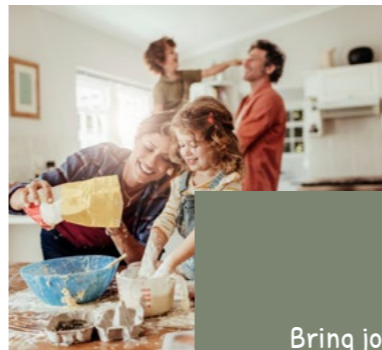


h4l

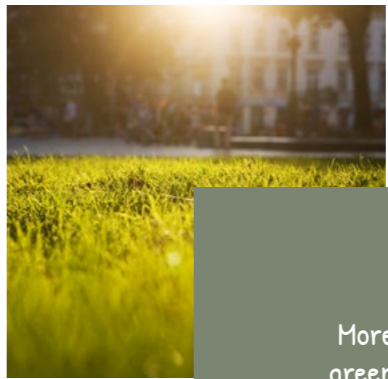


THE VILLAGE

For those who want more



Bring joy
into life



More
green



Efficiency,
innovation,
transparency



For those who want more

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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



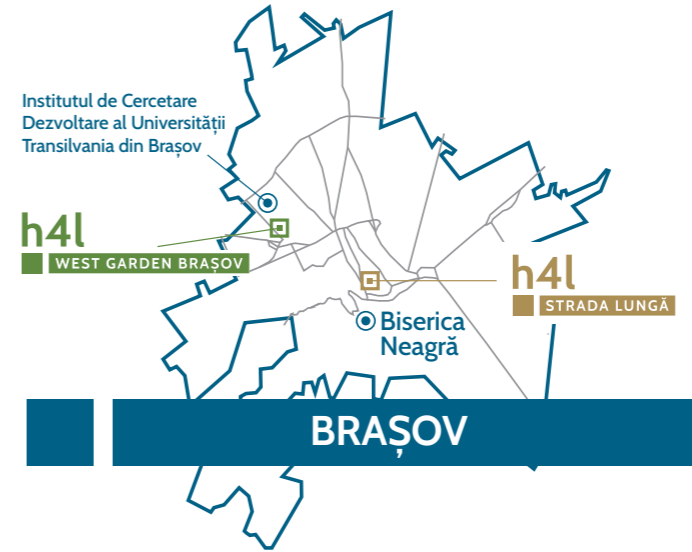
h4l THE VILLAGE
For those who want more

757
apartments

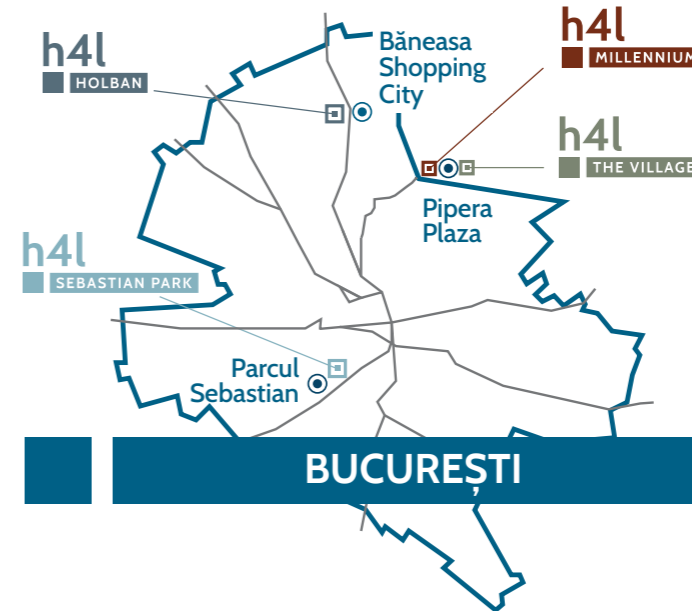


h4l WEST GARDEN
Green and pure life

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

h4l

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.

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, you.

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 want more

about the project

h4l THE VILLAGE is the only gated community neighborhood in Bucharest Ilfov area and in Romania where all apartments will have their own garden. It is located in a green, quiet area on the shores of Șaulei Lake, a 5-minute walk from Pipera Plaza. On a generous land plot, 147 500 sqm, we will build 723 apartments (Gf+1F) and 92 lake view TOWNHOUSES (Gf+2F) each one with its own garden, at a premium quality level, establishing new living standards in Romania. Although we have PUZ approved for Gf+10 and Gf+14, we chose to make buildigs of Gf+1 and Gf+2 to offer you an ideal setting for the home that brings joy into life.



h4l
THE VILLAGE



Height regime

Apartments with garden - Gf+1F
TOWNHOUSE - Gf+2F
Community center - Gf+3F



Number of apartments

Apartments with garden - 723
TOWNHOUSE - 92



Completion date

PHASE 1 - September 2022
PHASE 2 - September 2023
PHASE 3 - June 2024



Development

h4l quality guarantee
h4l promise - 36 points
apartments with garden
TOWNHOUSE - with garden



Green area

33% of the land plot
Garden for every apartment



Public promenade

promenade along the lake on
a 600 meters length and 1.5 km
running track.

h4l
THE VILLAGE

h4l THE VILLAGE a new concept in Romania, a gated community neighborhood where all the apartments have a garden, in an ideal natural setting, located close to Floreasca and Pipera business district.



PHASE 1

- Completion - September 2022
- 143 units

PHASE 2

- Completion - September 2023
- 230 units

PHASE 3

- Completion - June 2024
- 384 units



For those who want more



THE VILLAGE - Apartments with garden - are a hybrid construction, a unique approach in Romania, that combines the best elements of an apartment and a house, offering peace in an "airy" neighborhood, having low population density, low height regime and your own garden.

h4l THE VILLAGE apartments with garden (Gf+1F) have usable areas between 52 and 128 sqm. Each apartment has its own 35 to 70 sqm garden. All ground floor rooms have access to the garden so you can fully enjoy nature.

The central element of this type of apartment is the garden. You will have your own green space where you can work in peace, dine with your family, spend long summer evenings with friends or have children spend their time in complete security and freedom.

You can choose from 15 types of apartments with garden - 2, 3, 4 or 5 rooms. All of them have an enclosed kitchen, a living room and a bathroom on the ground floor. Both the kitchen and living room have access to the garden. Upstairs are the bedrooms and a second bathroom. Even in the case of two-room apartments, there is a second bathroom upstairs, both having natural light.

The apartments have large glazed areas. The interior space is well optimized, the geometry of the room is correctly designed.

This type of apartment offers you the necessary conditions to have a quality life at home. The premium materials used ensure maximum comfort (insulation with basalt wool, neighborhood heating plant, ventilated facade, underfloor heating, etc.).

The apartments' architecture is modern, perfectly integrated into the natural landscape. All residents have access to the public promenade near the lake and a 4000 square meters park.

apartments with garden





modern
architecture

THE VILLAGE - TOWNHOUSE - h4! THE VILLAGE neighborhood will also have 92 TOWNHOUSES with garden. The TOWNHOUSE model is an upgrade of the apartments having larger usable areas and gardens, view and direct access to Şaulei Lake.

What highlights a TOWNHOUSE from the h4! THE VILLAGE complex:

- 1. Exceptional positioning**, on the shores of Şaulei Lake, in a green area, 5 minutes away from Floreasca and Pipera business district.
- 2. Garden (between 100 and 200 sqm) towards the lake** - your green place for spending summer evenings with family and friends or for working in peace; direct access to the public promenade on the shores of Şaulei Lake.
- 3. Premium quality** (ventilated facade, basalt wool insulation, sound insulation, underfloor heating, optional kit for electric car charging station, lake view, direct access to the promenade area, etc.).
- 4. Large surface** - up to 215 usable sqm, 4 terraces - over 40 sqm, minimum 100 sqm garden.
- 5. Gf+2F - space optimization** on a ground floor + 2 floors structure.
- 6. Terrace on each floor** to see the lake and the sunrise from all the rooms.
- 7. Large glazed areas towards the lake and the garden** - modern architecture.
- 8. 4, 5 or 6 large rooms + 3 bathrooms (with natural light)** - perfectly optimized space for maximum comfort.

These houses offer the peace and joy of living in a green area, on the shore of the lake, in a space perfectly balanced with nature. The modern architecture, natural setting, premium materials show the units high degree of refinement and represent the guarantee of a premium living.

TOWNHOUSE





your own
garden,
35-200 sqm

36 rules

h4l THE VILLAGE promise

Bring joy into life

20 rules - h4l THE VILLAGE follows all h4l rules being built with the goal of bringing joy into life.

The architecture is modern, built around the concept - bring joy into life. All homes have generous and well-optimized spaces. We provided large glazed areas towards the garden. All ground floor rooms have access to the garden (the enclosed kitchen and the living room). The gated community neighborhood, with controlled access, is safe for children. We provided areas for social activities and playgrounds, as well as smart technologies to increase well-being and comfort at home. The height regime is low, practically more than 500 trees will be the tallest "buildings" in the neighborhood.

h4l
THE VILLAGE

More green

4 rules - about the concept of living in harmony with nature and about how we preserve it for future generations.

h4l THE VILLAGE is a green neighborhood. 33% of the land plot is used as green space and the height regime is Gf+1F and Gf+2F. It is located on the shores of Şaulei Lake, in an area with a lot of vegetation. The development of the neighborhood is made in harmony with nature. We preserve and protect the natural environment around the lake. We use premium materials with a low impact on the environment. We ensure high energy efficiency through the technical solutions we use (basalt wool insulation, high-efficiency neighborhood heating plants).

Efficiency, innovation, transparency

12 rules - to increase efficiency in design, construction, and management.

