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IULIUS

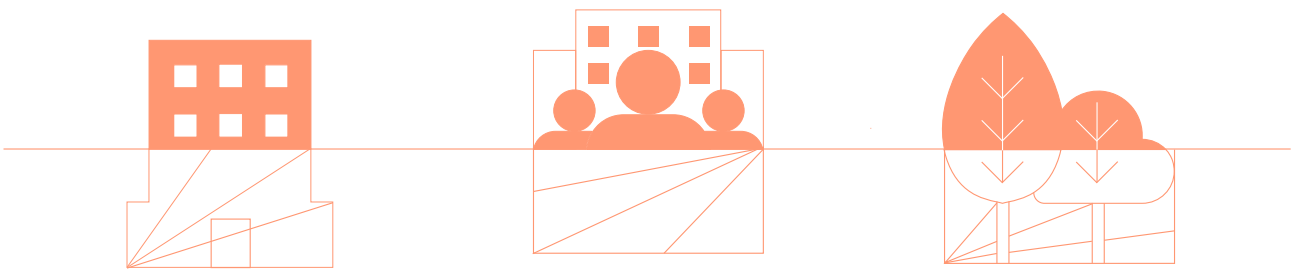
IULIUS MALL CLUJ

Opened in 2007 and located in the heart of Cluj-Napoca, Iulius Mall Cluj is an iconic urban landmark that has redefined the shopping and leisure experience in Transylvania. Strategically positioned in the Gheorgheni area, in close proximity to the university campus, the mall seamlessly integrates a sophisticated mix of retail, office and entertainment, catering both to the local community and to the large number of tourists and students.

€80,000,000+
Investment value

14,800,000+
Annual visitor traffic - visitors

57,000 sqm
Gross leasable area GLA (retail)



27,000 sqm
Gross leasable area GLA (office)

3,500
Total office employees

30,000 sqm
Green space area

IULIUS

	IULIUS MALL CLUJ Uses	
	Retail	57.000 sqm GLA 240 brands
	Class A office buildings	3 buildings, 27,000 sqm
	Parking	2,200 places
	Foodcourt	1,400 seats / 26 brands
	Park	30,000 sqm 18,000 trees and shrubs 10,000 sqm lawn area
	Entertainment	• Cinema City (5 screens, 865 seats) • World Class
	Services	• Banks • ATMs and foreign exchange • Travel agencies • Florists • Tailoring • Dry cleaning • Beauty salons • Gift wrapping services
	Economic, Social and Cultural Impact	• Iulius Mall Cluj has generated thousands of jobs and attracted a strong mix of more than 240 national and international brands, becoming a landmark of modern retail in Transylvania. • Beyond its commercial component, the mall has evolved into an important community hub, hosting events for all age groups, from thematic fairs and shows to social campaigns and exhibitions. Accordingly, Iulius Mall Cluj plays an active role in enhancing urban dynamism and strengthening the cultural identity of the city. • Taxes and duties: EUR 98.6 million generated between 2006–2025 (association share, property tax, contributions to the consolidated state budget, other local taxes).

	RETAIL Area	
	Gross leasable area (GLA)	57,000 sqm GLA
	Daily visitor traffic	40,000 visitors
	Annual visitor traffic	+14,800,000 visitors
	Number of brands	240 stores
	Occupancy rate	99%
	Key anchor tenants (selection)	Auchan, Cinema City, Inditex, Tommy Hilfiger, H&M, Altex, Adidas, Nike, Sport Vision, Buzz, Grid, The North Face, Patagonia, IKEA (pick-up point), Cărturești, Gloria Jeans, Marty, WorldClass.
	Top 5 anchor tenants by occupied area	• Auchan hypermarket – 13,200 sqm • Cinema City – 2,900 sqm • World Class – 2,200 sqm • H&M – 1,800 sqm • Altex – 1,900 sqm

	OFFICE Area	
	Gross leasable area (GLA)	27,000 sqm
	Total office employees	3,500 people
	Number of companies	15 companies (6 UBC Cluj, 4 UBC Tower, 5 UBC Riviera)
	Occupancy rate	100%
	Top 5 companies by occupied area	• Garmin – 8,200 sqm • Endava – 6,200 sqm • Analog Devices – 2,200 sqm • Copeland – 2,165 sqm • Marelli – 1,550 sqm
	Class A office buildings	3 buildings

	Foodcourt	
	Number of operators	26 brands
	Number of seats	1,400
	Anchor tenants (selection)	Cartofisserie, KFC, McDonald's, Fryday, Spartan, TacoBell, Nordsee, Mado, Noodle Pack, Paprika, Chopstix, Cheesy Pasta, Bussola, MartyCity, Lunch Box, etc.
	Culinary concepts	Romanian, Asian, American, Indian, Nordic
	Occupancy rate	100%

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. 150 km), Ukraine (approx. 190 km)
	Road connectivity	European routes E60, E81; key connections to DN1, DN1C and DN1F; access to the A3 Motorway (Transylvania); 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 University of Art and Design University of Agricultural Sciences and Veterinary Medicine Sapientia University “Dimitrie Cantemir” Christian University
	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, Garmin, Genpact, NTT Data, Terapia, Farmec, Banca Transilvania, Office Depot, Continental, Accenture, Betfair Romania Development, Accesa, UBB, De’Longhi;
	Top industries	IT&C, financial services, industrial manufacturing, automotive, research & development, business process outsourcing (BPO), education, healthcare
	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