

h4l

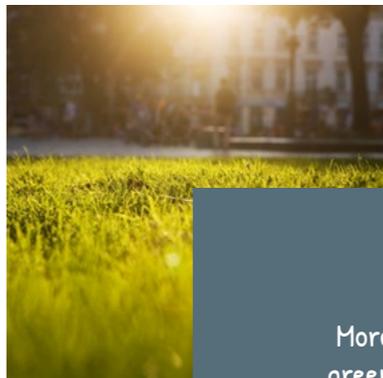


HOLBAN

For those who dare



Bring joy
into life



More
green



Efficiency,
innovation,
transparency



For those who dare

Cuprins

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h4l

Bring joy into life

home 4 life



What is h4l?

h4l is the promise to build residential neighborhoods that bring joy into life. h4l is a movement aiming to transform in Romania the expectations that people like you have when looking for the place meant to become **home**.

About h4l Development

We are building 6 such neighborhoods in Romania, 4 in Bucharest and 2 in Braşov - about 4,200 apartments. Our team has over 20 years of experience and invested over 750 m€ in real estate.

Our purpose

Bring joy into life - this is our vision. Our goal is to build 50 000 apartments in Romania until 2035 respecting h4l standards. For the next 4 years, we estimate an investment of 400 m € in 4,500 apartments (6 neighborhoods). Today, more than 150 professionals motivated by the common vision - bring joy into life - are involved in these projects.

How do we manage that?

We succeed through the team of specialists motivated by the vision and the ambition of changing the way residential buildings are developed in Romania. In these projects, we work with specialists who have remarked themselves

in the fields they work in: CUBE Architecture (architecture), Popp și Asociații (structure design), Instal Data Proiect (installations design). We use technical innovations and aggregate solutions from the world's largest manufacturers. We established a set of 36 principles that we respect in each neighborhood. You can read more about them on the following pages and on h4l.ro website.

Our activity is based on 3 values: care for life (bring joy into life), care for the environment and desire for optimization (innovation, optimization, transparency). But you must know that the most important component is you, who feel as much as we do that there is a need to rethink the way homes are built in Romania, shifting the focus to the quality of people's lives, those who will live in the neighborhoods developed by h4l Development.

Why?

Why do we do that? What encourages our extended team of 150 professionals to work every day to bring to life the 6 neighborhoods?

The idea that we can bring a change to Romania, that every day several thousands of people will enjoy the time spent at home, that their life will be happier.



h4l HOLBAN
For those who dare
265 apartments



h4l MILLENNIUM
The way to harmony
718 apartments



h4l SEBASTIAN PARK
Your dream comes to life
900 apartments



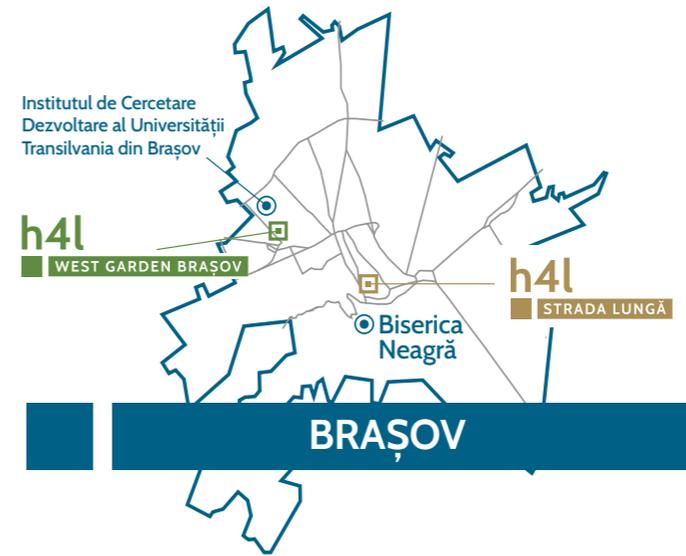
h4l STRADA LUNGĂ
An aristocratic life in Braşov
60 apartments



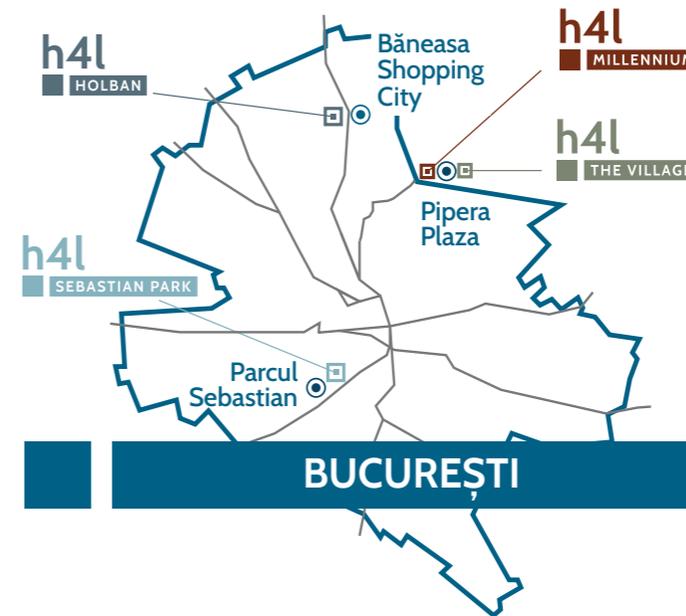
h4l THE VILLAGE
For those who want more
757 apartments



h4l WEST GARDEN
Green and pure life
800 apartments



BRAŞOV



BUCUREŞTI



6 neighborhoods
2021-2025

4500 apartments
2021-2025

400 M € investment
2021-2025

150 professionals
2021-2025

20 years experience



The neighborhood that brings joy into life

36 rules - 3 areas of action

We manage to build the neighborhood that brings joy into life respecting the 36 rules, divided into 3 areas:

1. Brings joy into life
2. More green
3. Efficiency, innovation, transparency.

The 36 rules are strictly applied to all the neighborhoods we build and are a guarantee of h4l quality.

We developed these 36 rules looking for real models that work in highly developed countries and studies that analyze happiness and its sources, using the experience of over 20 years in the field.

h4l

Bring joy
into life

More
green

Efficiency,
innovation,
transparency

36 rules

h4l promise

h4l

Bring joy into life

20 rules - meant to bring joy into life - architecture, space, community, safety, and comfort.

Here are some of them: large inner courtyard, common areas for social life - gym, work-office (free), generous glazed spaces, terrace for each apartment, terrace access to all rooms, no cars, gated community, controlled access for security in the neighborhood, solutions designed to increase comfort - 30 cm thick walls (apartment delimitation) to improve sound insulation.

More green

4 rules - to rebuild the balance with nature and to ensure that it will exist for future generations as well.

We know that to achieve our vision – **bring joy into life** – we must build in harmony with nature. For all our projects we follow: 1. sustainability and 2. to create as many moments of residents connection with nature. We build sustainably through innovation (materials, design techniques) and we make sure that in h4l neighborhoods there is "more green" to amplify the well-being.

Efficiency, innovation, transparency

12 rules - to optimize each process and to keep everything clear, transparent and directed to the well-being of the residents, yours.

The h4l neighborhoods are different through the high degree of innovation. This results in costs and sale price optimization. Our extended team includes the best professionals in Romania and global suppliers of technical solutions and modern materials. We design 3D - BIM and manage to harmonize the work of architects, structure and installation designers, engineers involved in energy efficiency, in the design of installations.

the 36 rules are presented in detail on h4l.ro



For those who dare

about the project

Located near Băneasa Shopping Center, this neighborhood meets h4l (home 4 life) design and development criteria, raising life quality standards.

Through efficiency and innovation, we succeed to offer in this neighborhood homes with generous surfaces, with premium materials, at affordable prices for specific middle-class incomes.

h4l HOLBAN is a unique project in Bucharest and Romania. The design teams and the developer focused on building a place that - brings joy into life.



h4l
HOLBAN

h4l HOLBAN – is located in Băneasa, on Ștefan Holban Street.

From **h4l HOLBAN** you can quickly reach all points of interest: Mega Image - Decathlon (1 minute), the future Tokyo subway station (1 minute), IKEA (4 minutes), Băneasa Shopping City (5 minutes). The neighborhood has 5 buildings with low and medium height, perfectly integrated in the surrounding area. **h4l HOLBAN** is a gated community neighborhood, secure, with controlled access and green space on over 30% of the land plot. It is designed 3D - BIM being one of the most technologically advanced developments of its kind in Romania. Consequently, we managed to optimize the development costs and implicitly the apartments sale price.



Height regime

PHASE 1 - 2B+Gf+7F+8Rf+9Rf
PHASE 2 - B+Gf+5F



Number of apartments

PHASE 1 - 90 apartments
PHASE 2 - 175 apartments



Completion date

PHASE 1 - November 2022
PHASE 2 - January 2023



Premium development

Garanția calității h4l
Promisiunea h4l - 36 de puncte



Green area

33% of the land plot
Terasă mare la fiecare apartament



Office space

3352 sqm office space
for rent

h4l
HOLBAN

h4l HOLBAN neighborhood is different by the optimization of each apartment - resulting from both efficient design and technical solutions as well as from the high-quality materials used.



PHASE 1

- Address – Ștefan Holban, 38 B
- Completion date – November 2022
- Land plot area - 2 670 mp
- Built surface – 12 500 p
- Gardens surface – 30%
- Apartments – 90
- Buildings - 2
- Height regime - 2B+Gf+7F+8Rf+9Rf



PHASE 2

- Address – Ștefan Holban, 37-41
- Completion date – January 2023
- Land plot area - 10 258 mp
- Built surface – 27 000 mp
- Garden surface – 36%
- Apartments – 175
- Buildings - 3
- Height regime - B+Gf+5F

36 rules

h4l HOLBAN promise

Bring joy into life

20 rules - h4l HOLBAN is a neighborhood built according to the rules of h4l, meant to create the premises for a more beautiful life.

Life begins at home, it is the place where you "recharge", the place where you come back every time... after a successful trip or a hard day at work or school. We believe that this place, unique for each of us, but which we all call home, must meet a set of criteria in order to support us, to help us on our way through life.

In the following pages, we will describe in detail these criteria for h4l HOLBAN.



More green

4 rules - for you to be closer to nature, at home, and keep it for future generations.

This area is closely related to the first one. All studies show that our closeness to nature generates well-being. Then, we all know that we get a dose of energy and optimism every time we go out in nature. Starting from this premise we bring nature closer to the h4l HOLBAN neighborhood.

