



AEDIFICIUM

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# DATE

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 contracting  
Real estate development  
Project management

**100+ employees**  
**€ 39,682,529 turnover 2024**

## MANAGEMENT

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

DIPL.ING., MBA  
Dragos Rus





## DESIGN & GENERAL CONTRACTING

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

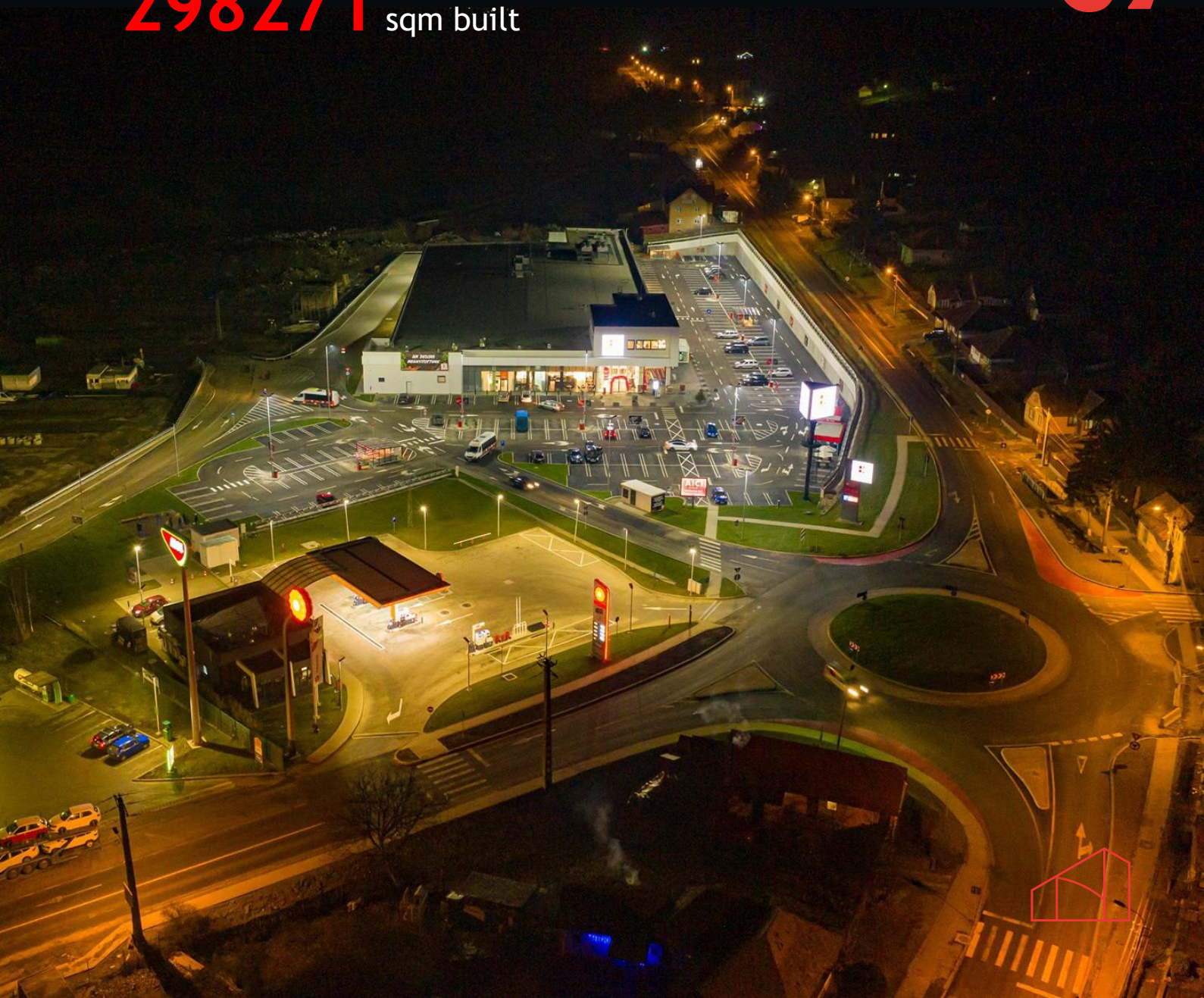
## SERVICES

Project development  
Project management  
General design  
General contracting

**15** years of experience

**49** projects

**298271** sqm built





## Kaufland Hypermarket Suceava, Suceava county

**BENEFICIARY**

Kaufland Romania

**PROJECT COMPLETION**

October 2024

**SURFACE**

5.008,00 sqm

**SERVICES**

General contracting,  
Design