We also designed this neighborhood using the 3D - BIM technique, where basically all the entities involved (from architects to installation and structure engineers) work on the same 3D models, harmonizing their activity. We use premium materials. For example, we chose a ventilated facade to increase resistance over time and to create a pleasant and modern architecture. Through energy optimization, we get bill costs at least 40% lower than the average in Romania. All homes have a 3-years all-inclusive warranty.

the 36 rules are presented in detail on h4l.ro

1. Architecture

modern, balanced, with focus on preserving and enhancing the green area on the lake shores, but also respecting our concept - bring joy into life - architecture is made by CUBE Architecture.

2. Location

in the north of Bucharest, in a green, secluded, and quiet area, 5-minute walk from Pipera Plaza, and 5-minute drive (in normal traffic conditions) from Promenada Mall.

3. Neighborhood orientation

the long side of the neighborhood is oriented in the north-south direction, following the orientation of the lake.

4. Dedicated spaces

the neighborhood will have spaces dedicated to social life, playgrounds for children, a promenade area on the lake shores, 1.5 km running track, gym, but also work-offices in two dedicated buildings with a Gf+3F height regime.

5. Types of apartments

you will be able to choose between 15 types of apartments with garden and

5 TOWNHOUSE models with usable areas between 52 and 215 sqm.

6. More space

we design 3D - BIM, optimizing the space. We eliminated hard-to-use spaces, we allocated enough space for the kitchen and living room (we respect Romanian apartment law 114/1996), and we provided access from all rooms on the terrace or in the garden.

7. Large glazed spaces

towards the gardens, we designed large windows so you can enjoy the sun and the greenery.

8. Garden for each apartment

all homes have their own garden, between 35-70 sqm for apartments with garden and 100-200 sqm for TOWNHOUSE.

9. Access in the garden

access in the garden from each room, so you can fully enjoy the sun and nature.

10. Generous green spaces

33% of the land plot, 48 675 sqm of interior gardens, green areas with dedicated spaces, a public promenade

Bring joy into life

along the lake and a 4000 sqm park.

11. Common spaces for social life

in the neighborhood, there will be 2 Gf+3F buildings offering office spaces (free access), a gym dedicated to the neighborhood residents, a shopping area and a community center.

12. Gated community neighborhood, with controlled access

a safe place for children and the whole family as the neighborhood is guarded 24/7.

13. Safe playgrounds

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

14. High seismic resistance

low height regime, Gf+1F, Gf+2F, the structure is designed to the highest standards by Popp și Asociații, through 3D - BIM design technique.

15. No cars in the green areas

cars will not have access to green areas. There will be parking lots in front of the house, on average there are 1,5 parking spaces available for a family.

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

you will live in a neighborhood with a low population density, no apartments above or below. The sound insulation is provided on the outside through basalt wool and high-quality carpentry.

18. Tall rooms

rooms are 2,7 meters high to increase comfort through the feeling of having more light and space.

19. Smart technologies

remote heat control, optionally we can prepare the necessary infrastructure for an electric car charging station for your apartment or TOWNHOUSE.

20. The house "breaths"

Thermal insulation is made with basalt wool and the facade is ventilated.

21-24

36 rules
h4l THE VILLAGE promise

More green

21. Harmony with nature
the architecture is harmonized with the natural setting, large promenade area along the lake.

22. High energy efficiency
minimum 40% decrease in energy consumption compared to the average in Romania through the implemented innovative solutions.

23. Use of sustainable technical solutions
the materials we use are natural, recycled or recyclable. Also, they have a long-life service.

24. Low impact on the environment
this neighborhood is built in a green area, close to nature, to the ecosystem of Șaulei Lake. We designed and planned everything, including the builder's steps, to succeed in preserving the green area around the lake.

25-36

36 rules
h4l THE VILLAGE promise

Efficiency, innovation, transparency

25. 3D - BIM design
we design 3D - BIM, all involved teams work in a common software system, everything is optimized, the design risks decrease close to zero.

26. Construction quality management
the verifications are made on-site, also by using 3D - BIM technology.

27. Innovation
the concept of a neighborhood where each apartment has its own garden is a new one for Romania.

28. Simplification of all processes
it is very simple to understand what h4l THE VILLAGE offers as you have all the information at hand and always an h4l representative is ready to answer your questions.

29. All-inclusive warranty
3-year all-inclusive warranty on all apartments with garden and TOWNHOUSES.

30. Lower bills
due to energy efficiency, we estimate bill costs at least 40% lower (than the average in Romania).

31. Post-sale services and neighborhood administration
are assumed by the developer, everything will be well organized and transparent.

32. Transparency
you have everything at hand, all the information, including prices, on h4l.ro.

33. Internal rent management service
for investors, we offer the rent management service, practically, we take care of everything, from collecting the rent to paying the utilities.

34. Quality materials
read in detail in the technical section on the website or in the following pages.

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

36. Commitment
by 2025 we are developing 6 neighborhoods in Bucharest and Brașov, with an investment of over 400 m €.

h4l
THE VILLAGE



peace,
lower population
density

technical data

h4l THE VILLAGE

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 thick basalt wool, ensuring a high degree of energy efficiency.



h4l
THE VILLAGE

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 (lower bills).



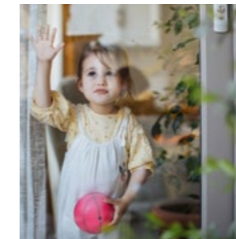
Facade

Ventilated facade, for high endurance in time, aesthetic, allowing the walls to "breathe".



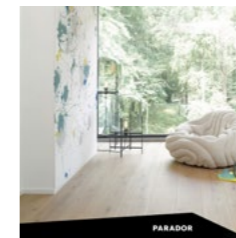
Sound insulation

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.



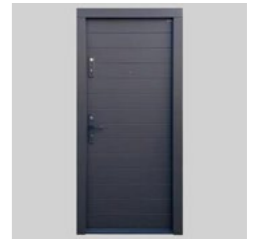
Underfloor heating

The heating pipes are hidden under the floor so you enjoy a high degree of comfort.



Doors

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



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.





no cars
in green areas

An architectural rendering of a modern residential street at dusk. The scene features a row of low-rise, single-story houses with white facades and dark window frames. The houses are illuminated from within, and some have external lighting. A red car is driving towards the viewer on a wet, reflective road. Other cars are parked or driving in the distance. The sky is dark with a bright sunset or sunrise in the background, creating a warm glow. Trees line the street, and the overall atmosphere is serene and modern.

low height
regime,
Gf+1F and Gf+2F

launch
prices
apartment
with garden

h4l
THE VILLAGE





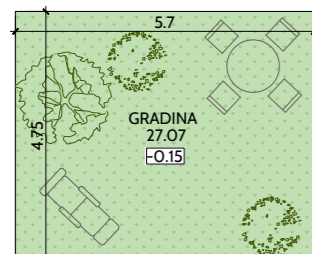
h4l THE VILLAGE
a unique
approach
in Romania

FAZA BLOC APARTAMENT.....

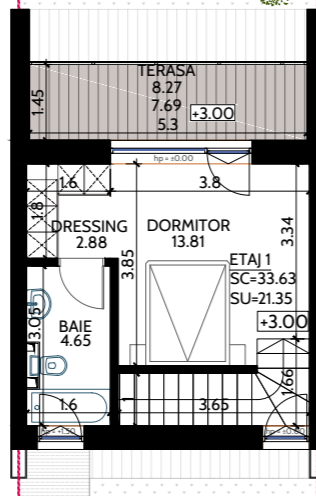
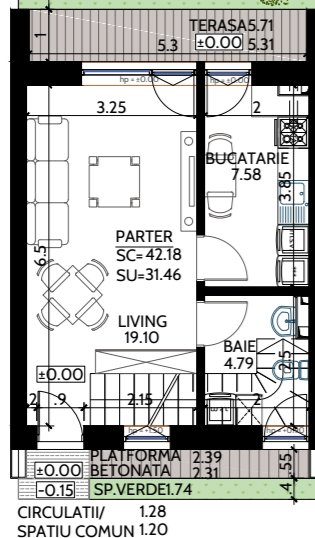
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 Suprafata utila terase si balcoane = 12.99 mp
 Suprafata gradina + spatiu verde = 28.81 mp

PARTER



ETAJ 1



Nota: Toate planurile prezentate sunt cu titlu informativ

2.1

106 000 €

full payment
(VAT included)

109 000 €

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

116 000 €

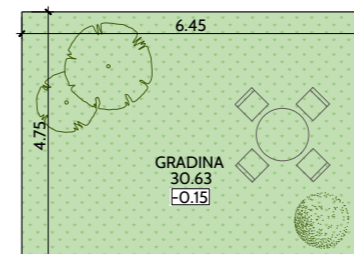
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA BLOC APARTAMENT.....