Over 30% of the land plot is destined for green areas and we built with materials and techniques meant to generate a minimal impact on the environment.

the 36 rules are presented in detail on h4l.ro

Efficiency, innovation, transarency

12 rules - meant to increase efficiency in design, construction, and management and make everything easy to access and understand.

Efficiency means less effort for a better result. That is what we set out to do at h4l HOLBAN, to build at very high standards (and we had as a model strongly developed countries) with less effort through optimization. From here, lower costs and implicitly an optimization of the selling price resulted.

It wasn't easy. We actually revolutionized the way a residential neighborhood is developed, in a country where innovation and the desire to make a major change were missing.

1-20

36 rules
h4l HOLBAN promise

1. Architecture

Architecture is made by CUBE Architecture - it is modern, minimalist. The height regime is balanced, 9 floors (8 and 9 retracted floors) and 5 floors.

2. Location

in the north of Bucharest, Băneasa area, one minute walk from Mega Image, Decathlon Băneasa and the future Tokyo subway station, close to IKEA and Băneasa Shopping City, the airport, the city ring road, DN1 and Băneasa Forest (fresh air).

3. Neighborhood orientation

optimal location to fully benefit from the sun.

4. Dedicated spaces

space for kindergarten, common areas, free access (work office) + 3352 sqm of office space for rent.

5. Apartment types

25 types of apartments with 2, 3 and 4 rooms - solutions for all needs (area, number of rooms, cost).

6. More space

we optimized the interior space to minimize hard-to-use surfaces, we achieve this by 3D-BIM modeling.

7. Large glazing

generous glazed spaces and tall windows for all apartments.

8. Terrace for each apartment

all apartments have a terrace, the smallest is 10 sqm, and the large ones are over 80 sqm.

9. Terrace access

access to the terrace from each room, so you can fully enjoy this space.

10. Generous green spaces

33% of the land plot, meaning 4266 sqm - interior gardens with areas for children and adults.

11. Common spaces for social life

Community Center with gym, free work-office, dedicated spaces in interior gardens, children's playgrounds.

Bring joy into life

12. Gated community neighborhood

a safe place for you and your family.

13. Safe playgrounds

gated community neighborhood + interior courtyards with dedicated playgrounds - children will be safe.

14. High seismic resistance

the structure is designed to the highest standards by Popp și Asociații, through 3D - BIM technique.

15. No cars in the green areas

underground parking lots - PHASE 1 - 135, PHASE 2 - 262 lots - in the green, central area, it is not possible to reach by car, underground parking for visitors.

16. Increased safety

the heating is made through neighborhood heating plants, thus eliminating the risks associated with an apartment central heating: gas poisoning, explosion, unsightly pipes, overhauls, repairs, low water pressure, noise.

17. Silence

the walls between the apartments are built with 30 cm thick brick, sound insulation between floors, insulation on the outside with basalt wool.

18. Tall rooms

all apartments are 2.7 m high - more natural light, amplifying the feeling of space.

19. Smart technologies

temperature regulation by smart devices, preparation for smart technologies in the area of electrical installations, 10% of parking spaces will be prepared for the installation of charging stations for electric cars.

20. The house "breaths"

the exterior walls are insulated with 10 cm basalt wool, a material with a very good vapor permeability. In addition, the facade is a ventilated one. The direct benefits are the lack of mold, the control of humidity inside and a long lifespan of the facade.

21-24

36 rules
h4l HOLBAN promise

More green

21. Harmony with nature
large green area (33% of the land plot), terraces of generous sizes.

22. High energy efficiency
decrease by at least 40% of energy consumption compared to the Romanian average through the modern solutions used.

23. Use of sustainable technical solutions
a significant part of the materials are recyclable, natural or materials with low impact on the environment. They also have a long lifespan.

24. Low impact on the environment
we have thought of everything, including how we will build, our goal is to have as little impact on the environment as possible and to build a green area designed to bring residents closer to nature.

25-36

36 rules
h4l HOLBAN promise

Efficiency, innovation, transparency

25. 3D - BIM design
the architects, engineers (structure, installations), constructor, project managers work on integrated 3D models - everything is optimized, the risks related to design decrease to minimum.

26. Construction quality management
it is done by 3D modeling for efficiency.

27. Innovation
3D - BIM design, very modern and efficient technical solutions (eg. neighborhood power plants), smart technologies, innovative materials.

28. Simplification of all processes
we have simplified all the steps and we have created a resources section in h4l.ro - to make it easier for you.

29. All-inclusive warranty
3-year all-inclusive warranty for all apartments.

30. Lower bills
we estimate maintenance costs at least 40% lower (than the Romanian average).

31. Post-sale services and neighborhood administration
are assumed by the developer, we ensure their high quality, transparency and optimized costs.

32. Transparency
all information is easily accessible on h4l.ro, including prices.

33. Internal rent management service
for investors, we offer rent management service. Basically, we take care of everything, from renting to paying utilities.

34. High-quality materials
read about them on h4l.ro website or on the following pages.

35. Fair price
we optimize the development costs of each neighborhood by using 3D - BIM design and the size of the investment - we develop 7 neighborhoods simultaneously, making material purchases for a large number of apartments - over 4,500.

36. Commitment
by 2025 we are developing 6 neighborhoods in Bucharest and Braşov with an investment of more than 400 mil. €.



technical data

h4l HOLBAN

Design

We use 3D - BIM design to optimize all the processes..



Structure

The structure is designed by Popp și Asociații. They opted for a reinforced concrete floor with contoured support, thus eliminating the beams placed inside the rooms and raising the level of seismic safety by over 20%.



Thermal insulation

The buildings will be insulated with 10 cm basalt wool, ensuring a high degree of energy efficiency.



h4l
HOLBAN

Heating

We use neighborhood heating plants, the most eco-friendly (less pollution), having the highest thermal efficiency in the world for a gas heating plant - 40% more efficient than any other.



Facade

Ventilated facade with modern materials that have a low impact on the environment and a long lifespan.



Sound insulation

Basalt wool on the outside, brick walls (30 cm outside, 12 cm inside the apartment), insulation between floors.



Flooring

All the apartments will have PARADOR premium flooring - Germany.



Doors

Premium Romanian entrance doors, interior doors provided by a German manufacturer.



Elevators

The buildings will be equipped with KONE elevators, recognized for reliability.



Sanitary ware

Sanitary ware is Ideal Standard - up to 25 years warranty.



Tiles

For high quality and refinement, we opted for ceramic tiles produced in Spain and Italy.





Tall windows



Gated
community
neighborhood



launch prices PHASE 2



h4l
HOLBAN



FAZA..... BLOC..... APARTAMENT.....

2.1
PARTER

Apartment 2 camere
Suprafata construita = 72.07 mp
Suprafata utila = 57.29 mp
Suprafata construita terasa = 9.86 mp
Suprafata utila terasa = 9.72 mp

NOTA: Toate planurile prezentate sunt cu titlu informativ

FAZA..... BLOC..... APARTAMENT.....

2.2
PARTER

Apartment 2 camere
Suprafata construita = 68.82 mp
Suprafata utila = 56.27 mp
Suprafata construita terasa = 17.40 mp
Suprafata utila terasa = 17.26 mp

NOTA: Toate planurile prezentate sunt cu titlu informativ

2.1

93 500 € full payment VAT included	96 500 € 5 installments 20% each, paid until the completion of the building VAT included	105 000 € Mortgage loan 15% deposit + 85% at the completion of the building VAT included
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2.2

96 000 € full payment VAT included	101 000 € 5 installments 20% each, paid until the completion of the building VAT included	107 500 € Mortgage loan 15% deposit + 85% at the completion of the building VAT included
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FAZA..... BLOC..... APARTAMENT.....

2.3
ETAJ 1 - ETAJ 7

Apartment 2 camere
Suprafata construita = 72.07 mp
Suprafata utila = 57.30 mp
Suprafata construita balcon = 26.97 mp
Suprafata utila balcon = 26.82 mp

Living 20.43 m²
Bucatarie 7.01 m²
Dormitor 12.30 m²
Balcon 26.82 m²
Hol 11.80 m²

NOTA: Toate planurile prezentate sunt cu titlu informativ

FAZA..... BLOC..... APARTAMENT.....

2.4
PARTER

Apartment 2 camere
Suprafata construita = 71.66 mp
Suprafata utila = 57.23 mp
Suprafata construita terasa = 15.37 mp
Suprafata utila terasa = 15.08 mp

Living 18.74 m²
Bucatarie 9.66 m²
Dormitor 13.29 m²
Terasa 15.08 m²

NOTA: Toate planurile prezentate sunt cu titlu informativ

2.3

101 500 €

full payment
VAT included

105 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

114 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

2.4

96 000 €

full payment
VAT included

100 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

107 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA..... BLOC..... APARTAMENT.....

2.5
ETAJ 1 - ETAJ 7

Apartment 2 camere
Suprafata construita = 68.82 mp
Suprafata utila = 56.27 mp
Suprafata construita balcon = 17.40 mp
Suprafata utila balcon = 17.26 mp

NOTA: Toate planurile prezentate sunt cu titlu informativ

FAZA..... BLOC..... APARTAMENT.....

2.6
PARTER

Apartment 2 camere
Suprafata construita = 72.07 mp
Suprafata utila = 57.30 mp
Suprafata construita terasa = 26.97 mp
Suprafata utila terasa = 26.83 mp

NOTA: Toate planurile prezentate sunt cu titlu informativ

2.5

96 500 €

full payment
VAT included

100 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

108 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

2.6

101 500 €

full payment
VAT included

105 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

114 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA..... BLOC..... APARTAMENT.....

2.7
PARTER

Apartment 2 camere
Suprafata construita = 71.66 mp
Suprafata utila = 57.23 mp
Suprafata construita terasa = 17.84 mp
Suprafata utila terasa = 17.40 mp

NOTA: Toate planurile prezentate sunt cu titlu informativ

FAZA..... BLOC..... APARTAMENT.....

