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IULIUS TOWN TIMIȘOARA

Iulius Town is the success story of a shopping mall transformed into an ambitious mixed-use project, breathing life into a previously industrial urban area and reconnecting it to the city. IULIUS has been a part of Timișoara for more than 15 years now, a landmark for the residents and a resounding brand name. The development of Iulius Town Timișoara was a natural progression, rooted in our wish to carry on our mission to be relevant for the community and to play an active part in its development.

€ 442,000,000+
Investment value

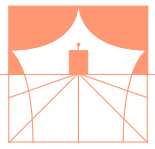
15,400,000
Annual visitor traffic

108,500 sqm
Gross leasable area
GLA (retail)

80,000 sqm
Gross leasable area
GLA (office)

11,000
Total office
employees

55,000 sqm
Green space
area



3 event halls

4-star
Hotel Courtyard by Marriott

	IULIUS TOWN Uses	
	Retail	The largest retail area outside Bucharest: 108,500 sqm GLA 450 brands
	Class A office buildings	4 buildings, over 80,000 sqm
	Congress Hall	3 event halls
	Parking	4,000 places
	Foodcourt	2,500 seats/ 28 brands
	Park	55,000 sqm 1,400 mature trees 10,000 shrubs 45,000 decorative plants 800 sqm lake
	Hotel	Hotel Courtyard by Marriott, 4-star
	Entertainment	• Cinema City (12 screens, including one VIP All Inclusive screen and one Dolby Atmos screen) • World Class (the largest fitness and wellness club in Romania, 3,200 sqm, including an indoor semi-Olympic swimming pool) • Energy Kids • Lasertag • Chill Bill (biliard & arcades) • Cazino • Venetian carousel and trampolines for children • Special lawn designed for heavy traffic • Seasonal ice rink
	Medical hub	Regina Maria, MedLife, Cliniqa, Cronos Med, Dentcof, Medical Town+, Scan Expert, CBCT – Dental Radiology and Imaging, Mall Dental.
	Economic, Social and Cultural Impact	• The largest mixed-use development in western Romania, Iulius Town Timișoara has generated a significant economic impact by creating thousands of jobs and attracting hundreds of national and international brands. • The mixed-use project hosts the largest office hub outside the Capital and the largest retail area outside Bucharest. • Direct economic benefits: EUR 101 million generated between 2006 – 2025 (property tax, contributions to the consolidated state budget, other local taxes). Of this amount, EUR 63 million were generated after the completion of Iulius Town (2020–2025).

	RETAIL Area	
	Gross leasable area (GLA)	108,500 sqm GLA
	Daily visitor traffic	40,000 visitors
	Annual visitor traffic	15,400,000 visitors
	Number of brands	450 stores
	Occupancy rate	99%
	Key anchor tenants (selection)	Primark, Lefties, Massimo Dutti, Zara Home, Oysho, Mango, Liu Jo, Guess, Boss, Chic Chic Urban Fashion, Motivi, Oltre, Parfois, Nyx, Terranova, Swarovski, etc.
	Top 5 anchor tenants by occupied area	• Inditex – 12,900 sqm • Auchan – 10,900 sqm • Peek & Cloppenburg – 4,000 sqm • CinemaCity – 3,800 sqm • Primark – 3,800 sqm

	OFFICE area	
	Gross leasable area (GLA)	100,000 sqm
	Total office employees	11,000 people
	Number of companies	80 companies
	Occupancy rate	99%
	Class A office buildings	4 buildings

	Foodcourt	
	Number of operators	28 brands
	Number of seats	2,500
	Anchor tenants (selection)	3F, Bella Italia, Cartofisserie, Chang Cheng, Chopstix, Falafel King, Fryday, Gioelia, Grill Sârbesc, Kartoffel, KFC, KungFood, Mado, McDonald's, Mesopotamia, Noodle Pack, Ribs Grill, Rigatoni,
	Culinary concepts	Romanian, Italian, Lebanese, Asian, American
	Occupancy rate	100%

	TIMIȘOARA: Strategic Hub of Western Romania	
	Project type	**Regional mixed-use development**
	Region	Western Romania – the largest city in the region
	Nearby borders	Serbia (approx. 60 km), Hungary (approx. 70 km)

IULIUS

	Road connectivity	European routes E70, E671; direct connection to the A1 Motorway
	Population	County: 760,000 inhabitants City: 320,000 inhabitants (over 500,000 in the extended metropolitan area)
	Universities	Politehnica University of Timișoara (UPT) West University of Timișoara (UVT) “Victor Babeș” University of Medicine and Pharmacy University of Agricultural Sciences
	Number of students	40,000, including thousands of international students
	Average net salary	6,650 RON
	Unemployment rate	1%
	Top employers	Profi Rom Food, Endless Autonomous Assistance, Hella România, Flextronics Romania, Zoppas Industries Romania, TRW Automotive Safety Systems, Continental Automotive Products, Smithfield Romania, Nokia Networks, Vitesco Technologies Engineering Romania
	Top industries	Automotive, IT&C, electronics, agribusiness, food industry, financial services
	Airport & connectivity	• Passenger traffic (2024): 1.3 million passengers • Processing capacity: 3 million passengers • Airlines: Wizz Air, TAROM, Lufthansa, Eurowings, HiSky • Number of destinations: 21 • Distance from city center: 10 km