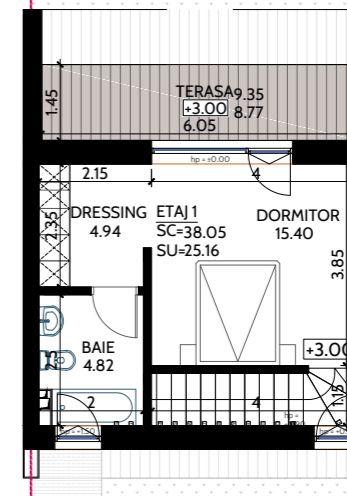
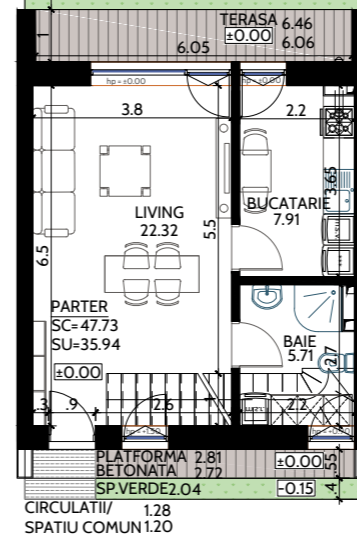
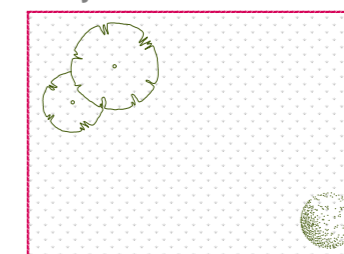
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 Suprafata utila terase si balcoane = 14.83 mp
 Suprafata gradina + spatiu verde = 32.67 mp

PARTER



ETAJ 1



Nota: Toate planurile prezentate sunt cu titlu informativ

2.2

119 000 €

full payment
(VAT included)

122 000 €

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

131 000 €

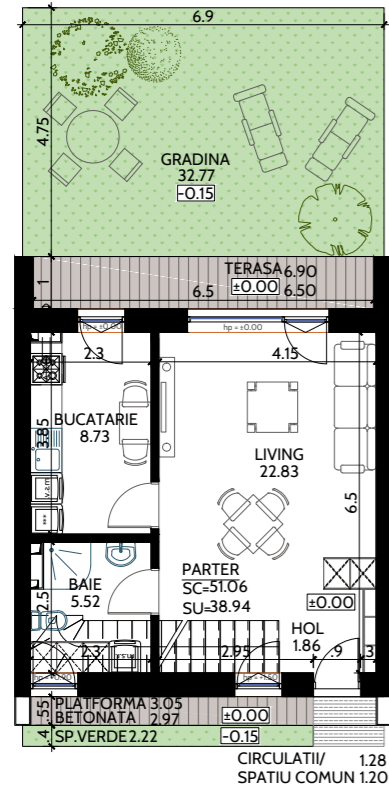
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA BLOC APARTAMENT.....

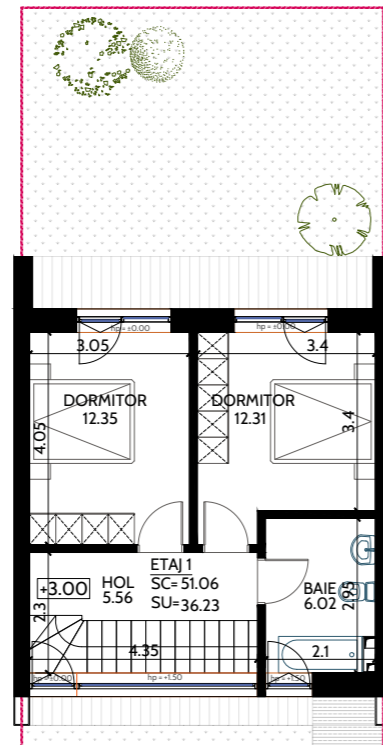
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 Suprafata utila terase si balcoane = 6.50 mp
 Suprafata gradina + spatiu verde = 34.99 mp

PARTER



ETAJ 1



3.1

138 000 €

full payment
(VAT included)

142 000 €

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

146 900 €

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

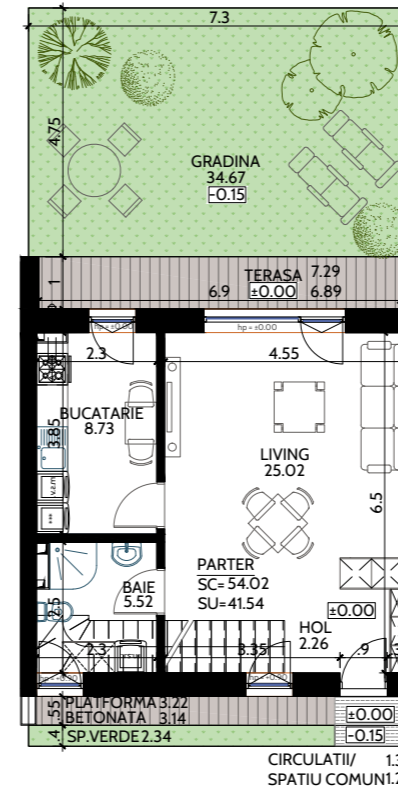
Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA BLOC APARTAMENT.....

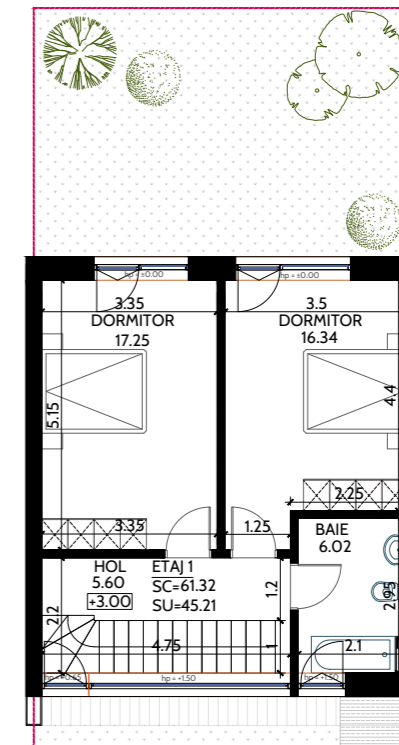
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 Suprafata gradina + spatiu verde = 37.01 mp

PARTER



ETAJ 1



3.2

145 000 €

full payment
(VAT included)

146 900 €

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

171 000 €

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

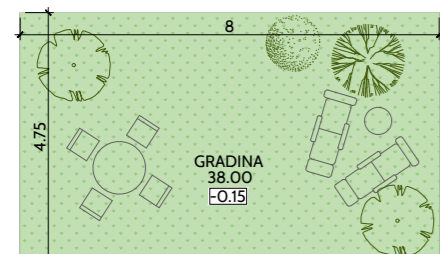
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FAZA BLOC APARTAMENT.....

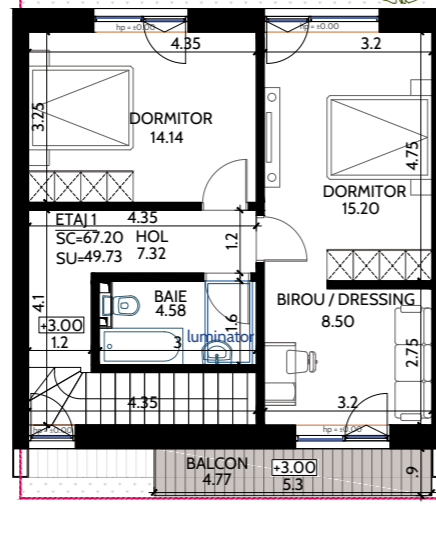
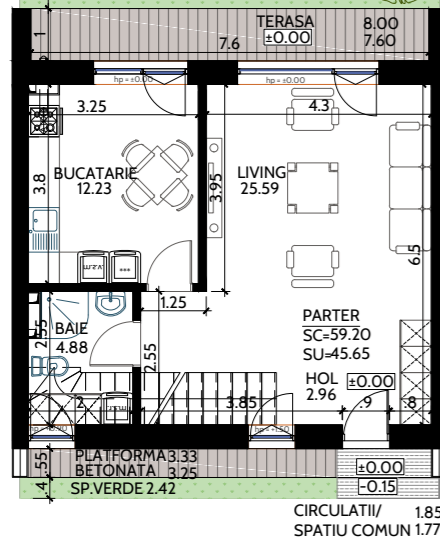
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 Suprafata gradina + spatiu verde = 40.42 mp

PARTER



ETAJ 1



Nota: Toate planurile prezentate sunt cu titlu informativ

3.3

175 000 €

full payment
(VAT included)

181 000 €

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

189 000 €

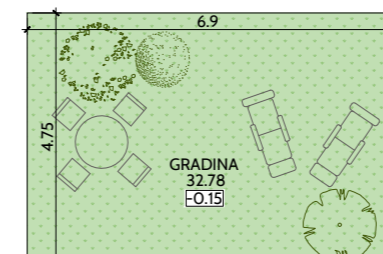
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA BLOC APARTAMENT.....

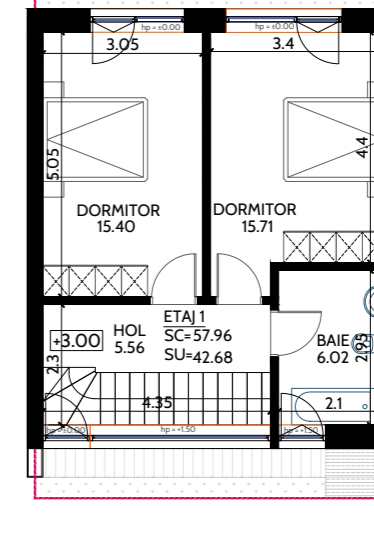
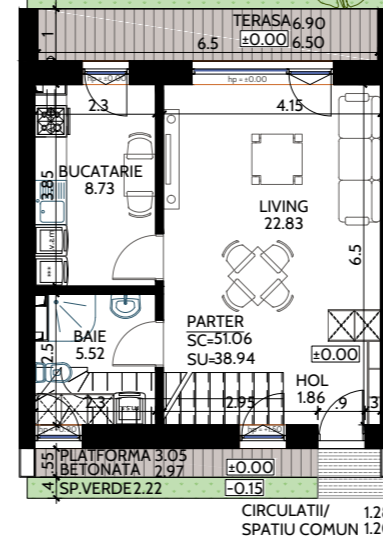
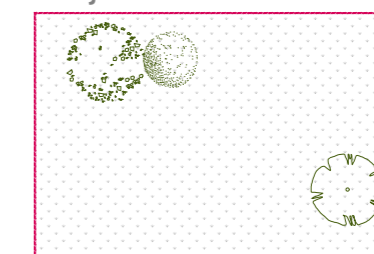
3.4

3 CAMERE:
 Suprafata construita = 109.02 mp
 Suprafata utila = 81.63 mp
 Suprafata construita terase si balcoane = 6.90 mp
 Suprafata utila terase si balcoane = 6.50 mp
 Suprafata gradina + spatiu verde = 35.00 mp

PARTER



ETAJ 1



Nota: Toate planurile prezentate sunt cu titlu informativ

3.4

144 000 €

full payment
(VAT included)

146 000 €

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

146 900 €

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

FAZA BLOC APARTAMENT.....