3.1
ETAJ 1 - ETAJ 7

Apartment 3 camere
Suprafata construita = 86.92 mp
Suprafata utila = 69.87 mp
Suprafata construita balcon = 29.80 mp
Suprafata utila balcon = 29.65 mp

NOTA: Toate planurile prezentate sunt cu titlu informativ

2.7	98 000 €	101 000 €	109 000 €
	full payment VAT included	5 installments 20% each, paid until the completion of the building VAT included	Mortgage loan 15% deposit + 85% at the completion of the building VAT included

3.1	125 000 €	127 000 €	141 000 €
	full payment VAT included	5 installments 20% each, paid until the completion of the building VAT included	Mortgage loan 15% deposit + 85% at the completion of the building VAT included

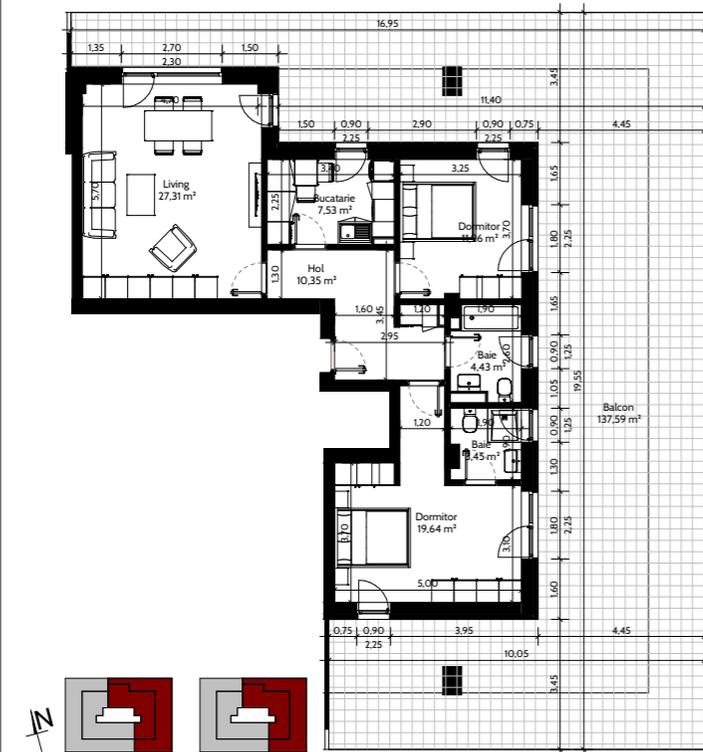
FAZA..... BLOC..... APARTAMENT.....

3.2

ETAJ 8

Apartment 3 camere

Suprafata construita = 108.49 mp
 Suprafata utila = 84.67 mp
 Suprafata construita balcon = 138.68 mp
 Suprafata utila balcon = 137.59 mp



NOTA: Toate planurile prezentate sunt cu titlu informativ

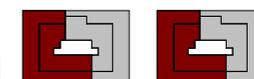
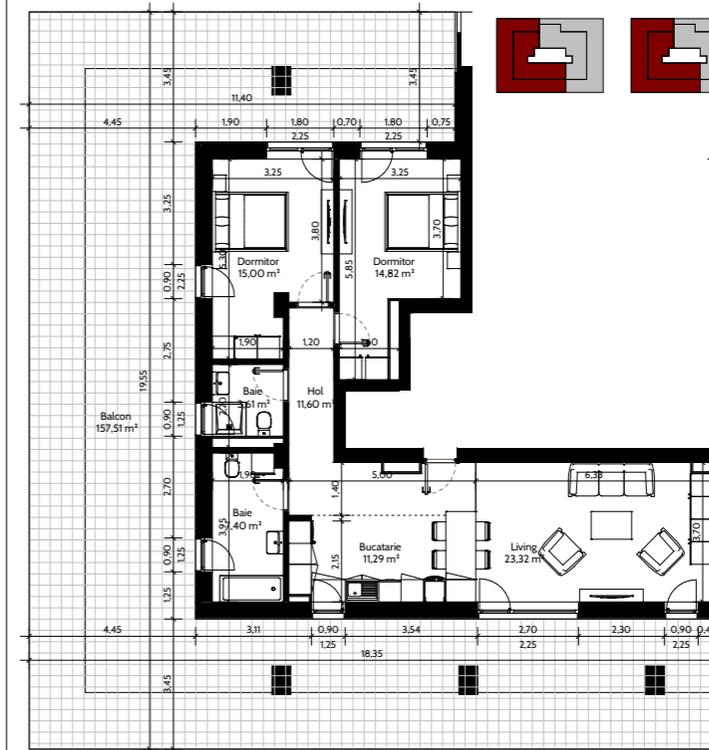
FAZA..... BLOC..... APARTAMENT.....

3.4

ETAJ 8

Apartment 3 camere

Suprafata construita = 111.10 mp
 Suprafata utila = 87.04 mp
 Suprafata construita balcon = 159.05 mp
 Suprafata utila balcon = 157.51 mp



NOTA: Toate planurile prezentate sunt cu titlu informativ

3.2

197 000 €

full payment
VAT included

203 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

217 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

3.4

202 500 €

full payment
VAT included

209 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

222 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA..... BLOC..... DUPLEX.....

D3.1
ETAJ 9
ETAJ 9 DUPLEX

Duplex 3 camere
Suprafata construita = 169.76 mp
Suprafata utila = 116.06 mp
Suprafata construita balcon = 113.76 mp
Suprafata utila balcon = 109.60 mp

PLAN PARTER

PLAN ETAJ

NOTA: Toate planurile prezentate sunt cu titlu informativ

FAZA..... BLOC..... DUPLEX.....

D3.2
ETAJ 9
ETAJ 9 DUPLEX

Duplex 3 camere
Suprafata construita = 135.02 mp
Suprafata utila = 90.30 mp
Suprafata construita balcon = 56.98 mp
Suprafata utila balcon = 55.52 mp

PLAN PARTER

PLAN ETAJ

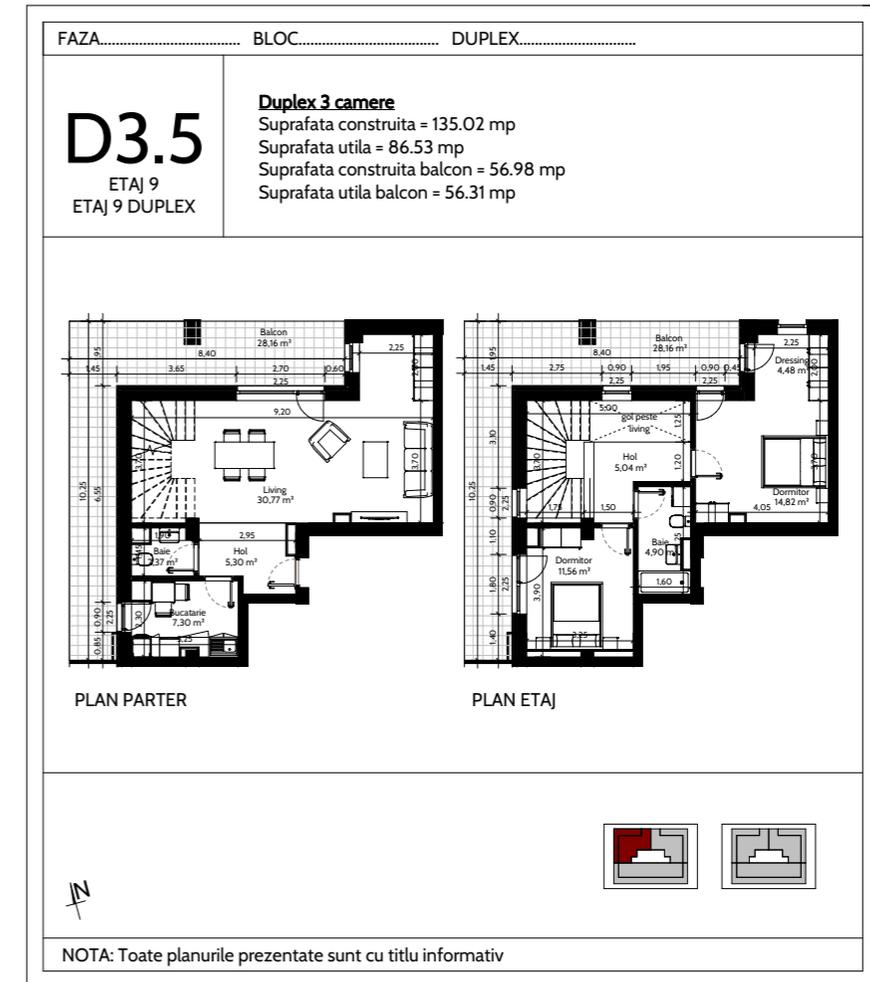
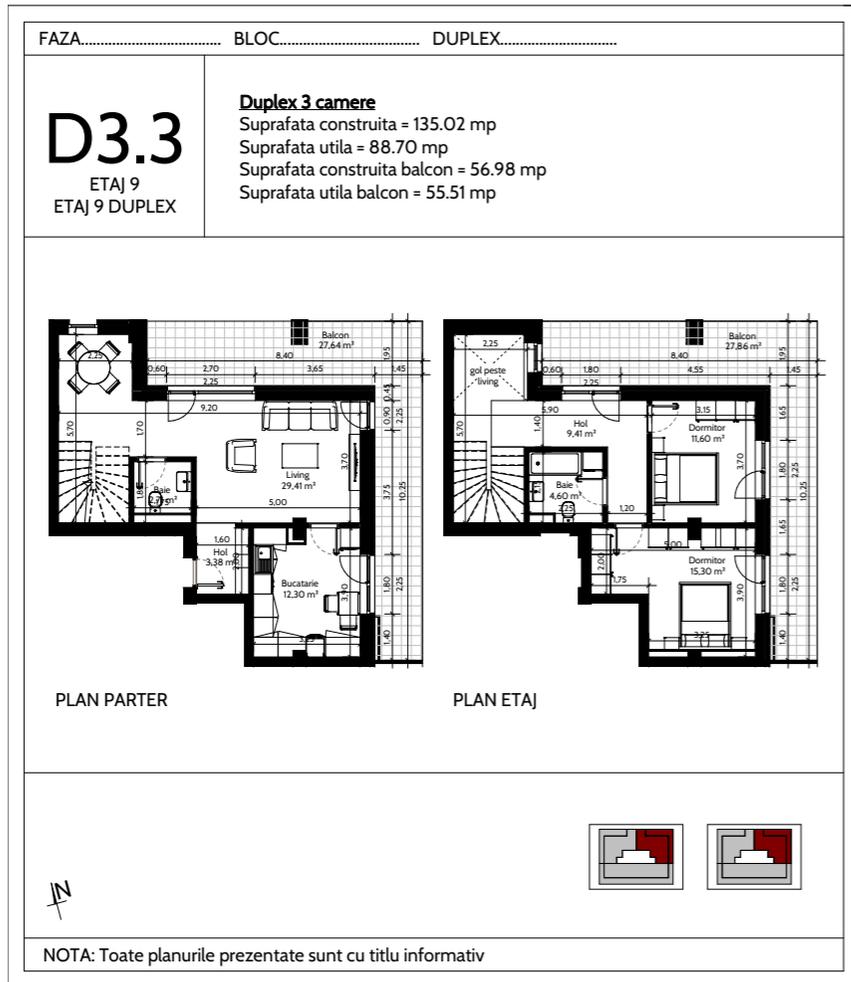
NOTA: Toate planurile prezentate sunt cu titlu informativ

