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Press release

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Ref: The third edition of the "Guide of real estate transactions in Cluj-Napoca" – a unique project in Romania that offers the faithful mirror of the reality of transactions on one of the most dynamic real estate markets in the country.

The team of assessors, members of ANEVAR, coordinated by Adrian Vascu, Senior Partner of the consulting company Veridio, in partnership with the City Hall and Local Council of Cluj-Napoca, announces the publication of the third guide accomplished on the basis of real estate transactions concluded between the sellers and the buyers within the municipality, in 2015.

This unique project in Romania is achieved every year with the support of Local Taxes and Fees Board of Cluj-Napoca City Hall, on the basis of official information from the registered sale and purchase agreements and it comprises data regarding the volume and the total value of the traded properties, their distribution into types of properties (apartments, houses, land, others), the average prices per square meter distributed for every district and the entire municipality, as well as many other relevant figures.

"We are glad that we continued our endeavour, which we started three years ago, providing those who are interested with three consecutive editions of the only real estate guide in Romania, that is based on the information from the sale and purchase agreements. The diverse information contained by these guides enables various analyses with very interesting results. We will continue this project and we wish that other localities from Romania will want to do



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the same thing”, declared Adrian Vascu, the initiator of this project and the Senior Partner of the Veridio company.

”This endeavour is extremely important for us for several reasons, from the fact that it is a new example of involvement in the community of the specialists with the purpose of increasing the quality of life, to the fact that it offers us a transparent, clear, official reference point being of the kind to discourage any attempt of speculation of the market or of artificial growth of the real estate prices. Anyone who wants to know what the real market value is may freely consult this guide on the city hall website, the last three editions also offering them an overview, so that any decision can be made knowingly”, explained Emilia Botezan, head of the International Affairs and Foreign Investment Department from the City Hall, department that created in his turn an instrument of access for companies to relevant information from an economic perspective, www.clujbusiness.ro – on which can be found this guide too.

Some impressive information revealed by this study show that:

The most expensive traded house is located in the Andrei Mureşanu district, the transaction being closed at a little over 1,2 million Euros.

The most expensive land was traded in the Intre Lacuri district at a little over 600 thousands Euros.

Mănăştur was the district with the most transactions (1.194 transactions), as well as the most valuable transactions (~49,9 million Euros).

The largest transactions were made by legal entities and comprise an office type building and a supermarket.

The top 10 most valuable transactions made by the legal entities totals to over 15,5 million Euros from the about 56 million Euros traded by PJ in 2015.

In September were recorded the most real estate transactions in the municipality.



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The Bună Ziua street is the one with the most transactions (235 transactions), as well as the street with the most valuable transactions (~13,8 million Euros).

The largest area of land that was traded was about 15.000 sqm.

The highest monthly amount was registered in June, about 37,4 million euros.

The most frequently there were traded plots of land with areas between 500 and 1.000 sqm.

Most often there were traded apartments with net areas between 35 and 55 sqm.

Only 25,7% from the transactions with the real estate properties are financed from bank loans.

The acquisitions of the legal entities represent 15,6% from the value of transactions.

The guide is also accessible to all those interested on the official website www.primariaclujnapoca.ro.

Media Office

Cluj Napoca City Hall