3.9

3 CAMERE:

Suprafata construita = 216.08mp

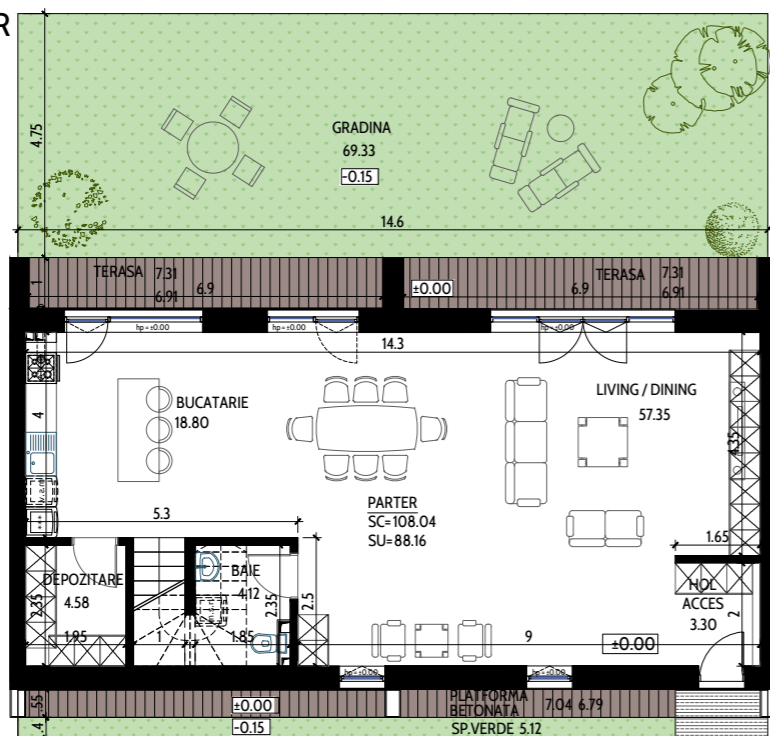
Suprafata utila = 170.45 mp

Suprafata construita terase si balcoane = 14.62 mp

Suprafata utila terase si balcoane = 13.82 mp

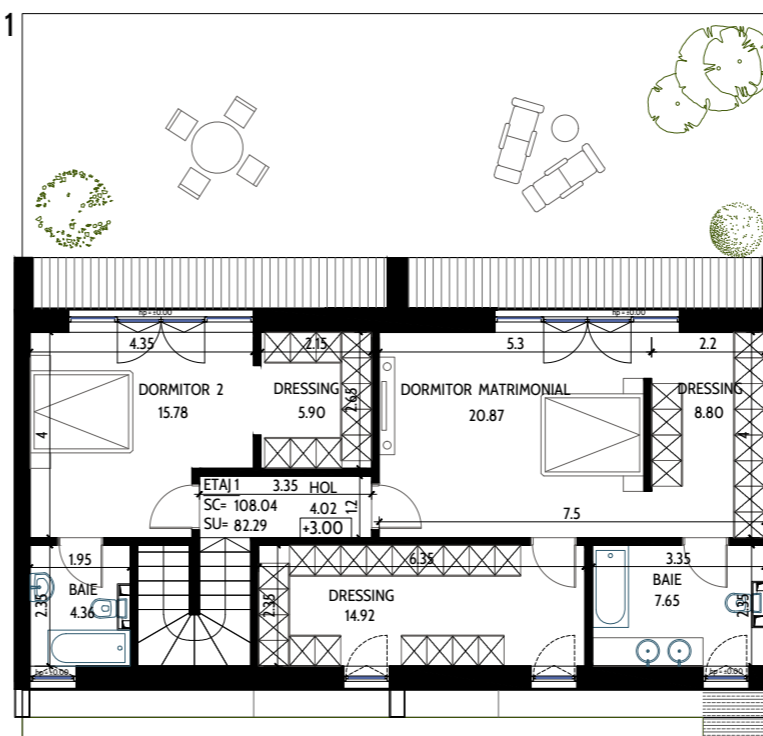
Suprafata gradina + spatiu verde = 74.45 mp

PARTER



CIRCULATII/
SPATIU COMUN 1.71
1.63

ETAJ 1



3.9

310 000 €

full payment
(VAT included)

320 000 €

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

338 000 €

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

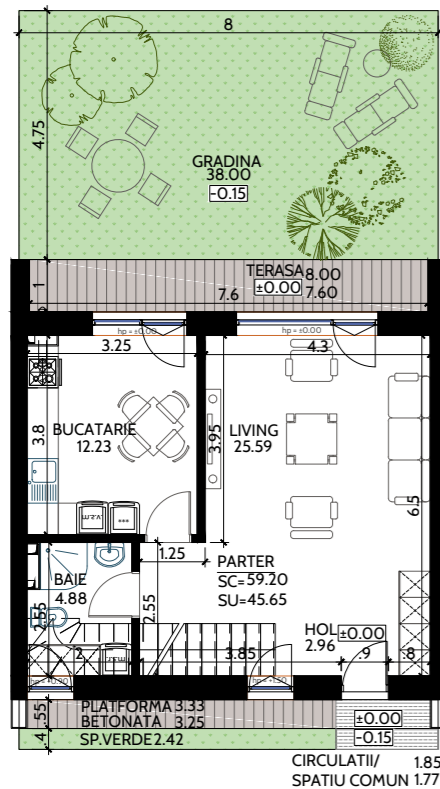
Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA BLOC APARTAMENT.....

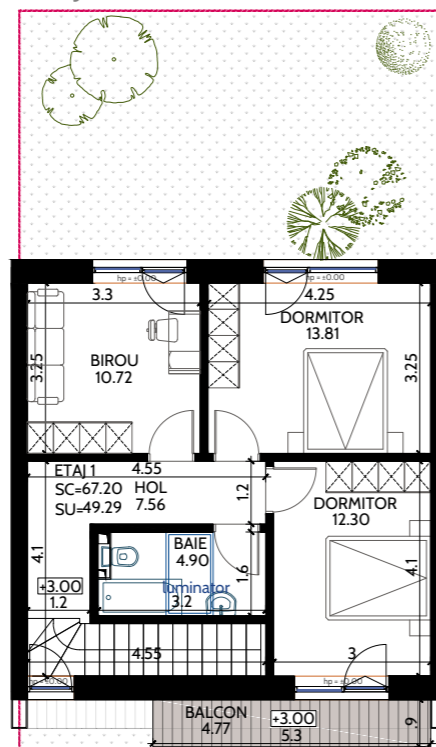
4.1

4 CAMERE:
 Suprafata construita = 126.40 mp
 Suprafata utila = 94.94 mp
 Suprafata construita terase si balcoane = 12.77mp
 Suprafata utila terase si balcoane = 12.37 mp
 Suprafata gradina + spatiu verde = 40.42 mp

PARTER



ETAJ 1



Nota: Toate planurile prezentate sunt cu titlu informativ

4.1

175 000 €

full payment
(VAT included)

180 000 €

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

191 000 €

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

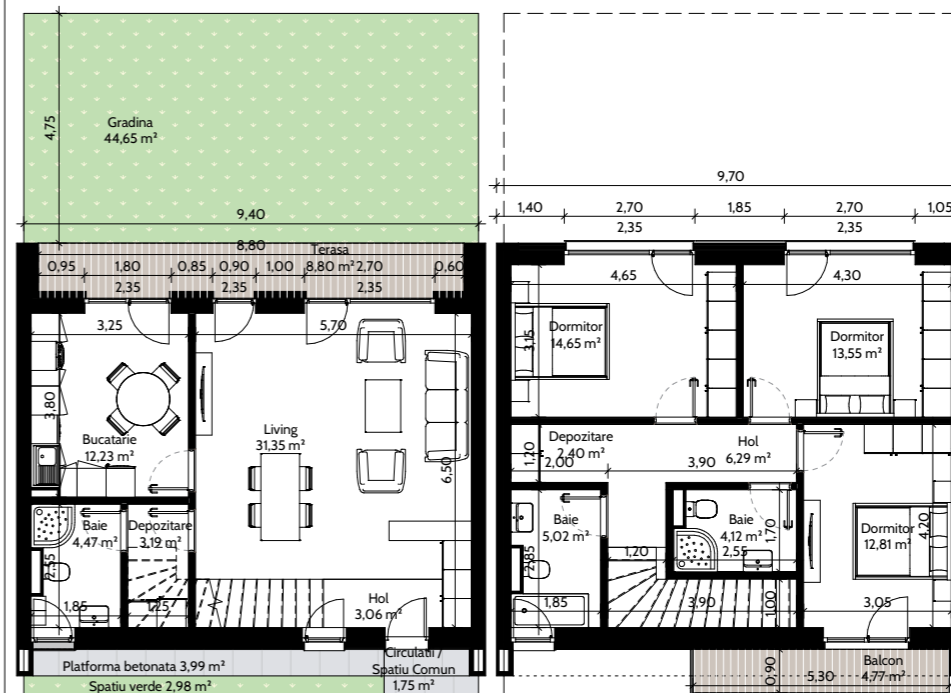
FAZA.....BLOC.....APARTAMENT.....

