



SDC Properties: Pioneering Southeast Europe's Largest Real Estate Development

Developed by **SDC Properties**, a company with over **15 years of experience** in real estate development and investment, T Smart City is strategically located near **“Avram Iancu” International Airport**, offering seamless connectivity to major European destinations.

Situated in **Cluj-Napoca**, the project benefits from its position at the heart of **Transylvania**, a region renowned for its vibrant economy and cultural heritage. Its proximity to key cities such as Sibiu, Oradea and Braşov enhances its appeal, providing access to a thriving business hub and a well-connected transport network.

Under the leadership of Ștefan Berciu, **SDC Properties** and its affiliated companies have successfully managed over **40 large-scale projects**, totaling more than **2,000,000 m² of construction**. Its portfolio includes premium residential real estate, luxury commercial spaces, top-tier office buildings, kindergartens, and more.

SDC Properties is guided by a commitment to innovative design, cutting-edge technology, and flawless execution in every project. The company places community and family at the heart of life, ensuring that each development is thoughtfully designed with the needs of residents in mind.

With an experienced and dedicated team, **SDC Properties** has established itself as one of the most respected construction companies in Cluj and across **Romania**. The team ensures a seamless process, managing every aspect of development, including branding and marketing for each property.

Leadership - Ștefan Berciu

As the administrator of **SDC Properties** and the **Consul of Burundi in Romania**, Ștefan Berciu has leveraged his expertise in real estate, logistics, and international relations to spearhead transformative projects. His journey began in Germany, where he founded a successful international freight transport company, establishing the groundwork for his entrepreneurial endeavors.

Returning to Romania, Ștefan shifted his focus to real estate development, consolidating several ventures into what is now SDC Properties. Despite the challenges of the 2008 economic crisis, his businesses demonstrated resilience, maintaining steady growth and progress. Under his leadership, approximately **20,000 apartments** were delivered and registered on schedule, cementing his reputation for reliability and vision in the industry.



A Visionary Smart City for the Future



T Smart City is poised to become a landmark development, covering **35 hectares** of prime land and offering **10,000 state-of-the-art apartments** designed for a future-focused lifestyle.

This ambitious project embodies a holistic approach to urban living, integrating environmental sustainability, luxury amenities, and innovative smart technologies to create a vibrant and self-sustained community.

Living Smart: The Concept of Smart City

T Smart City is committed to integrating cutting-edge technologies and sustainable living to create a future-ready, smart urban environment. This concept encompasses four main pillars: **Smart Luxury, Smart Living, Smart Mobility, and Smart Working**, each designed to offer an unparalleled lifestyle that seamlessly blends innovation, convenience, and sustainability.



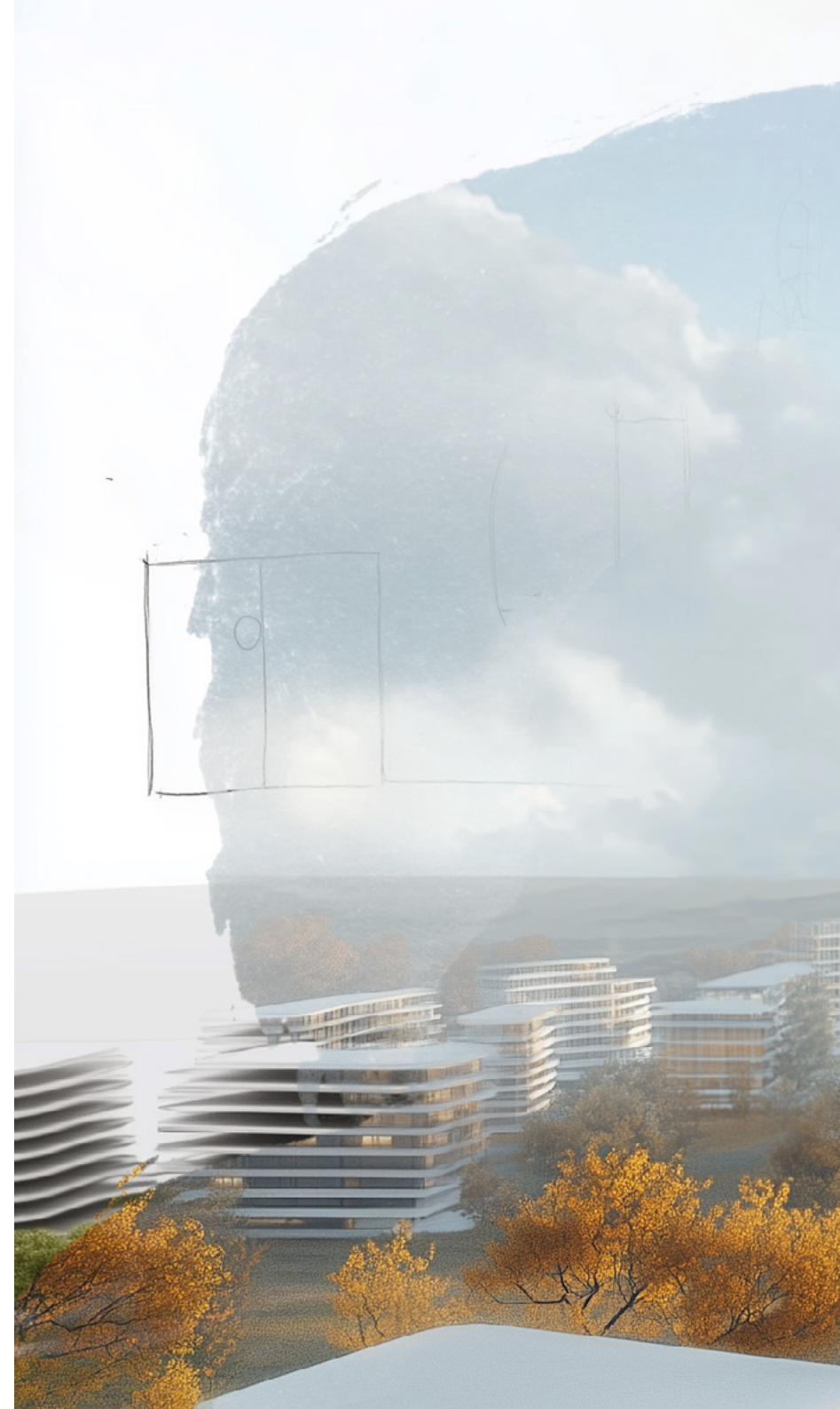
Smart Luxury: Transylvania's Most Elegant Hotel

