Address: 3 Piata 1 Mai, Cluj-Napoca, Romania, 400051

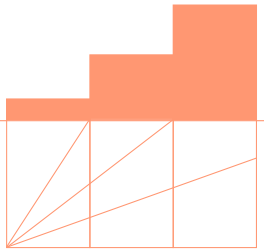
Tel.: +40 738 951 577

Web: www.rivus.ro

IULIUS

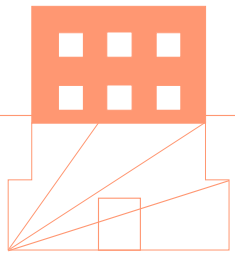
RIVUS CLUJ

The project restores to the city the 14 hectares of the former Carbochim industrial site as a mixed-use development, with the greatest functional diversity in Romania –retail, office, culture, entertainment and park, with a gross leasable area of 145,000 sqm. The development of the Someș River underpinned the architectural concept, from the fluid design and focus on natural elements, to the sustainability principles implemented.

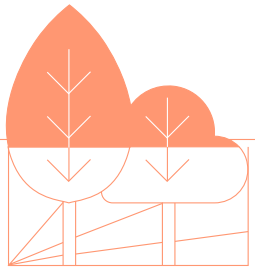


€550,000,000+
Investment value

145,000 sqm
Gross leasable area GLA (retail)



13,500 sqm
Gross leasable area GLA (office)



52,000 sqm
Green space developed

IULIUS

	RIVUS Uses	
	Retail	• The largest gross leasable area in Romania: 145,000 sqm GLA • More than 400 stores • Romania's only IKEA store integrated into a mall-type development
	Class A office buildings	1 building, 13,500 sqm
	Parking	4,800 places (underground and above-ground)
	Foodcourt	• The most diverse food & beverage mix in Romania • More than 30 food & beverage outlets
	Park	• 52,000 sqm of newly created green space • 137,500 sqm of consolidated green areas (together with Armătura Park – 32,000 sqm and Feroviarilor Park – 53,000 sqm) • 100,000 decorative plants • Over 600 mature trees • Roof garden and green façades • A new promenade along the Someș River
	Bicycle infrastructure	• 3,200 linear meters of infrastructure • 1600 bicycle parking spaces
	Entertainment	• State-of-the-art leisure and entertainment facilities • Premium IMAX® with Laser cinematic experience and an open-air cinema by CINEPLEXX • A performative-art center of over 840 sqm (the Arcades Building)

CLUJ-NAPOCA: Strategic Hub of Transylvania	
Project type	**Shopping mall development**
Region	Transylvania – Cluj-Napoca is considered the unofficial capital of the region and one of the most developed cities in Romania.
Nearby borders	Hungary (approx. 170 km), Ukraine (approx. 190 km)
Road connectivity	European routes E60, E81; major connections to DN1, DN1C and DN1F; access to the A3 Transylvania Motorway; ongoing projects aimed at improving road infrastructure.
Population	County: approx. 700,000 inhabitants City: approx. 300,000 inhabitants Metropolitan area: 420,000 inhabitants
Universities	Babeș-Bolyai University (UBB) Technical University of Cluj-Napoca (UTCN) "Iuliu Hațieganu" University of Medicine and Pharmacy (UMF) University of Art and Design University of Agricultural Sciences and Veterinary Medicine Sapientia University "Dimitrie Cantemir" Christian University "Gheorghe Dima" Music Academy "Bogdan Vodă" University Protestant Theological Institute
Number of students	Over 80,000, including thousands of international students
Average net salary	RON 7,000
Unemployment rate	1.39% - 1.45%
Top employers	Endava, Emerson, Bosch, Genpact, NTT Data, Terapia, Farmec, Banca Transilvania, Office Depot, Continental, Accenture, Betfair Romania Development, Accesa, UBB, De'Longhi, Emerson, Genpact
Top industries	IT&C, servicii financiare, producție industrială, automotive, cercetare & dezvoltare, servicii externalizate (BPO), educație, sănătate
Airport & connectivity	• Passenger traffic (2025): over 3.58 million • Processing capacity: 4.5 million passengers per year • Airlines: TAROM, Wizz Air, Lufthansa, Ryanair, Turkish Airlines, LOT Polish Airlines, HiSky, Pegasus, Swiss, AnimaWings • Number of destinations: 40 – 50 (depending on the season) • Distance from city center: 9 km