D3.1

233 000 €	241 000 €	258 000 €
full payment VAT included	5 installments 20% each, paid until the completion of the building VAT included	Mortgage loan 15% deposit + 85% at the completion of the building VAT included

D3.2

164 000 €	170 000 €	181 500 €
full payment VAT included	5 installments 20% each, paid until the completion of the building VAT included	Mortgage loan 15% deposit + 85% at the completion of the building VAT included



D3.3

162 000 €

full payment
VAT included

168 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

179 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

D3.5

162 000 €

full payment
VAT included

168 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

179 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

APARTAMENT	APARTMENT TYPE	APARTMENT BUILT AREA [sqm]	APARTMENT USABLE AREA [sqm]	TERRACE BUILT AREA [sqm]	RECOMMENDED PRICES	MORTGAGE LOAN		5 INSTALLMENTS		FULL PAYMENT		PARKING PRICE
					COMPLETED APARTMENTS (VAT INCLUDED)	Price in euro with 15% deposit + 85% at building completion (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	Price in euro with 5 installments of 25% payable until building completion (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	Price in euro (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	(VAT NOT INCLUDED)
2 ROOMS	2.1	72.07	57.29	9.86	107,500	105,000	-2500	96,500	-11000	93,500	-14000	13,000
2 ROOMS	2.2	68.22	56.27	18.00	111,000	107,500	-3500	101,000	-10000	96,000	-15000	13,000
2 ROOMS	2.3	72.27	57.30	26.97	117,500	114,500	-3000	105,500	-12000	101,500	-16000	13,000
2 ROOMS	2.4	71.66	57.23	15.37	111,000	107,500	-3500	100,000	-11000	96,000	-15000	13,000
2 ROOMS	2.5	68.22	56.27	17.40	111,000	108,000	-3000	100,000	-11000	96,500	-14500	13,000
2 ROOMS	2.6	72.07	57.30	26.97	117,500	114,500	-3000	105,500	-12000	101,500	-16000	13,000
2 ROOMS	2.7	71.66	57.23	17.84	112,000	109,000	-3000	101,000	-11000	98,000	-14000	13,000
3 ROOMS	3.1	86.92	69.87	29.80	143,000	141,000	-2000	127,000	-16000	125,000	-18000	13,000
3 ROOMS	3.2	108.49	84.87	138.68	227,500	217,000	-10500	203,500	-24000	197,000	-30500	13,000
3 ROOMS	3.4	111.10	87.04	159.00	233,000	222,500	-10500	209,000	-24000	202,500	-30500	13,000
3-ROOM DUPLEX	D3.1	169.76	116.06	113.76	270,000	258,000	-12000	241,000	-29000	233,000	-37000	13,000
3-ROOM DUPLEX	D3.2	135.02	90.3	56.98	190,000	181,500	-8500	170,000	-20000	164,000	-26000	13,000
3-ROOM DUPLEX	D3.3	135.02	88.70	56.98	188,000	179,500	-8500	168,000	-20000	162,000	-26000	13,000
3-ROOM DUPLEX	D3.5	135.02	86.53	56.98	188,000	179,500	-8500	168,000	-20000	162,000	-26000	13,000

*All prices are expressed in euro

launch prices PHASE 2



FAZA.....BLOC.....APARTAMENT.....

2.10
PARTER-ETAJ 2

Apartment 2 camere
Suprafata construita = 69.30 mp
Suprafata utila = 57.86 mp
Suprafata balcon = 15.39 mp

ETAJ 1-ETAJ 2
PARTER

Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

2.11
ETAJ 1 - ETAJ 5

Apartment 2 camere
Suprafata construita = 68.47 mp
Suprafata utila = 57.84 mp
Suprafata balcon = 15.81 mp

ETAJ 3 - ETAJ 5
ETAJ 1 - ETAJ 2
PARTER

Nota: Toate planurile prezentare sunt cu titlu informativ

2.10

97 500 €

full payment
VAT included

101 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

109 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

2.11

97 500 €

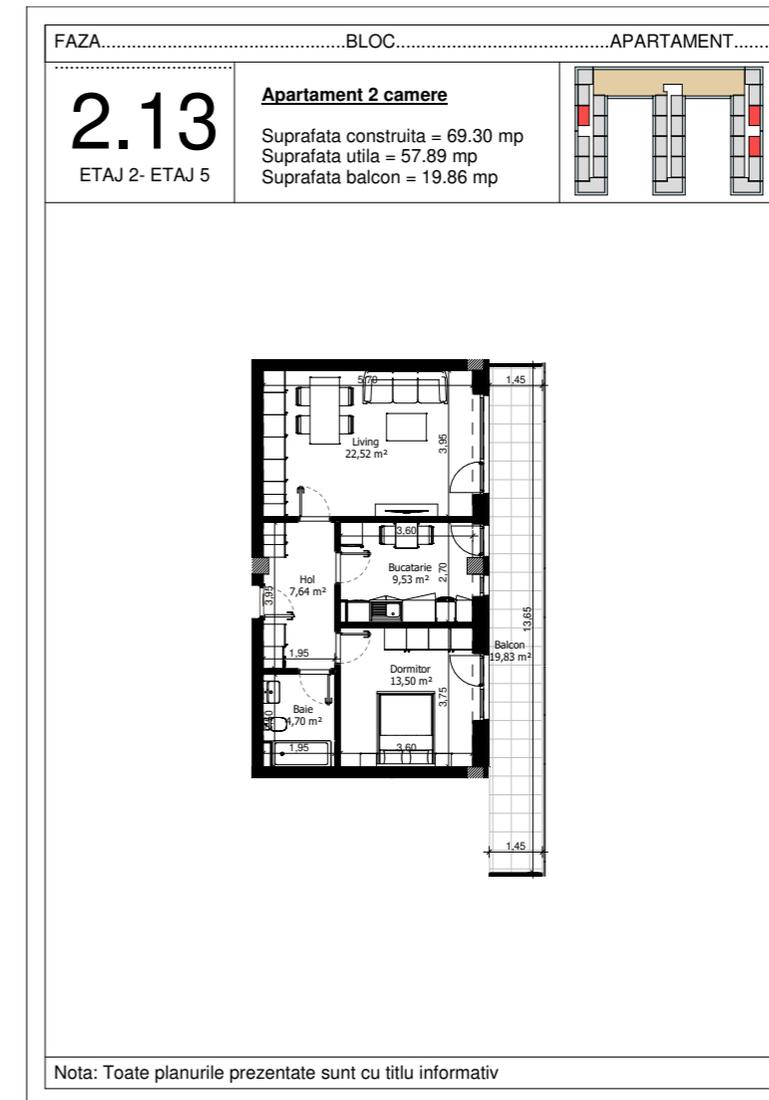
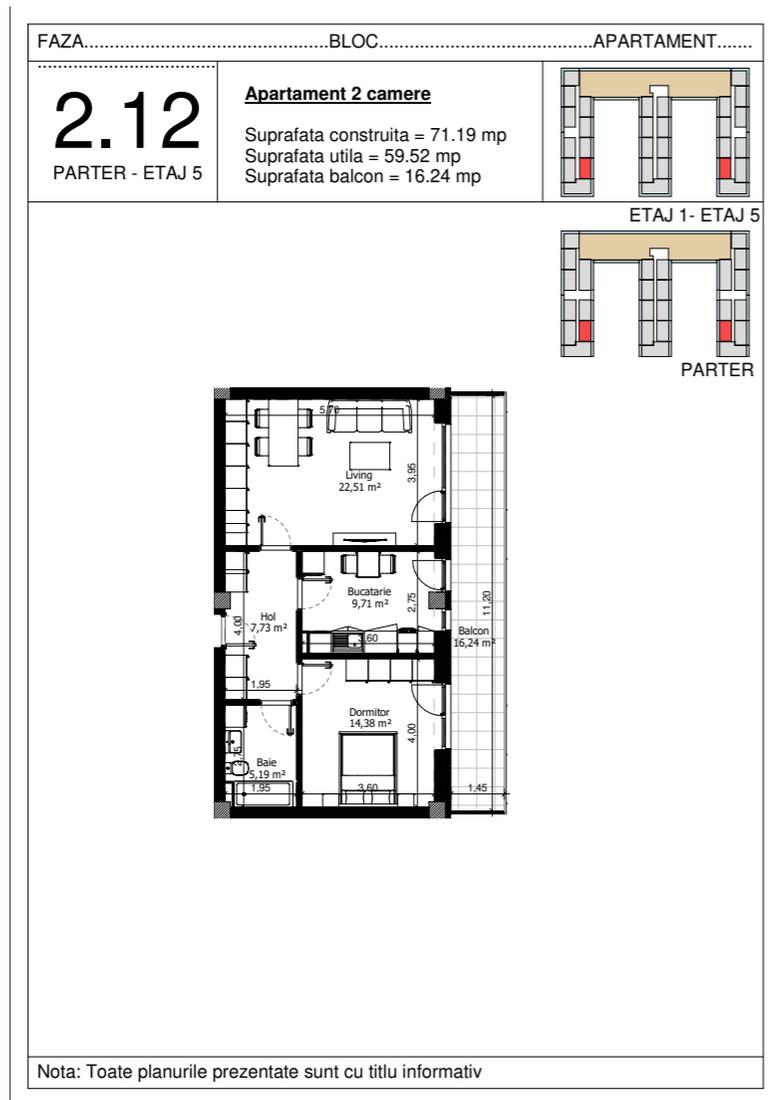
full payment
VAT included

101 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

109 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included



2.12

100 000 €

full payment
VAT included

104 000 €

5 tranșe
20% fiecare, plătite
până la finalizarea
blocului - TVA inclus

112 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

2.13

100 000 €

full payment
VAT included

103 000 €

5 tranșe
20% fiecare, plătite
până la finalizarea
blocului - TVA inclus

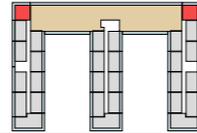
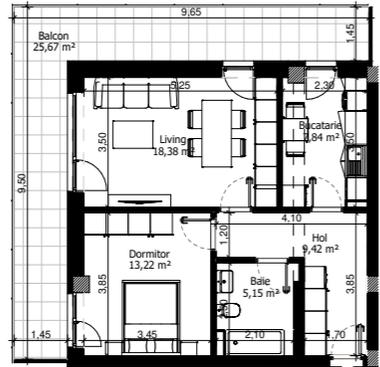
112 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA.....BLOC.....APARTAMENT.....