Designed to rival the finest luxury hotels in Romania, this iconic establishment will become a destination in its own right, attracting visitors from across the country and beyond.

A magnet for both leisure and business travelers, the hotel will smoothly integrate the latest smart technologies and amenities, setting a new benchmark for high-end living and innovation in the hospitality industry.

Key Features of the Hotel:

- Exclusive beauty clinic offering world-class rejuvenation services
- Finest restaurant in the region, combining exquisite cuisine and exceptional service
- State-of-the-art spa and wellness center for relaxation and rejuvenation
- Modern fitness facility with advanced equipment
- Stunning pool area for leisure and entertainment
- Golf club, including golf courses, driving range and restaurants





Smart Living: A New Standard for Modern Neighborhoods

In a modern and **innovative neighborhood**, the quality of life is measured by the availability of cultural activities, the accessibility of information, the opportunities for exchange and interaction, and social cohesion. T Smart City offers all of these elements, ensuring that residents experience a vibrant, dynamic environment that encourages engagement, community, and cultural growth.

Thus, residents will enjoy access to high-end facilities such as:

- **Golf club** (including golf courses, driving range, restaurants, wellness centers)
- **Mall** (with over 100,000 m² of retail space, including the largest SPA center in Transylvania)
- **Educational institutions** (nursery, kindergarten, and schools, both public and private)
- **Recreational spaces**, green areas, and pet zones
- **Smart urban furniture** throughout the complex
- **Beauty clinics** and specialized treatment centers
- **Drone delivery services** for home packages
- **Safe and innovative playgrounds** for children
- **Solar-powered** exterior lighting
- **Outdoor amphitheater** for events and social activities