4.14

- standard -

4 CAMERE

Suprafata construita = 148,52 m²
 Suprafata utila = 113,13 m²
 Suprafata construita terase si balcoane = 14,30 m²
 Suprafata utila terase si balcoane = 13,57 m²
 Suprafata gradina si spatiu verde = 47,63 m²



PLAN PARTER

PLAN ETAJ 1

NOTA: Toate planurile prezentate sunt cu titlu informativ

4.14

214 000 €

full payment
(VAT included)

221 000 €

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

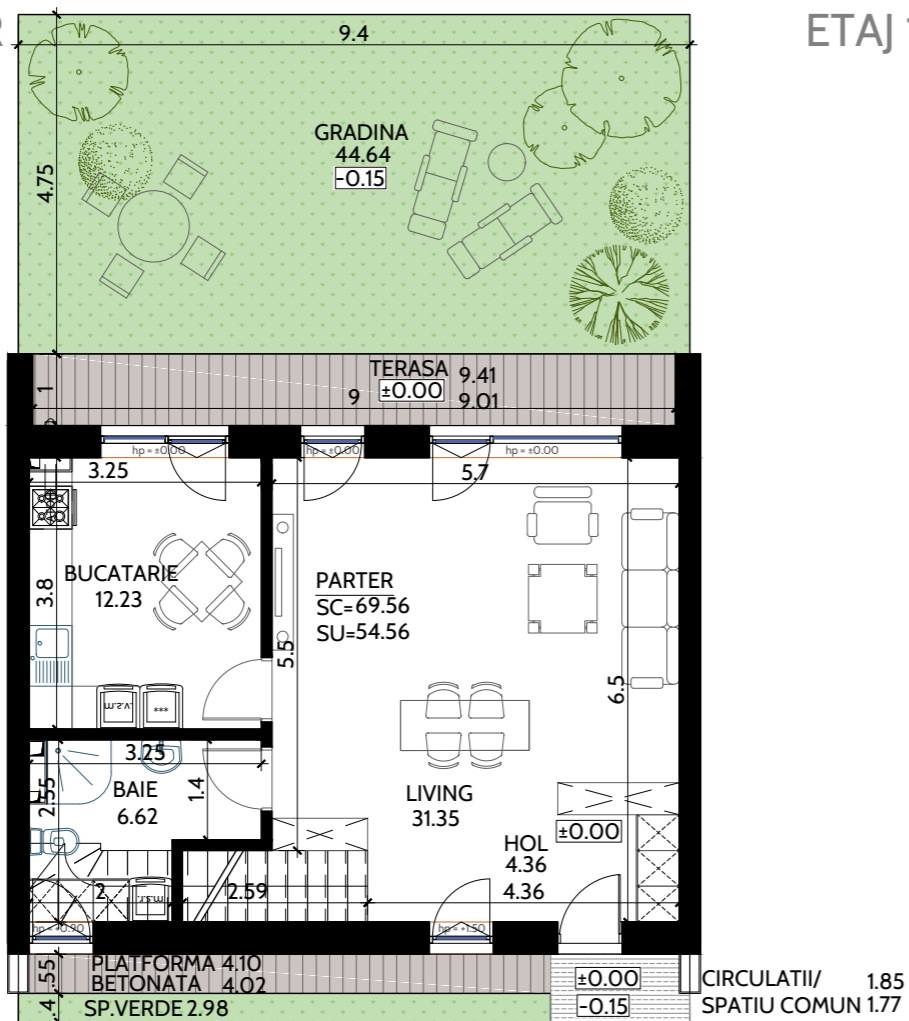
232 000 €

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

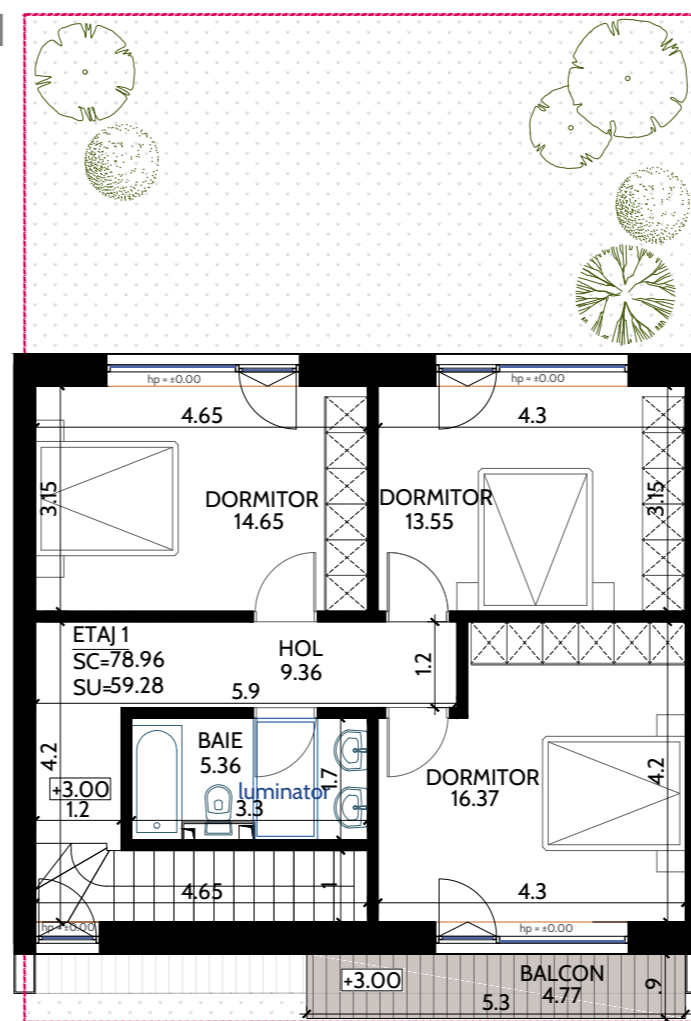
4.2

4 CAMERE:
 Suprafata construita = 148.52 mp
 Suprafata utila = 113.84 mp
 Suprafata construita terase si balcoane = 14.18 mp
 Suprafata utila terase si balcoane = 13.78 mp
 Suprafata gradina + spatiu verde = 47.62 mp

PARTER



ETAJ 1



4.2

209 000 €

full payment
(VAT included)

216 000 €

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

227 000 €

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

Nota: Toate planurile prezentate sunt cu titlu informativ

4.3

4 CAMERE:

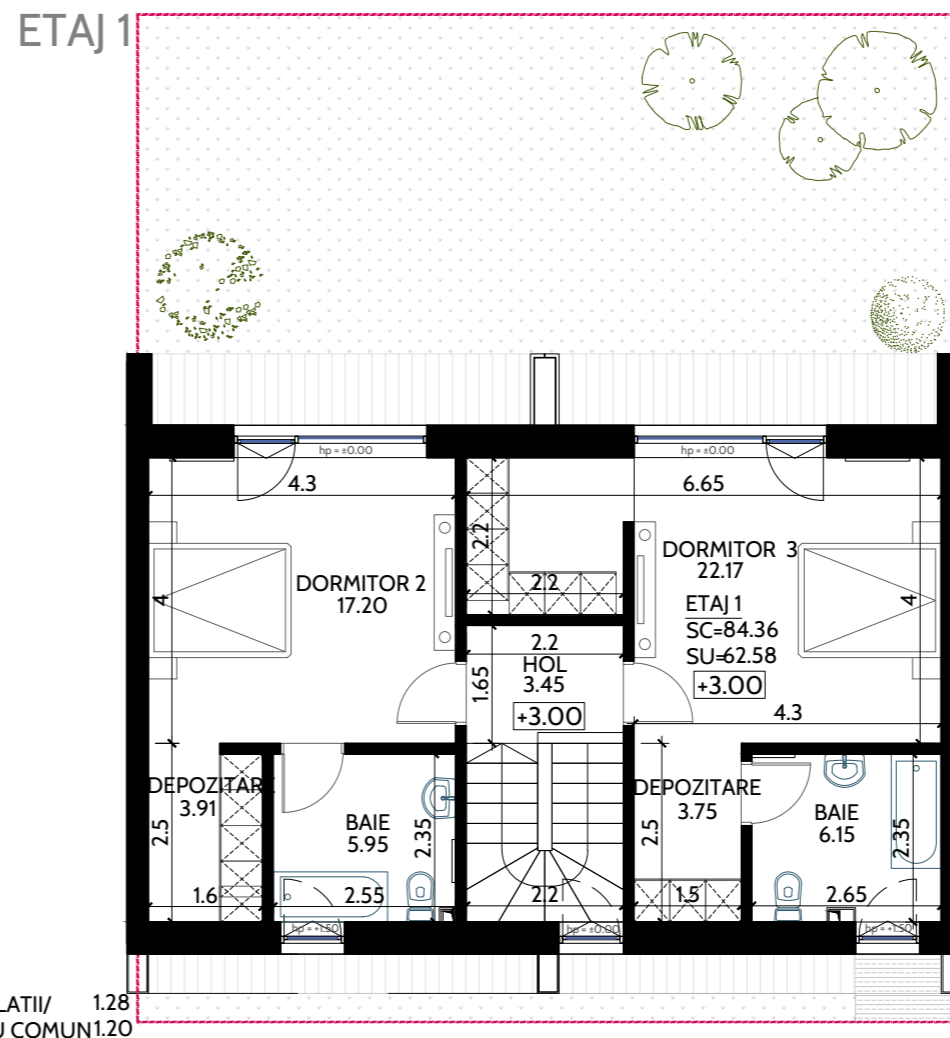
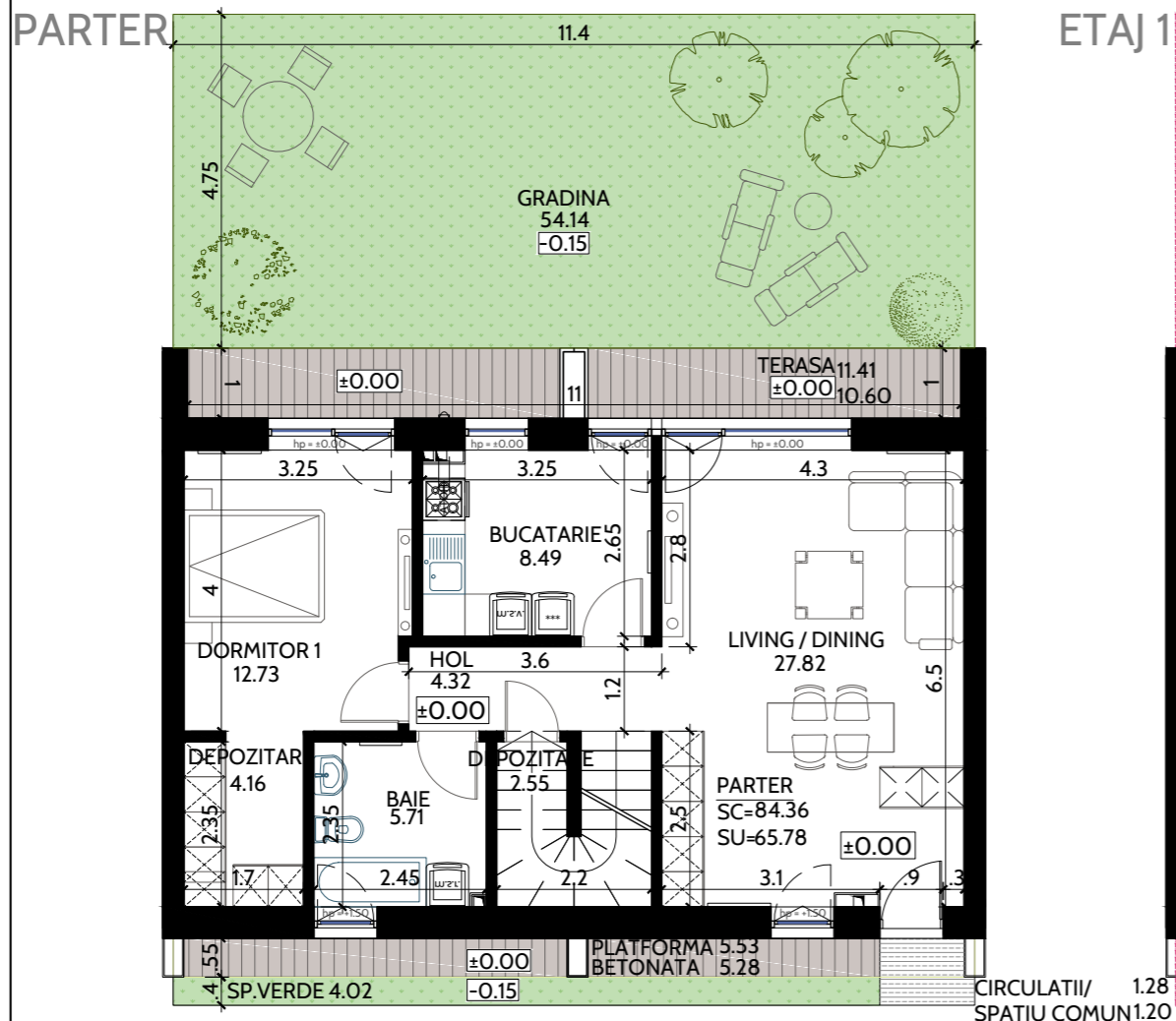
Suprafata construita = 168.72 mp