2.14
ETAJ 1 - ETAJ 2

Apartment 2 camere
Suprafata construita = 67.23 mp
Suprafata utila = 54.01 mp
Suprafata balcon = 25.67 mp

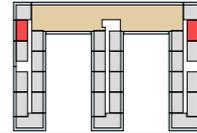
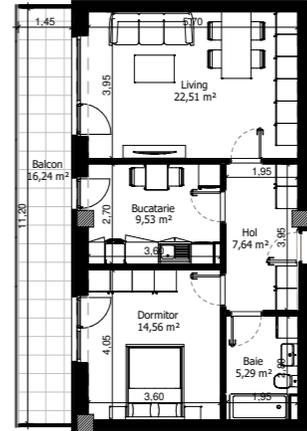



Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

2.15
ETAJ 1 - ETAJ 5

Apartment 2 camere
Suprafata construita = 71.19 mp
Suprafata utila = 59.53 mp
Suprafata balcon = 16.24 mp

Nota: Toate planurile prezentate sunt cu titlu informativ

2.14

98 000 €

full payment
VAT included

101 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

109 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

2.15

100 000 €

full payment
VAT included

104 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

112 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA.....BLOC.....APARTAMENT.....

2.17
ETAJ 3-ETAJ 5

Apartment 2 camere
Suprafata construita = 71.19 mp
Suprafata utila = 59.50 mp
Suprafata balcon = 16.76 mp

Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

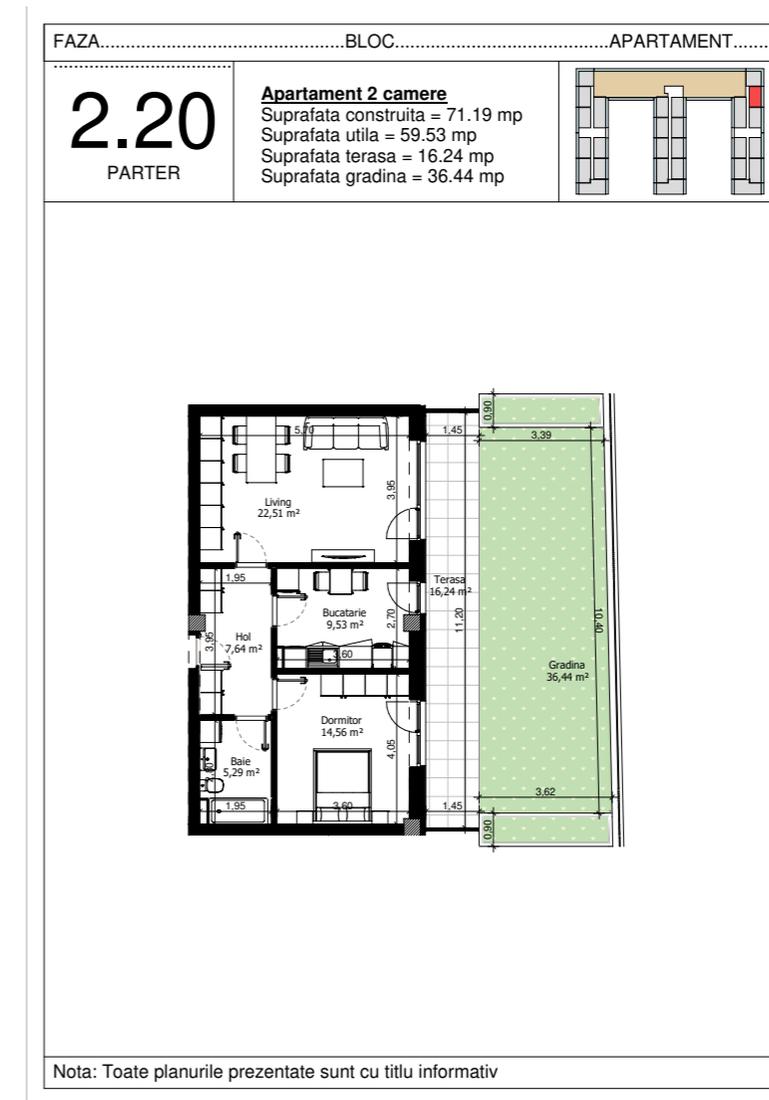
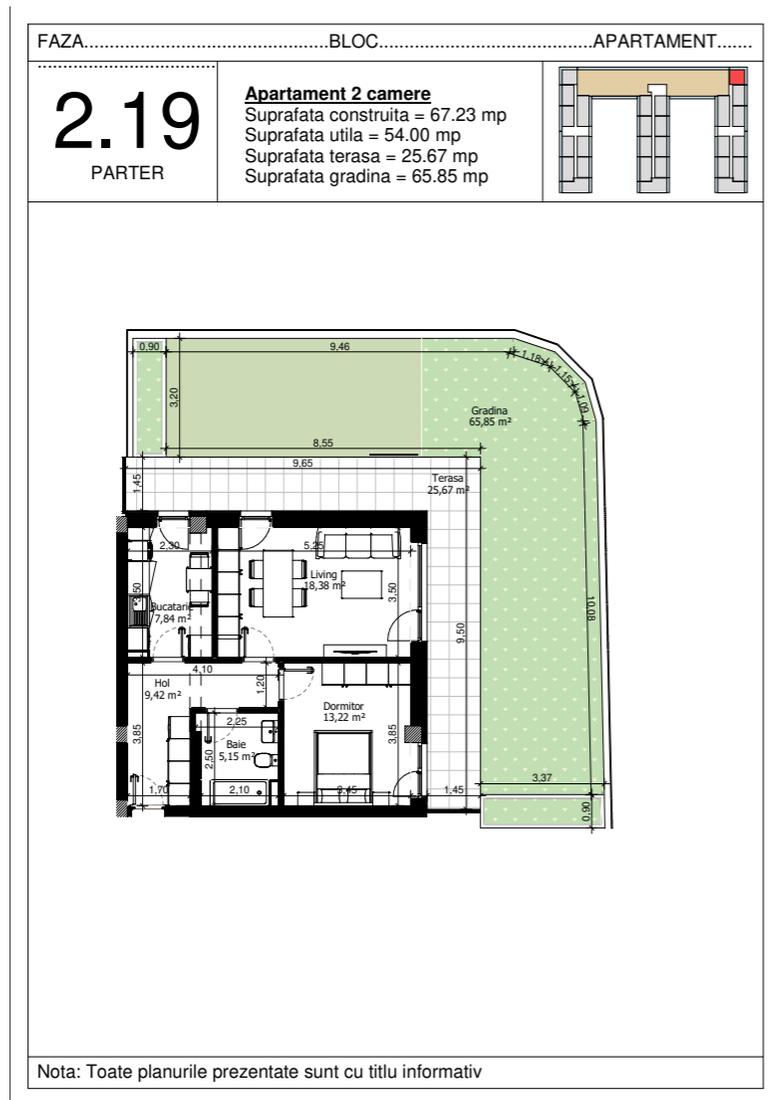
2.18
PARTER

Apartment 2 camere
Suprafata construita = 67.23 mp
Suprafata utila = 54.02 mp
Suprafata terasa = 25.68 mp
Suprafata gradina = 122.17 mp

Nota: Toate planurile prezentate sunt cu titlu informativ

2.17	100 000 €	104 000 €	112 000 €
	full payment VAT included	5 installments 20% each, paid until the completion of the building VAT included	Mortgage loan 15% deposit + 85% at the completion of the building VAT included

2.18	128 000 €	132 000 €	137 500 €
	full payment VAT included	5 installments 20% each, paid until the completion of the building VAT included	Mortgage loan 15% deposit + 85% at the completion of the building VAT included



2.19

114 000 €

full payment
VAT included

117 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

124 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

2.20

109 500 €

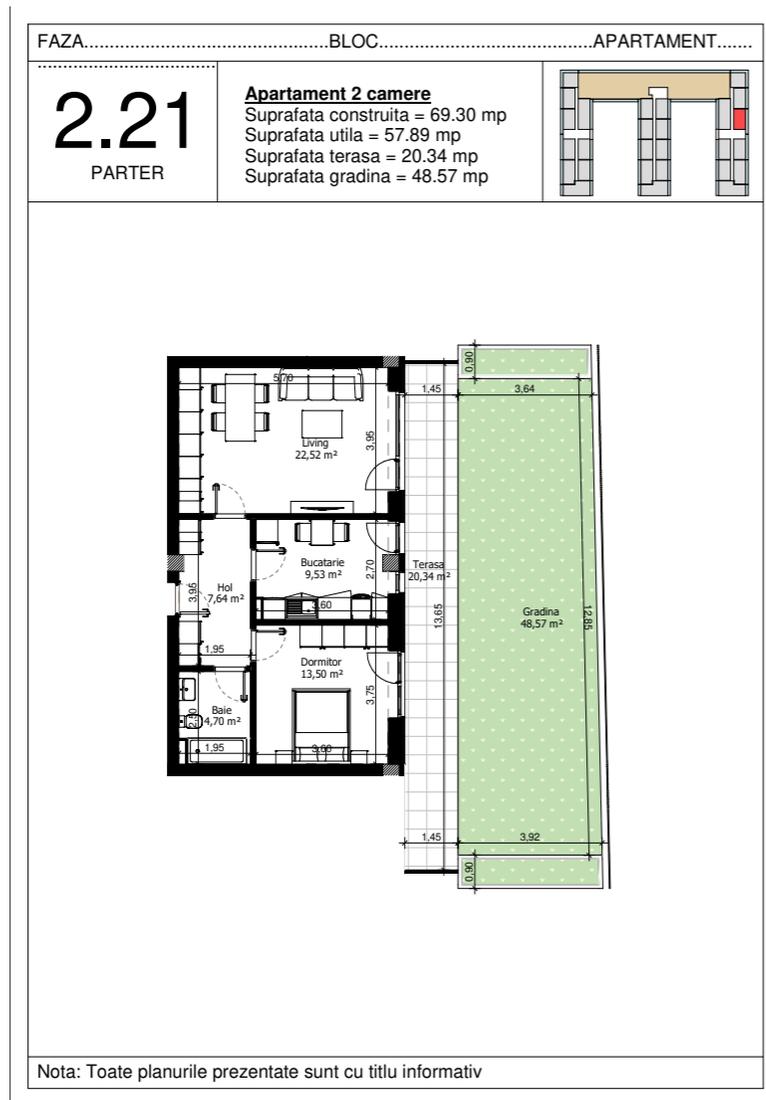
full payment
VAT included

113 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

119 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included



2.21

112 000 €

full payment
VAT included

115 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

122 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

2.22

113 000 €

full payment
VAT included

116 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

123 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA.....BLOC.....APARTAMENT.....