## Precast concrete production unit construction Stoenesti, Prahova county

**BENEFICIARY**

Elis Pavaje

**PROJECT COMPLETION**

October 2024

**SURFACE**

4125,00 sqm

**SERVICES**

General contracting



## Kaufland Hypermarket (Stage I - earthworks and precast concrete) Bragadiru, Ilfov county

**BENEFICIARY**

Kaufland Romania

**PROJECT COMPLETION**

August 2024

**SURFACE**

6.339,31 sqm

**SERVICES**

General contracting



## Kaufland Hypermarket Mangalia, Constanta county

BENEFICIARY  
Kaufland Romania

PROJECT COMPLETION  
June 2024

SURFACE  
5.530,00 sqm

SERVICES  
General contracting



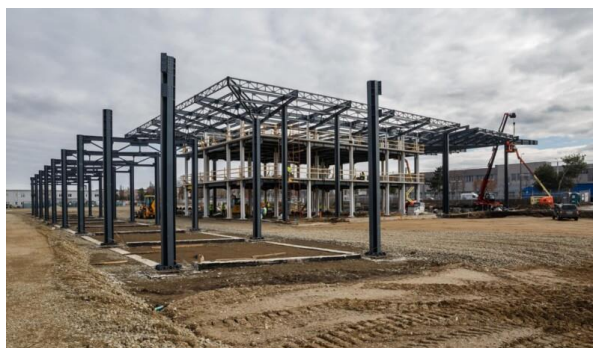
## Park and Ride Cluj-Napoca, Cluj county

BENEFICIARY  
TCI Contractor General

PROJECT COMPLETION  
April 2024

SURFACE  
1.067,92 sqm

SERVICES  
General contracting



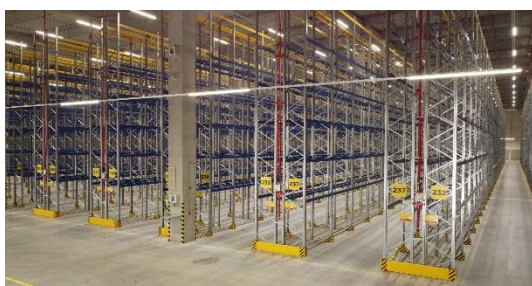
## Logistic center expansion Turda, Cluj county