Suprafata utila = 128.36 mp

Suprafata construita terase si balcoane = 11.41 mp

Suprafata utila terase si balcoane = 10.60 mp

Suprafata gradina + spatiu verde = 58.16 mp



Nota: Toate planurile prezentate sunt cu titlu informativ

4.3

232 000 €

full payment
(VAT included)

240 000 €

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

253 000 €

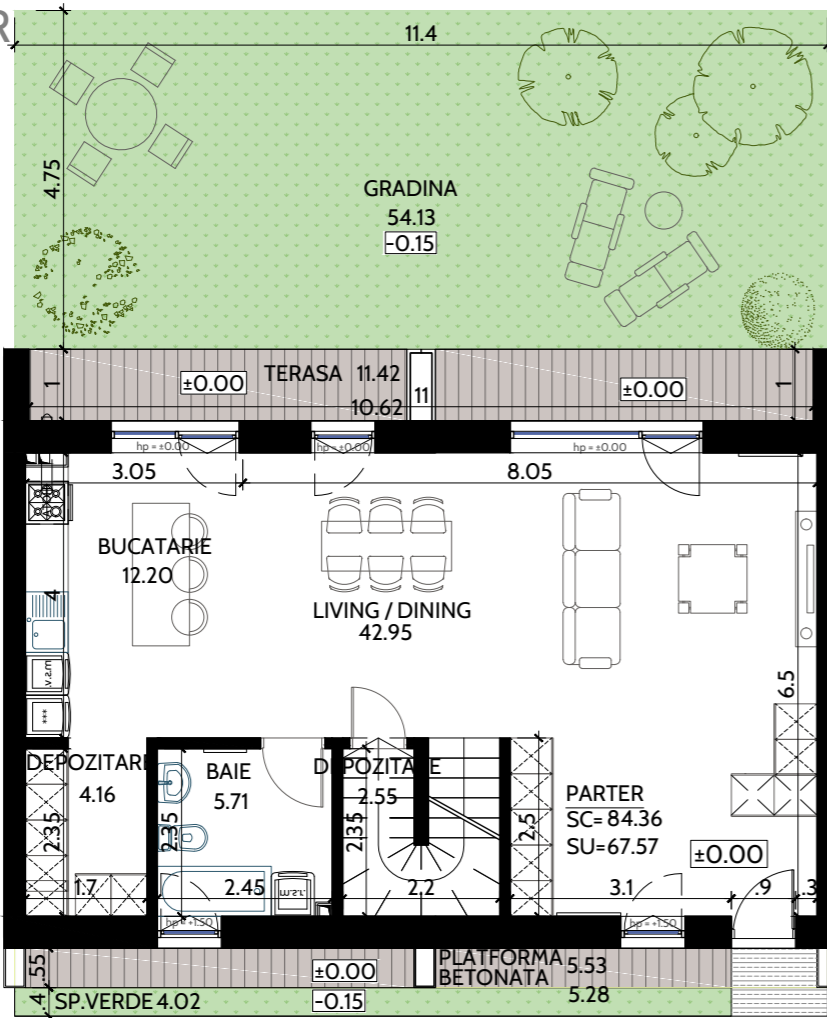
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA BLOC APARTAMENT.....

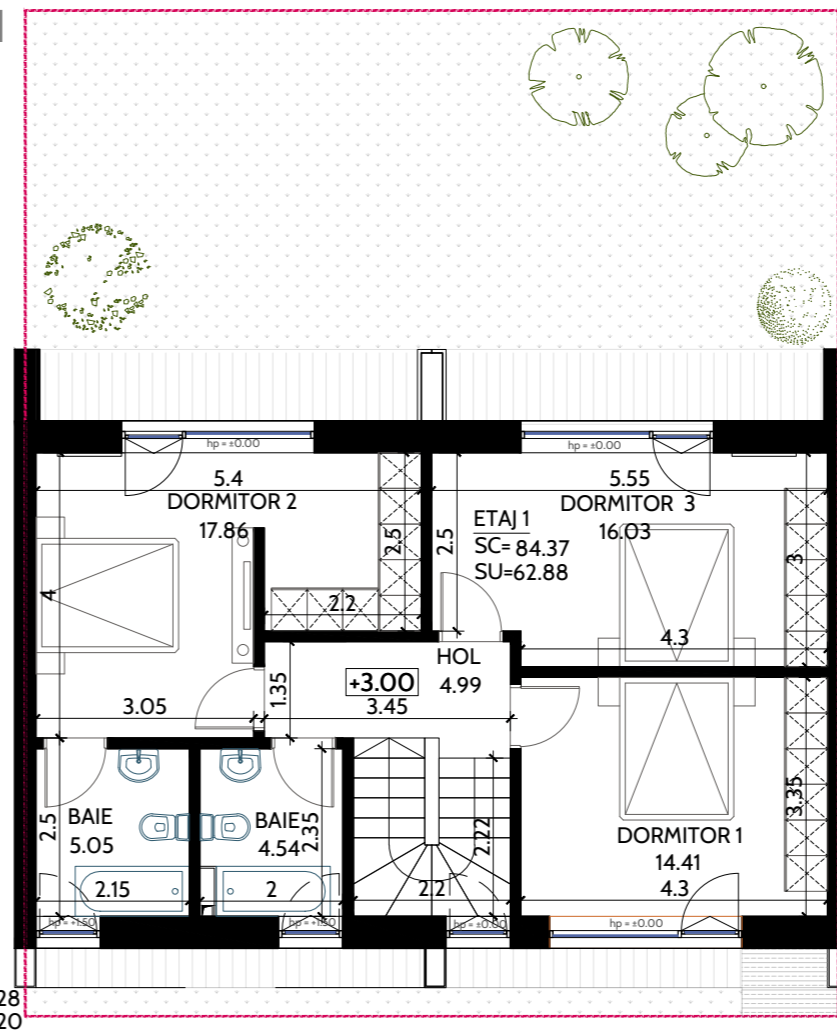
4.5

Suprafata construita = 168.73 mp
 Suprafata utila = 130.45 mp
 Suprafata construita terase si balcoane = 11.42 mp
 Suprafata utila terase si balcoane = 10.62 mp
 Suprafata gradina + spatiu verde = 58.15 mp

PARTER



ETAJ 1



4.5

234 000 €

full payment
(VAT included)

241 000 €

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

255 000 €

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

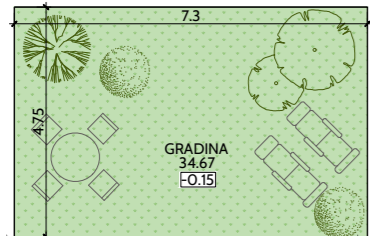
Nota: Toate planurile prezentate sunt cu titlu informativ

FAZA BLOC APARTAMENT.....