2.25
PARTER

Apartment 2 camere
Suprafata construita = 71.19 mp
Suprafata utila = 59.53 mp
Suprafata terasa = 16.24 mp
Suprafata gradina = 69.73 mp

Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

2.26
PARTER

Apartment 2 camere
Suprafata construita = 69.30 mp
Suprafata utila = 57.89 mp
Suprafata terasa = 19.79 mp
Suprafata gradina = 71.63 mp

Nota: Toate planurile prezentate sunt cu titlu informativ

2.25

117 500 €

full payment
VAT included

121 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

128 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

2.26

117 500 €

full payment
VAT included

121 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

128 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA.....BLOC.....APARTAMENT.....

2.30
PARTER - ETAJ 5

Apartment 2 camere
Suprafata construita = 71.19 mp
Suprafata utila = 59.52 mp
Suprafata balcon = 16.24 mp

ETAJ 1 - ETAJ 5

PARTER

Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

3.11
ETAJ 3 - ETAJ 5

Apartment 3 camere
Suprafata construita = 103.96 mp
Suprafata utila = 87.04 mp
Suprafata balcon = 23.78 mp

Nota: Toate planurile prezentate sunt cu titlu informativ

2.30

100 000 €

full payment
VAT included

104 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

112 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

3.11

145 000 €

full payment
VAT included

146 900 €

5 installments
20% each, paid until
the completion of
the building
VAT included

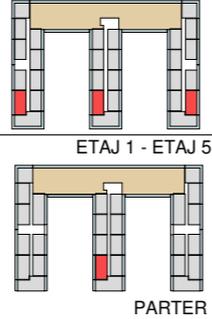
170 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

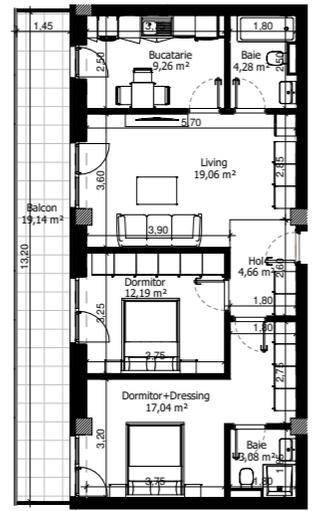
FAZA.....BLOC.....APARTAMENT.....

3.12
PARTER - ETAJ 5

Apartment 3 camere
Suprafata construita = 83.79 mp
Suprafata utila = 69.56 mp
Suprafata balcon = 19.14 mp



ETAJ 1 - ETAJ 5
PARTER

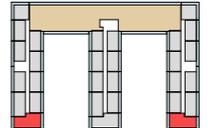


Nota: Toate planurile prezentate sunt cu titlu informativ

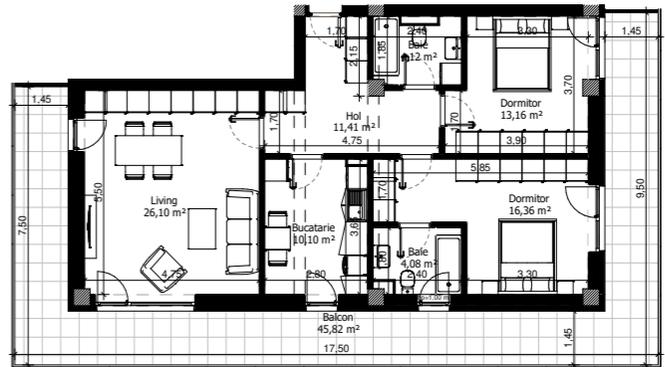
FAZA.....BLOC.....APARTAMENT.....

3.13
ETAJ 1 - ETAJ 5

Apartment 3 camere
Suprafata construita = 105.66 mp
Suprafata utila = 85.33 mp
Suprafata balcon = 45.82 mp



ETAJ 1 - ETAJ 5
PARTER



Nota: Toate planurile prezentate sunt cu titlu informativ

3.12

121 000 €

full payment
VAT included

125 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

135 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

3.13

160 500 €

full payment
VAT included

164 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

166 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

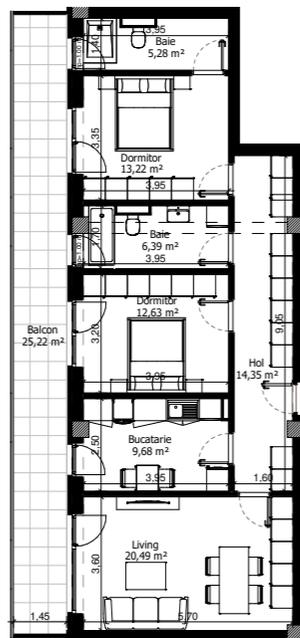
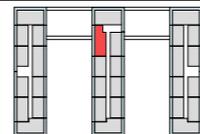
FAZA.....BLOC.....APARTAMENT.....

3.14

ETAJ 3-ETAJ 5

Apartment 3 camere

Suprafata construita = 99.36 mp
Suprafata utila = 82.08 mp
Suprafata balcon = 25.22 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

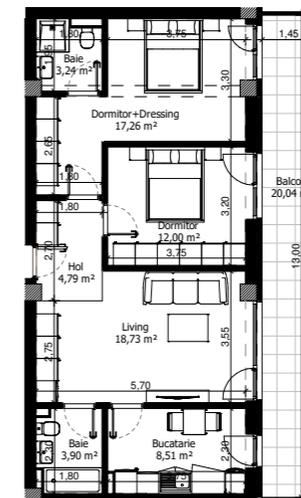
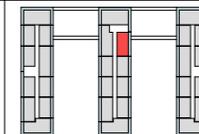
FAZA.....BLOC.....APARTAMENT.....

3.15

ETAJ 3-ETAJ 5

Apartment 3 camere

Suprafata construita = 82.53 mp
Suprafata utila = 68.04 mp
Suprafata balcon = 20.04 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

3.14

145 000 €

full payment
VAT included

146 900 €

5 installments
20% each, paid until
the completion of
the building
VAT included

170 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

3.15

118 000 €

full payment
VAT included

123 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

129 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

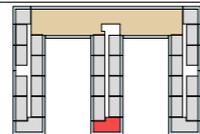
FAZA.....BLOC.....APARTAMENT.....

3.17

ETAJ 1 - ETAJ 5

Apartment 3 camere

Suprafata construita = 105.66 mp
 Suprafata utila = 85.31 mp
 Suprafata balcon = 45.82 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

3.17

160 000 €

full payment
 VAT included

166 500 €

5 installments
 20% each, paid until
 the completion of
 the building
 VAT included

170 000 €

Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

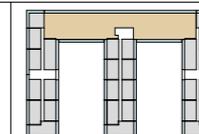
FAZA.....BLOC.....APARTAMENT.....

3.18

PARTER

Apartment 3 camere

Suprafata construita = 83.79 mp
 Suprafata utila = 69.56 mp
 Suprafata terasa = 19.14 mp
 Suprafata gradina = 54.32 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

3.18

131 000 €

full payment
 VAT included

135 500 €

5 installments
 20% each, paid until
 the completion of
 the building
 VAT included

143 000 €

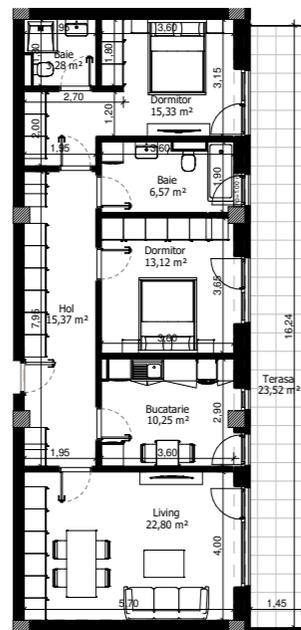
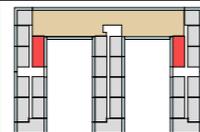
Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

FAZA.....BLOC.....APARTAMENT.....

3.19
PARTER

Apartment 3 camere

Suprafata construita = 103.95 mp
Suprafata utila = 86.72 mp
Suprafata terasa = 23.52 mp



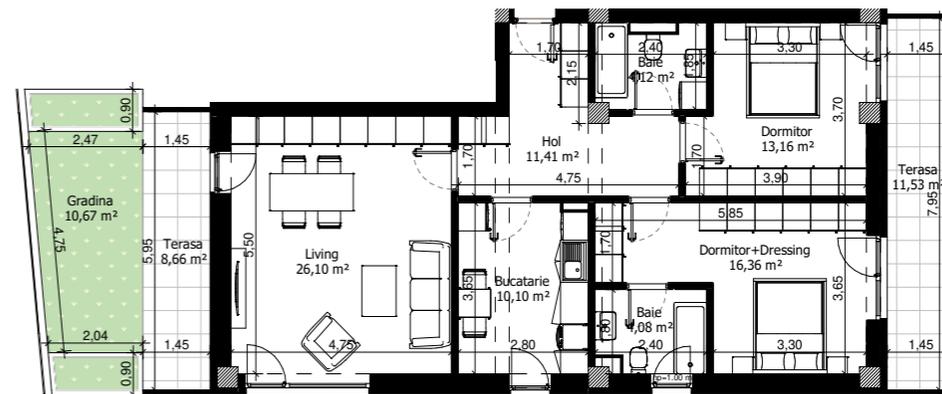
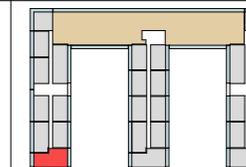
Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

3.22
PARTER

Apartment 3 camere

Suprafata construita = 105.66 mp
Suprafata utila = 85.33 mp
Suprafata terasa = 20.19 mp
Suprafata gradina = 10.67 mp



Nota: Toate planurile prezentare sunt cu titlu informativ

3.19

160 500 €

full payment
VAT included

166 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

170 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

3.22

143 000 €

full payment
VAT included

147 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

157 500 €

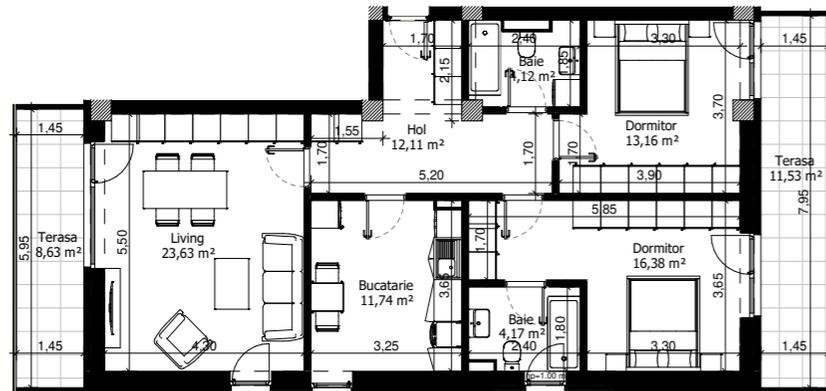
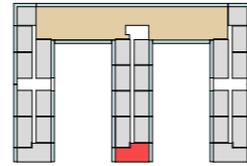
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA.....BLOC.....APARTAMENT.....

