Core and shell construction works



Biomedical Research Center, University of Lübeck

BENEFICIARY

Leonhard Weiss GmbH & Co. KG

SERVICES

Core and shell construction works



Plaza Local Supply Center, München

BENEFICIARY

Riedel Bau GmbH & Co. KG

SERVICES

Core and shell construction works



New Campus PRO7 / SAT 1

BENEFICIARY

Leonhard Weiss GmbH & Co. KG

SERVICES

Core and shell construction works

New construction test bench with acoustic rollers, MAN company

BENEFICIARY

Riedel Bau GmbH & Co. KG

SERVICES

Core and shell construction works





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