BENEFICIARY  
Kaufland Romania

PROJECT COMPLETION  
March 2024

SURFACE  
20.501,00 sqm

SERVICES  
General contracting



## Expansion of two production halls Blaj, Alba county

**BENEFICIARY**  
Bosch Automotive

**PROJECT COMPLETION**  
March 2024

**SURFACE**  
3.500,00 sqm

**SERVICES**  
General contracting

## Logistics center expansion Jucu, Cluj county

**BENEFICIARY**  
Robert Bosch

**PROJECT COMPLETION**  
March 2024

**SURFACE**  
4.000,10 mp

**SERVICES**  
General contracting

## Commercial galery Curtea de Arges, Arges county

**BENEFICIARY**  
Dominion Project Management

**PROJECT COMPLETION**  
December 2023

**SURFACE**  
990,00 sqm

**SERVICES**  
General contracting

## Non-Food warehouse Balotesti, Ilfov county

**BENEFICIARY**  
Therme Romania

**PROJECT COMPLETION**  
December 2023

**SURFACE**  
1.500,00 sqm

**SERVICES**  
General contracting, Design

## Kaufland Hypermarket Alba Iulia, Alba county

**BENEFICIARY**  
Kaufland Romania

**PROJECT COMPLETION**  
November 2023

**SURFACE**  
6.090,00 sqm

**SERVICES**  
General contracting

## Doka storage hall and annexes construction Floresti, Cluj county

**BENEFICIARY**  
Doka Romania

**PROJECT COMPLETION**  
September 2023

**SURFACE**  
3.085,60 sqm

**SERVICES**  
General contracting





## Amethyst medical clinic expansion Floresti, Cluj county

**BENEFICIARY**  
Radiotherapy Center Cluj

**PROJECT COMPLETION**  
June 2023

**SURFACE**  
264,00 sqm

**SERVICES**  
General contracting

## Construction of a hotel complex Sovata, Mures county

**BENEFICIARY**  
Sildab Cons

**PROJECT COMPLETION**  
June 2023

**SURFACE**  
7.319,00 sqm

**SERVICES**  
General contracting, Design

## Commercial galery Balotesti, Ilfov county

**BENEFICIARY**  
Ware Invest

**PROJECT COMPLETION**  
April 2023

**SURFACE**  
2.000,00 sqm

**SERVICES**  
General contracting, Design

## Kaufland Hypermarket Brasov, Brasov county

**BENEFICIARY**  
Kaufland Romania

**PROJECT COMPLETION**  
April 2023

**SURFACE**  
5.929,10 sqm

**SERVICES**  
General contracting

## Kaufland Hypermarket Balotesti, Ilfov county

**BENEFICIARY**  
Kaufland Romania

**PROJECT COMPLETION**  
April 2023

**SURFACE**  
5.489,88 sqm

**SERVICES**  
General contracting

## Commercial galery Moreni, Dambovita county

**BENEFICIARY**  
Entire Real Estate Solution

**PROJECT COMPLETION**  
January 2023

**SURFACE**  
6.155,00 sqm

**SERVICES**  
General contracting





## Moemax furniture store and storage spaces construction Floresti, Cluj county

**BENEFICIARY**  
Moemax Romania

**PROJECT COMPLETION**  
December 2022

**SURFACE**  
14.679,67 sqm

**SERVICES**  
General contracting

## Kaufland Hypermarket Oradea, Bihor county

**BENEFICIARY**  
Kaufland Romania

**PROJECT COMPLETION**  
July 2022

**SURFACE**  
5.722,00 sqm

**SERVICES**  
General contracting

## New library warehouse body Cluj-Napoca, Cluj county

**BENEFICIARY**  
TCI Contractor General

**PROJECT COMPLETION**  
February 2022

**SURFACE**  
7.349,78 sqm

**SERVICES**  
General contracting

## Logistics center expansion Sibiu, Sibiu county

**BENEFICIARY**  
CTP Invest Bucharest

**PROJECT COMPLETION**  
December 2021

**SURFACE**  
2.570,00 sqm

**SERVICES**  
General contracting

## Modification of internal compartments and external arrangements of storage units and offices Sibiu, jud. Sibiu

**BENEFICIARY**  
CTP Invest Bucharest

**PROJECT COMPLETION**  
December 2021

**SURFACE**  
850 sqm

**SERVICES**  
General contracting

## 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 contracting



## Construction of logistic spaces Cristian, Sibiu county

### BENEFICIARY

CTP Invest Bucharest

### PROJECT COMPLETION

August 2021

### SURFACE

11.322,35 sqm

### SERVICES

General contracting

## Kaufland Hypermarket Sovata, Mures county

### BENEFICIARY

Kaufland Romania

### PROJECT COMPLETION

December 2020

### SURFACE

5.239,00 sqm

### SERVICES

General contracting, 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 contracting

## Construction of production hall and offices Gilau, Cluj county

### BENEFICIARY

High Tech Tecnosky

### PROJECT COMPLETION

August 2020

### SURFACE

2.398,00 sqm

### SERVICES

General contracting

## Primaverii and Mogosoia Parking Cluj-Napoca, jud. Cluj

### BENEFICIARY

TCI Contractor General

### PROJECT COMPLETION

June 2020

### SURFACE

23.051,00 sqm

### SERVICES

General contracting

## Kaufland Hypermarket Bucuresti, Sector 3

### BENEFICIARY

Kaufland Romania

### PROJECT COMPLETION

June 2020

### SURFACE

6.144,10 sqm

### SERVICES

General contracting





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

**BENEFICIARY**  
Nordsee Romania

**PROJECT COMPLETION**  
December 2019

**SURFACE**  
63 sqm

**SERVICES**  
General contracting, 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 contracting

## Kaufland Hypermarket Timisoara, Timis county

**BENEFICIARY**  
Kaufland Romania

**PROJECT COMPLETION**  
October 2015

**SURFACE**  
13.513,00 sqm

**SERVICES**  
General contracting, 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 contracting, Real estate development,  
Design

## Kaufland Hypermarket Galati, Galati county

**BENEFICIARY**  
Kaufland Romania

**PROJECT COMPLETION**  
April 2013

**SURFACE**  
8.768,00 sqm

**SERVICES**  
Project Management

## 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, in München

### BENEFICIARY

Riedel Bau GmbH & Co. KG

### SERVICES

Core and shell construction works





## New Campus PRO7 / SAT 1

**BENEFICIARY**

Riedel Bau GmbH & Co. KG

**SERVICES**

Core and shell construction works

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## 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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