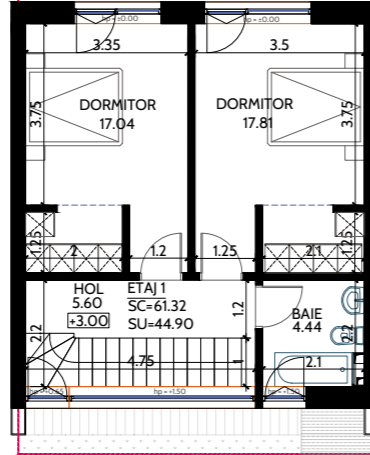
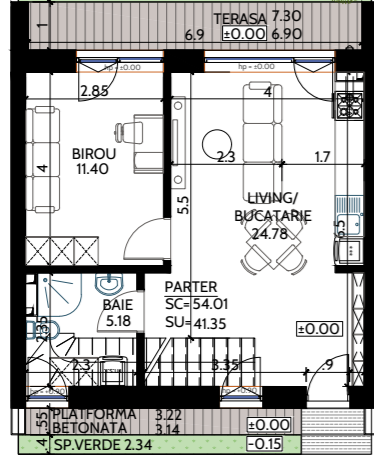
4.6

4 CAMERE:
 Suprafata construita = 115.33 mp
 Suprafata utila = 86.26 mp
 Suprafata construita terase si balcoane = 7.30 mp
 Suprafata utila terase si balcoane = 6.90 mp
 Suprafata gradina + spatiu verde = 37.01 mp

PARTER



ETAJ 1



CIRCULATII/ SPATIU COMUN 1.38

Nota: Toate planurile prezentate sunt cu titlu informativ

4.6

145 000 €

full payment
(VAT included)

146 900 €

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

171 000 €

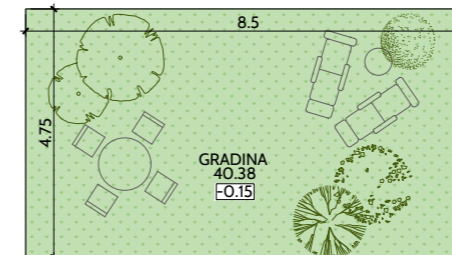
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA BLOC APARTAMENT.....

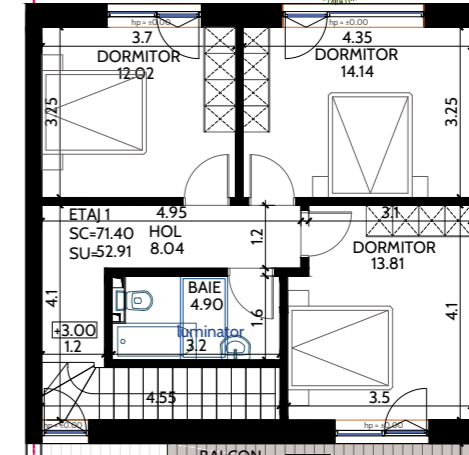
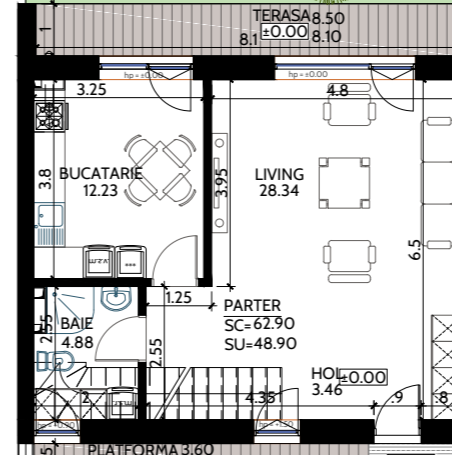
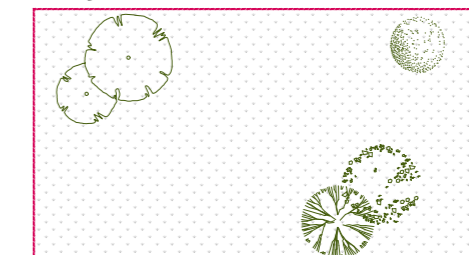
4.7

4 CAMERE:
 Suprafata construita = 134.30 mp
 Suprafata utila = 101.81 mp
 Suprafata construita terase si balcoane = 13.72 mp
 Suprafata utila terase si balcoane = 13.32 mp
 Suprafata gradina + spatiu verde = 42.99 mp

PARTER



ETAJ 1



CIRCULATII/ SPATIU COMUN 1.77

Nota: Toate planurile prezentate sunt cu titlu informativ

4.7

187 000 €

full payment
(VAT included)

190 000 €

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

204 000 €

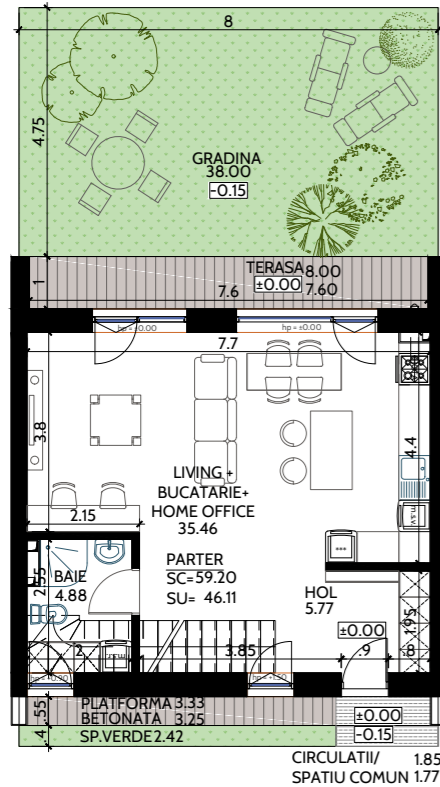
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

FAZA BLOC APARTAMENT.....

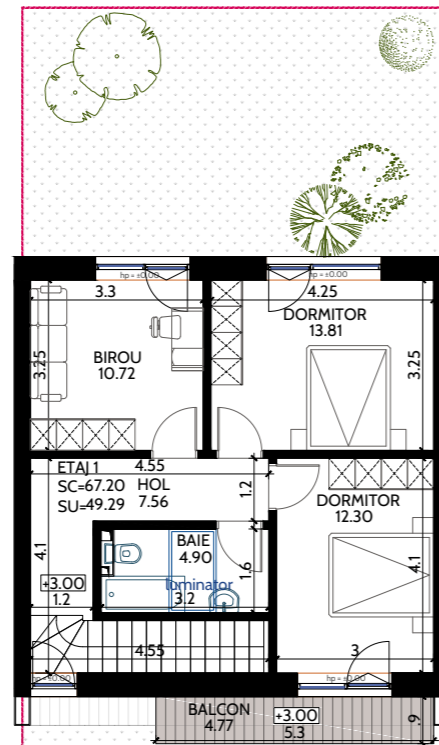
4.8

4 CAMERE:
 Suprafata construita = 126.40 mp
 Suprafata utila = 95.40 mp
 Suprafata construita terase si balcoane = 12.77mp
 Suprafata utila terase si balcoane = 12.37 mp
 Suprafata gradina + spatiu verde = 40.42 mp

PARTER



ETAJ 1



Nota: Toate planurile prezentate sunt cu titlu informativ

4.8

175 000 €

full payment
 (VAT included)

180 000 €

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

191 000 €

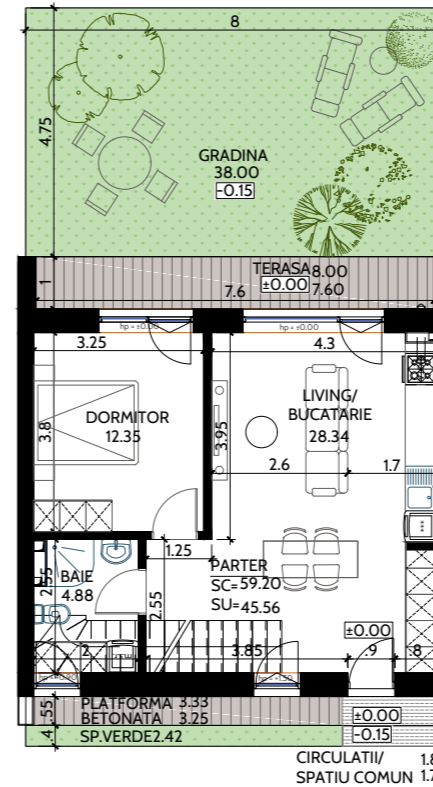
Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

FAZA BLOC APARTAMENT.....