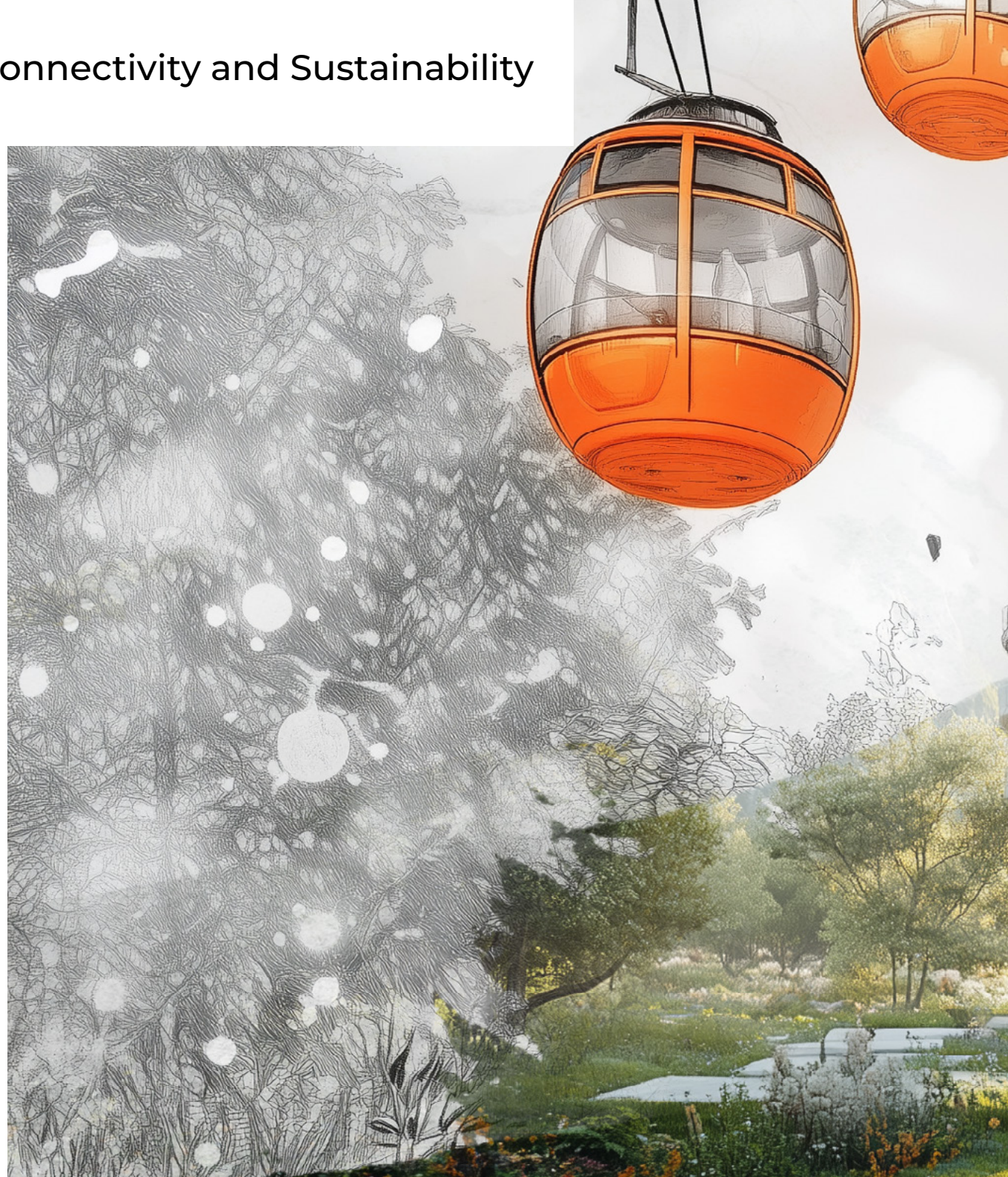
Smart Mobility: Revolutionizing Connectivity and Sustainability

Smart Mobility is a key component of the **T Smart City** vision, ensuring that the neighborhood is perfectly connected and easy to navigate. In today's world, mobility is about more than just transport—it's about creating an intelligent, sustainable system that enhances the convenience and efficiency of daily life.

To achieve this, **T Smart City** will incorporate an array of innovative mobility solutions:

Public transport: Electric buses for a greener city

- **Public transport:** Electric buses for a greener city
- **Gondola** linking the neighborhood to the airport and Iulius Mall
- **Heliport** for easy air access
- **Bike-sharing** and car-sharing systems for sustainable transportation
- **Real-time** parking availability via smartphone apps
- **Pollution and noise level sensors** for smarter traffic management
- **Fitness outdoor spaces** for residents to stay active while enjoying their environment
- **Smart traffic management systems** ensuring smooth traffic flow and environmental impact reduction





Smart Working: A New Paradigm for the Modern Workforce

In a rapidly evolving world, Smart Working is essential for fostering innovation, creativity, and collaboration.

T Smart City has been designed with the modern professional in mind, offering spaces that blend work and lifestyle in perfect harmony.

Explore how **T Smart City** creates a vibrant, dynamic work environment through:

- **Co-working spaces** designed for collaboration and creativity
- **Meeting rooms** and shared office spaces for a diverse range of professionals
- **Wi-Fi coverage** across the entire complex
- **Smart features for accessibility** to cater to all residents
- **Opportunities for remote work**, innovation, and easy access to business hubs, both locally and regionally.

T Smart City seamlessly integrates into the region's growth and development, serving as a key player in the economic, social, and environmental evolution of the area. This visionary project is not just a place to live—it's a new way of life, where modernity, sustainability, and luxury converge to create a thriving community that will inspire future generations.







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