3.23
PARTER

Apartment 3 camere

Suprafata construita = 105.66 mp
Suprafata utila = 85.31 mp
Suprafata terase = 20.16 mp



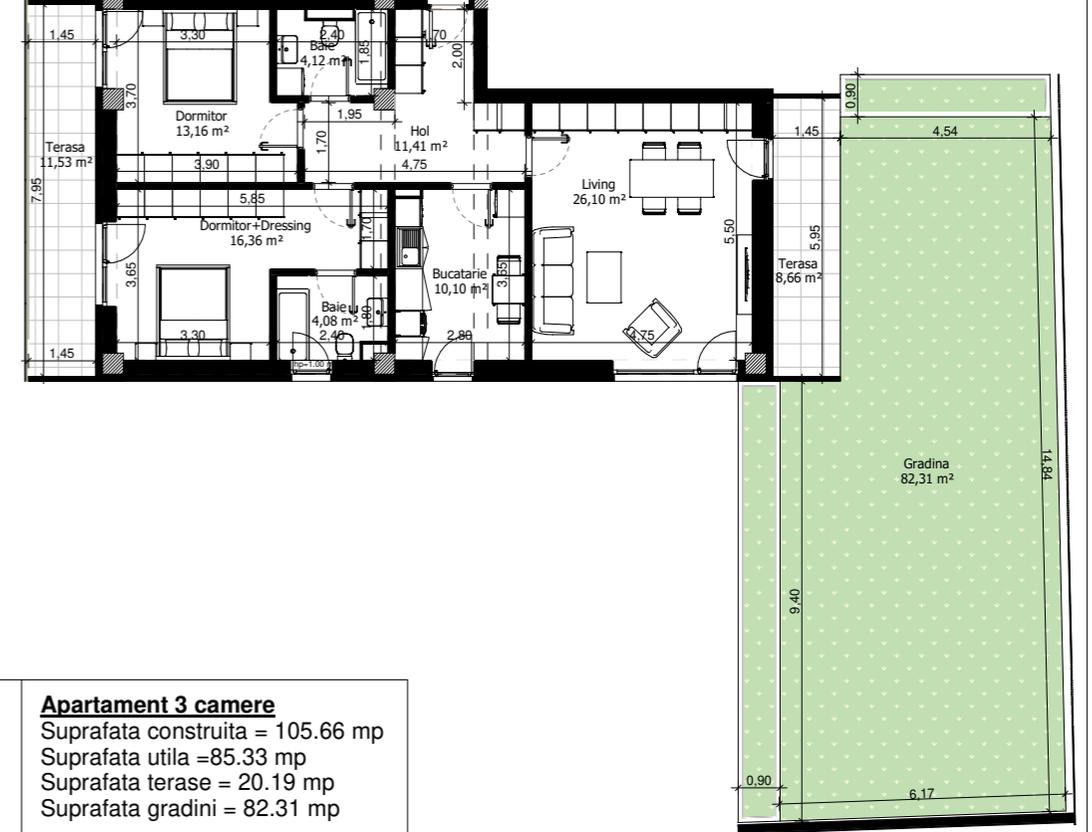
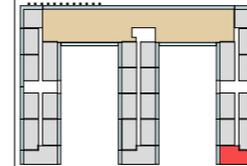
Nota: Toate planurile prezentare sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

3.24
PARTER

Apartment 3 camere

Suprafata construita = 105.66 mp
Suprafata utila = 85.33 mp
Suprafata terase = 20.19 mp
Suprafata gradini = 82.31 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

3.23

140 500 €

full payment
VAT included

145 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

155 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

3.24

176 000 €

full payment
VAT included

180 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

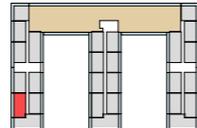
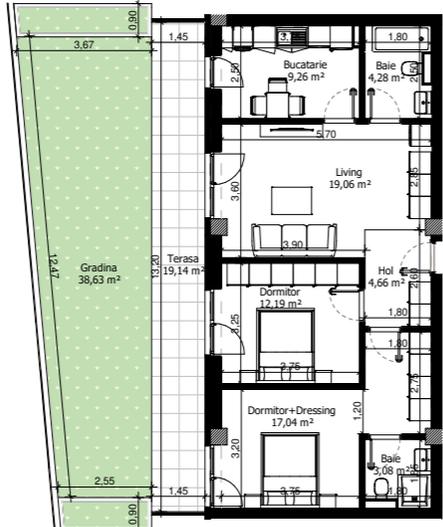
189 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA.....BLOC.....APARTAMENT.....

3.25
PARTER

Apartment 3 camere
Suprafata construita = 83.79 mp
Suprafata utila = 69.56 mp
Suprafata terasa = 19.14 mp
Suprafata gradina = 38.63 mp

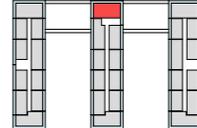



Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA.....BLOC.....APARTAMENT.....

4.11
ETAJ 3-ETAJ 5

Apartment 4 camere
Suprafata construita = 118.26 mp
Suprafata utila = 95.94 mp
Suprafata balcon = 54.09 mp




Nota: Toate planurile prezentate sunt cu titlu informativ

3.25

127 500 €

full payment
VAT included

132 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

139 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

4.11

173 000 €

full payment
VAT included

179 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

190 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

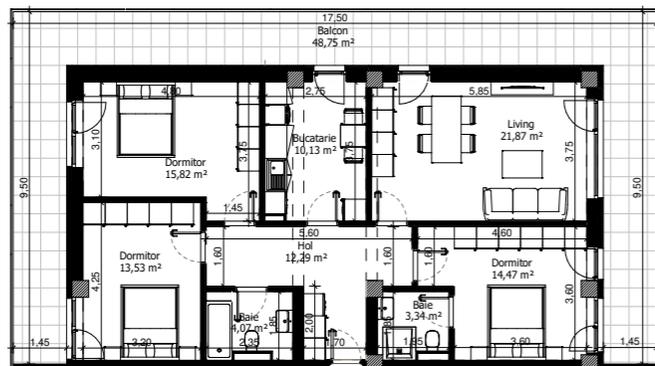
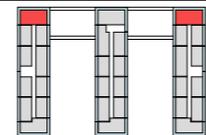
FAZA.....BLOC.....APARTAMENT.....

4.12

ETAJ 3-ETAJ 5

Apartment 4 camere

Suprafata construita = 118.26 mp
 Suprafata utila = 95.53 mp
 Suprafata balcon = 48.75 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

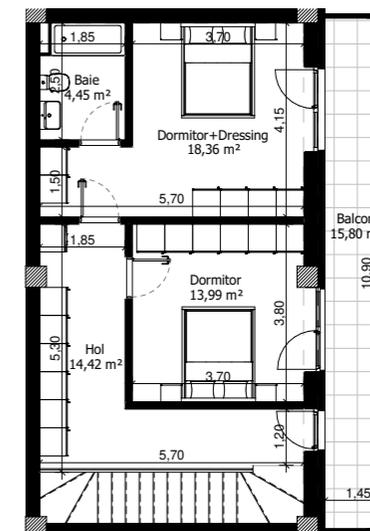
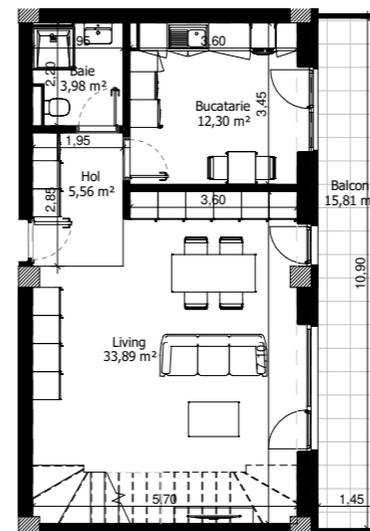
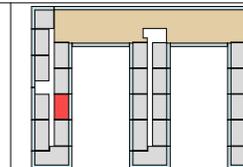
FAZA.....BLOC.....APARTAMENT.....

D3.1

ETAJ 2 - ETAJ 3
 ETAJ 4 - ETAJ 5

Duplex 3 camere

Suprafata construita = 138.60 mp
 Suprafata utila = 106.95 mp
 Suprafata balcane = 31.60 mp



Nota: Toate planurile prezentare sunt cu titlu informativ

4.12

172 000 €

full payment
 VAT included

176 000 €

5 installments
 20% each, paid until
 the completion of
 the building
 VAT included

187 500 €

Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

D3.1

177 000 €

full payment
 VAT included

183 000 €

5 installments
 20% each, paid until
 the completion of
 the building
 VAT included

195 000 €

Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

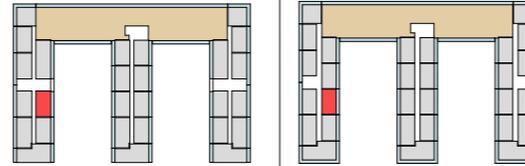
FAZA..... BLOC..... APARTAMENT.....

