



AEDIFICIUM

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PROFILE

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
€ 46,764,293 turnover 2025

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

Dezvoltare
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

17 years of experience

68 projects

368191 sqm built



Lidl Supermarket Sector 5, Bucarest

BENEFICIARY
LCP Development Beta

PROJECT COMPLETION
April 2026

SURFACE
2.437,05 sqm

SERVICES
General contracting,
Design



Lidl Supermarket Patarlagele, Buzau county

BENEFICIARY
S7 Mangalia Property

PROJECT COMPLETION
April 2026

SURFACE
1.782,68 sqm

SERVICES
General contracting,
Design



Kaufland Hypermarket Titu, Dambovita county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
February 2026

SURFACE
3.418,27 sqm

SERVICES
General contracting,
Design



Commercial Retail Park Sector 3, Bucharest

BENEFICIARY
Entire Real Estate Solution

PROJECT COMPLETION
January 2026

SURFACE
8.728,83 sqm

SERVICES
General contracting,
Design



Lidl Supermarket Sector 3, Bucharest

BENEFICIARY
Entire Real Estate Solution

PROJECT COMPLETION
January 2026

SURFACE
2.501,00 sqm

SERVICES
General contracting,
Design



Commercial Retail Park Hateg, Hunedoara county

BENEFICIARY
Bama Hateg

PROJECT COMPLETION
December 2025

SURFACE
2.906,90 sqm

SERVICES
General contracting



Commercial Retail Park Ciolpani, Ilfov county

BENEFICIARY

Entire Real Estate Solution

PROJECT COMPLETION

December 2025

SURFACE

2.628,00 sqm

SERVICES

General contracting



Storage and production unit Arad, Arad county

BENEFICIARY

TRC Park Arad

PROJECT COMPLETION

October 2025

SURFACE

4.819,11 sqm

SERVICES

General contracting



Kaufland Hypermarket (Stage II - construction and mechanical, Electrical, plumbing works) Bragadiru, Ilfov county

BENEFICIARY

Kaufland Romania

PROJECT COMPLETION

October 2025

SURFACE

6.339,31 sqm

SERVICES

General contracting



Kaufland Hypermarket and roundabout Sacele, Brasov county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
October 2025

SURFACE
4.716,09 sqm

SERVICES
General contracting



Lidl Supermarket Braila, Braila county

BENEFICIARY
Lidl Romania

PROJECT COMPLETION
September 2025

SURFACE
2.418,34 sqm

SERVICES
General contracting



Lidl Supermarket Bragadiru, Ilfov county

BENEFICIARY
Lidl Romania

PROJECT COMPLETION
August 2025

SURFACE
2.383,80 sqm

SERVICES
General contracting



Concrete paved area expansion Tunari, Ilfov county

BENEFICIARY
Doka Romania

PROJECT COMPLETION
March 2025

SURFACE
9.032,00 sqm

SERVICES
General contracting,
Design



Kaufland Hypermarket Sector 2, Bucharest

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
March 2025

SURFACE
5.764,07 sqm

SERVICES
General contracting,
Design



Lidl Supermarket Iasi, Iasi county

BENEFICIARY
Lidl Romania

PROJECT COMPLETION
February 2025

SURFACE
2.500,56 sqm

SERVICES
General contracting



Lidl Supermarket Campina, Prahova county

BENEFICIARY
Lidl Romania

PROJECT COMPLETION
February 2025

SURFACE
2.195,55 sqm

SERVICES
General contracting



Roundabout access to Kaufland Hypermarket Suceava, Suceava county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
November 2024

SURFACE
2.965,00 sqm

SERVICES
General contracting



Hypermarket Kaufland Suceava, Suceava county

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
October 2024

SURFACE
5.008,00 sqm

SERVICES
General contracting



Construction of precast concrete production unit Stoenesti, Prahova county

BENEFICIARY
Elis Pavaje

PROJECT COMPLETION
October 2024

SURFACE
4125,00 sqm

SERVICES
General contracting



Roundabout and access road to Kaufland Hypermarket Sector 2, Bucharest

BENEFICIARY
Sifi BH Retail SA

PROJECT COMPLETION
September 2024

SURFACE
4.816,00 sqm

SERVICES
General contracting, Design



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 Retail Park 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

Construction of Storage Hall and annexes 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 Retail Park 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

Mixed-Use Building Blaj, Alba county

BENEFICIARY
Bosch Automotive

PROJECT COMPLETION
February 2023

SURFACE
1.740,00 mp

SERVICES
General contracting



Commercial Retail Park 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

Expansion 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 Mogosoaia Parking
Cluj-Napoca, Cluj county

BENEFICIARY
TCI Contractor General

PROJECT COMPLETION
June 2020

SURFACE
23.051,00 sqm

SERVICES
General contracting



Kaufland Hypermarket Sector 3, Bucharest

BENEFICIARY
Kaufland Romania

PROJECT COMPLETION
June 2020

SURFACE
6.144,10 sqm

SERVICES
General contracting

B+GF+3F Building Otopeni, Ilfov county

BENEFICIARY
4T Projekt Partners

PROJECT COMPLETION
February 2020

SURFACE
3.657,00 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

SURFACE
1.910,00 sqm

SERVICES
Specialized technical consultancy

ROMANIA
PROJECTS



„Verso“ office building in Wiesbaden

BENEFICIARY

Adolf Lupp GmbH + Co KG

SERVICES

Core and shell construction works



Christophsbad Psychiatry Clinic for children and, teenagers, Göppingen

BENEFICIARY

Leonhard Weiss GmbH & Co. KG

SERVICES

Core and shell construction works



Municipal Hospital expansion, Braunschweig

BENEFICIARY

Leonhard Weiss GmbH & Co. KG

SERVICES

Core and shell construction work



Study Center for students 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

Riedel Bau 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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