D3.2

PARTER - ETAJ 1

Duplex 3 camere

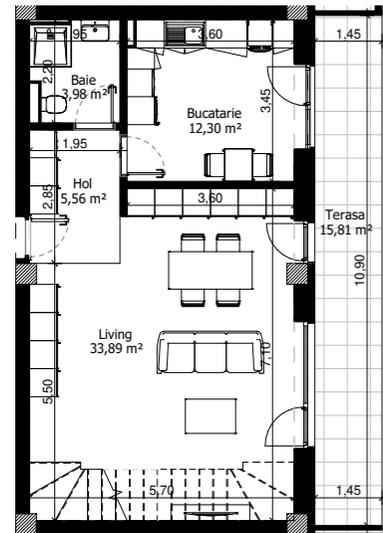
Suprafata construita = 138.60 mp
 Suprafata utila = 106.95 mp
 Suprafata terasa/balcon = 31.60 mp



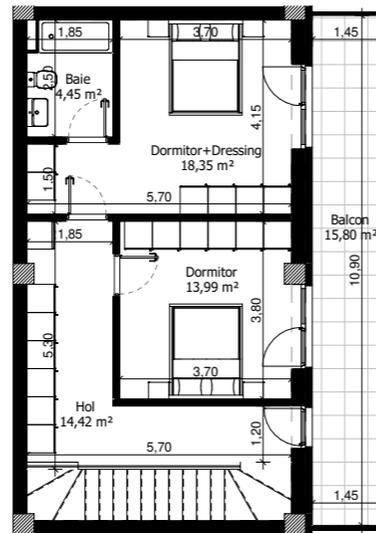
PARTER

ETAJ 1

NIVEL 1



NIVEL 2



Nota: Toate planurile prezentare sunt cu titlu informativ

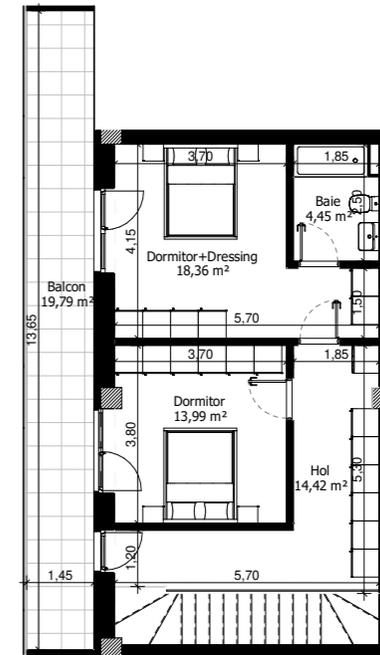
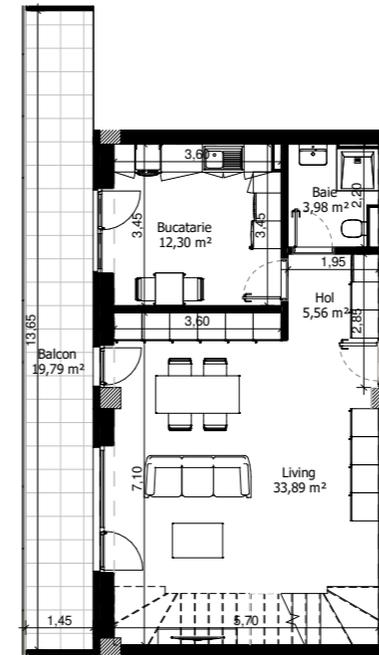
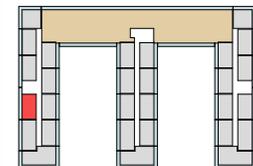
FAZA..... BLOC..... APARTAMENT.....

D3.3

ETAJ 4 - ETAJ 5

Duplex 3 camere

Suprafata construita = 138.60 mp
 Suprafata utila = 106.95 mp
 Suprafata balcane = 39.58 mp



Nota: Toate planurile prezentare sunt cu titlu informativ

D3.2

177 000 €

full payment
 VAT included

183 000 €

5 installments
 20% each, paid until
 the completion of
 the building
 VAT included

195 000 €

Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

D3.3

180 000 €

full payment
 VAT included

186 000 €

5 installments
 20% each, paid until
 the completion of
 the building
 VAT included

198 500 €

Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

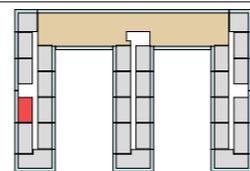
FAZA.....BLOC.....APARTAMENT.....

D4.1

ETAJ 2 - ETAJ 3

Duplex 4 camere

Suprafata construita = 138.60 mp
 Suprafata utila = 106.13 mp
 Suprafata balcane = 39.58 mp



Nota: Toate planurile prezentare sunt cu titlu informativ

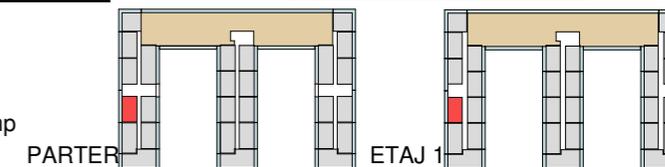
FAZA.....BLOC.....APARTAMENT.....

D4.2

PARTER - ETAJ 1

Duplex 4 camere

Suprafata construita = 138.60 mp
 Suprafata utila = 106.13 mp
 Suprafata terasa/balcon = 39.58 mp
 Suprafata gradina = 55.67 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

D4.1

180 500 €

full payment
VAT included

187 000 €

5 installments
20% each, paid until
the completion of
the building
VAT included

199 500 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

D4.2

195 000 €

full payment
VAT included

201 500 €

5 installments
20% each, paid until
the completion of
the building
VAT included

214 000 €

Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

APARTAMENT	APARTMENT TYPE	APARTMENT BUILT AREA [sqm]	APARTMENT USABLE AREA [sqm]	TERRACE BUILT AREA [sqm]	RECOMMENDED PRICES	MORTGAGE LOAN		5 INSTALLMENTS		FULL PAYMENT		PARKING PRICE
					COMPLETED APARTMENTS (VAT INCLUDED)	Price in euro with 15% deposit + 85% at building completion (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	Price in euro with 5 installments of 25% payable until building completion (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	Price in euro (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	(VAT NOT INCLUDED)
2 ROOMS	2.10	69.30	57.86	15.39	113,000	109,500	-3500	101,000	-12000	97,500	-15500	13,000
2 ROOMS	2.11	68.47	57.84	15.81	113,000	109,500	-3500	101,000	-12000	97,500	-15500	13,000
2 ROOMS	2.12	71.19	59.52	16.24	116,000	112,000	-4000	104,000	-12000	100,000	-16000	13,000
2 ROOMS	2.13	69.30	57.89	19.86	115,000	112,000	-3000	103,000	-12000	100,000	-15000	13,000
2 ROOMS	2.14	67.23	54.01	25.67	112,000	109,000	-3000	101,000	-11000	98,000	-14000	13,000
2 ROOMS	2.15	71.19	59.53	16.24	116,000	112,000	-4000	104,000	-12000	100,000	-16000	13,000
2 ROOMS	2.17	71.19	59.50	16.76	116,000	112,000	-4000	104,000	-12000	100,000	-16000	13,000
2 ROOMS	2.18	67.23	54.02	25.68	143,000	137,500	-5500	132,000	-11000	128,000	-15000	13,000
2 ROOMS	2.19	67.23	54.00	25.68	129,000	124,000	-5000	117,500	-11500	114,000	-15000	13,000
2 ROOMS	2.20	71.19	59.53	16.24	131,000	119,500	-11500	113,000	-18000	109,500	-21500	13,000
2 ROOMS	2.21	69.30	57.89	20.34	127,500	122,000	-5500	115,500	-12000	112,000	-15500	13,000
2 ROOMS	2.22	69.30	57.86	19.79	128,000	123,000	-5000	116,000	-12000	113,000	-15000	13,000
2 ROOMS	2.25	71.19	59.53	16.24	133,000	128,000	-5000	121,000	-12000	117,500	-15500	13,000
2 ROOMS	2.26	69.30	57.86	19.79	133,000	128,000	-5000	121,000	-12000	117,500	-15500	13,000
2 ROOMS	2.30	71.19	59.52	16.38	116,000	112,000	-4000	104,000	-12000	100,000	-16000	13,000
3 ROOMS	3.11	103.95	87.03	23.78	180,000	170,000	-10000	146,900	-33100	145,000	-35000	13,000
3 ROOMS	3.12	83.79	69.56	19.14	138,500	135,000	-3500	125,000	-13500	121,000	-17500	13,000
3 ROOMS	3.13	105.66	85.33	45.82	180,000	166,500	-13500	164,500	-15500	160,500	-19500	13,000

*All prices are expressed in euro

APARTAMENT	APARTMENT TYPE	APARTMENT BUILT AREA [sqm]	APARTMENT USABLE AREA [sqm]	TERRACE BUILT AREA [sqm]	RECOMMENDED PRICES		MORTGAGE LOAN		5 INSTALLMENTS		FULL PAYMENT		PRKING PRICE
					COMPLETED APARTMENTS (VAT INCLUDED)	Price in euro with 15% deposit + 85% at building completion (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	Price in euro with 5 installments of 25% payable until building completion (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	Price in euro (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	(VAT NOT INCLUDED)	
3 ROOMS	3.14	99.36	82.08	25.22	180,000	170,000	-10000	146,900	-33100	145,000	-35000	13,000	
3 ROOMS	3.15	82.53	68.04	20.04	136,000	129,500	-6500	123,000	-13000	118,000	-18000	13,000	
3 ROOMS	3.17	105.66	85.31	45.82	180,000	170,000	-10000	166,500	-13500	160,500	-19500	13,000	
3 ROOMS	3.18	83.79	69.56	19.14	149,000	143,000	-6000	135,500	-13500	131,000	-18000	13,000	
3 ROOMS	3.19	103.95	86.72	23.52	180,000	170,000	-10000	166,500	-13500	160,500	-19500	13,000	
3 ROOMS	3.22	103.66	85.33	20.19	165,500	157,500	-8000	147,500	-18000	143,000	-22500	13,000	
3 ROOMS	3.23	105.66	85.33	20.19	163,000	155,000	-8000	145,000	-18000	140,500	-22500	13,000	
3 ROOMS	3.24	105.66	85.33	20.19	193,000	189,000	-4000	180,000	-13000	176,000	-17000	13,000	
3 ROOMS	3.25	83.79	69.56	19.14	145,500	139,500	-6000	132,000	-13500	127,500	-18000	13,000	
4 ROOMS	4.11	118.26	95.94	54.09	200,000	190,500	-9500	179,000	-21000	173,000	-27000	13,000	
4 CAMERE	4.12	118.26	95.53	48.75	197,000	187,500	-9500	176,000	-21000	172,000	-25000	13,000	
3-ROOM DUPLAEX	D3.1	138.60	106.95	31.60	204,000	195,000	-9000	183,000	-21000	177,000	-27000	13,000	
3-ROOM DUPLAEX	D3.2	138.60	106.95	31.60	204,000	195,000	-9000	183,000	-21000	177,000	-27000	13,000	
3-ROOM DUPLAEX	D3.3	138.60	106.95	39.58	207,000	198,500	-8500	186,000	-21000	180,000	-27000	13,000	
4-ROOM DUPLEX	D4.1	138.60	106.13	39.58	209,000	199,500	-9500	187,000	-22000	180,500	-28500	13,000	
4-ROOM DUPLEX	D4.2	138.60	106.13	39.58	223,500	214,000	-9500	201,500	-22000	195,000	-28500	13,000	

*All prices are expressed in euro



For those
who dare

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The content of this presentation is with informative title