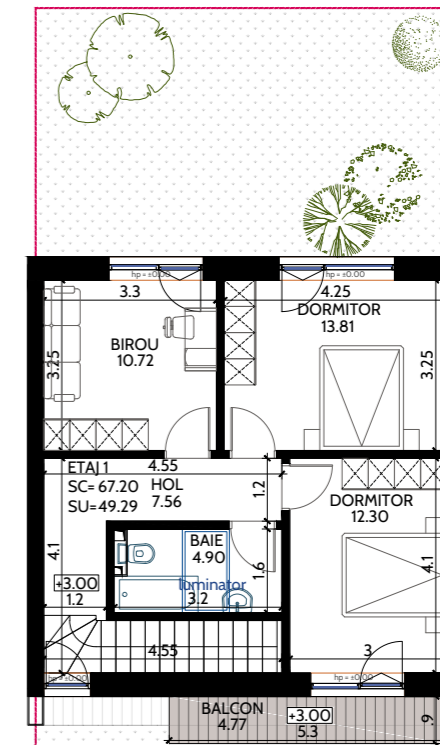
5.2

5 CAMERE:
 Suprafata construita = 126.40 mp
 Suprafata utila = 94.85 mp
 Suprafata construita terase si balcoane = 12.77 mp
 Suprafata utila terase si balcoane = 12.37 mp
 Suprafata gradina + spatiu verde = 40.42 mp

PARTER



ETAJ 1



Nota: Toate planurile prezentate sunt cu titlu informativ

5.2

175 000 €

full payment
 (VAT included)

180 000 €

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

191 000 €

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

5.3

5 CAMERE:

Suprafata construita = 148.51 mp

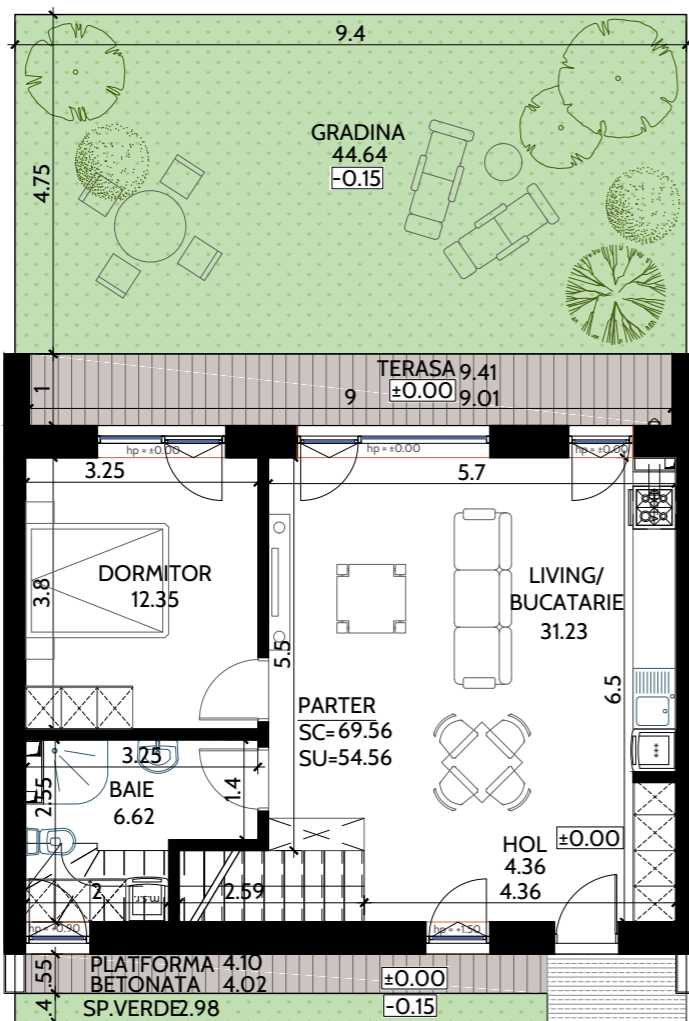
Suprafata utila = 113.84 mp

Suprafata construita terase si balcoane = 14.18 mp

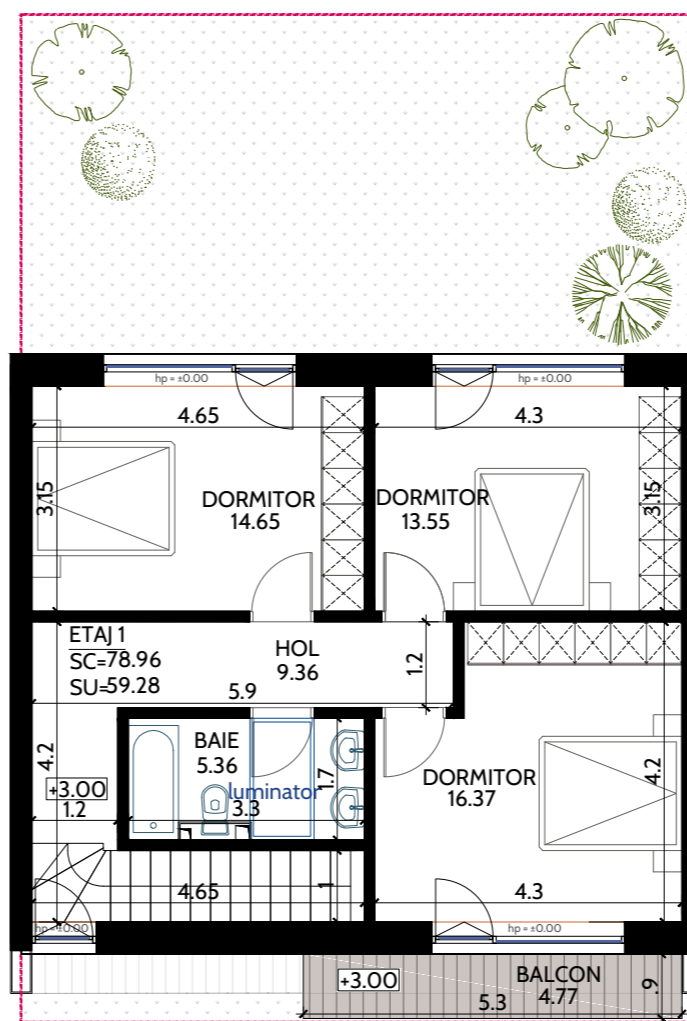
Suprafata utila terase si balcoane = 13.78 mp

Suprafata gradina + spatiu verde = 47.62 mp

PARTER



ETAJ 1



5.3

209 000 €

full payment
(VAT included)

216 000 €

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

228 000 €

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

Nota: Toate planurile prezentate sunt cu titlu informativ

APARTAMENT	APARTMENT TYPE	APARTMENT BUILT AREA [sqm]	APARTMENT USABLE AREA [sqm]	BUILT AREA TERRACES + BALCONY [sqm]	GARDEN SURFACE + SIDEWALK GREEN SPACE + GROUND TERRACE [sqm]	RECOMMENDED PRICES	MORTGAGE CREDIT		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 DIN PREȚ RECOMA DISCOUNT FROM RECOMMENDED PRICE NDAT	Price in euro (VAT INCLUDED)	DISCOUNT FROM RECOMMENDED PRICE	(VAT NOT INCLUDED)
2 CAMERE	2.1	75.81	52.81	13.69	34.13	128,000	116,000	-12000	109,000	-19000	106,000	-22000	6,700
2 CAMERE	2.2	85.78	61.10	15.48	38.75	140,000	131,000	-9000	122,000	-18000	119,000	-21000	6,700
3 CAMERE	3.1	102.12	75.18	6.65	41.52	160,000	146,900	-13100	142,000	-18000	138,000	-22000	6,700
3 CAMERE	3.2	115.34	86.75	6.93	43.93	179,000	171,000	-8000	146,900	-32100	145,000	-34000	6,700
3 CAMERE	3.3	126.40	95.38	12.37	48.04	200,000	189,000	-11000	181,000	-19000	175,000	-25000	6,700
3 CAMERE	3.4	108.67	81.31	6.56	41.52	160,000	146,900	-13100	146,000	-14000	144,000	-16000	6,700
3 CAMERE	3.9	216.08	170.45	14.62	74.45	354,000	338,000	-16000	320,000	-34000	310,000	-44000	6,700
4 CAMERE	4.1	126.40	94.94	12.37	48.04	200,000	191,000	-9000	180,000	-20000	175,000	-25000	6,700
4 CAMERE	4.14	148.52	113.13	14.30	47.63	242,000	232,000	-10000	221,000	-21000	214,000	-28000	6,700
4 CAMERE	4.3	168.70	128.36	10.83	68.81	270,000	253,000	-17000	240,000	-30000	232,000	-38000	6,700
4 CAMERE	4.5	168.73	130.45	10.83	68.81	272,000	255,000	-17000	241,000	-31000	234,000	-38000	6,700
4 CAMERE	4.6	115.33	86.39	6.94	43.94	179,000	171,000	-8000	146,900	-32100	145,000	-34000	6,700
4 CAMERE	4.7	134.30	101.82	13.30	51.12	213,000	204,000	-9000	190,000	-23000	187,000	-26000	6,700
4 CAMERE	4.8	126.40	95.40	12.77	40.42	199,000	191,000	-8000	180,000	-19000	175,000	-24000	6,700
5 CAMERE	5.2	126.40	94.85	12.37	45.62	198,000	191,000	-7000	180,000	-18000	175,000	-23000	6,700
5 CAMERE	5.3	148.52	113.96	13.70	56.65	237,000	228,000	-9000	216,000	-21000	209,000	-28000	6,700

*All prices are expressed in euro



More
green,
closer to
nature

A modern residential building with a mix of white, red, and yellow panels. The building is illuminated from within, and the sky is a mix of blue and orange. Several cars are parked in front of the building, including a silver sports car in the foreground, a red car, a black car, and a yellow car. There are trees and a grassy area in front of the building.

For those
who want more



launch prices TOWNHOUSE



h4l
THE VILLAGE



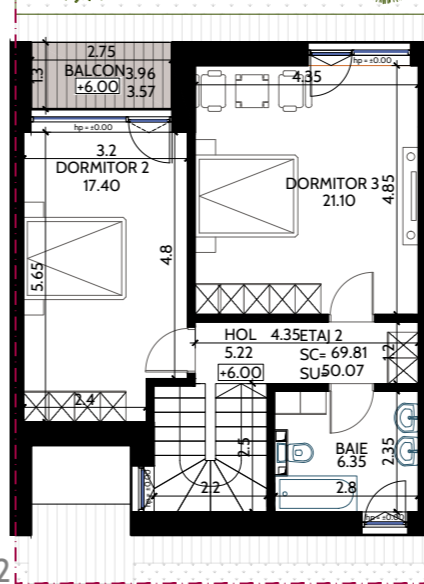
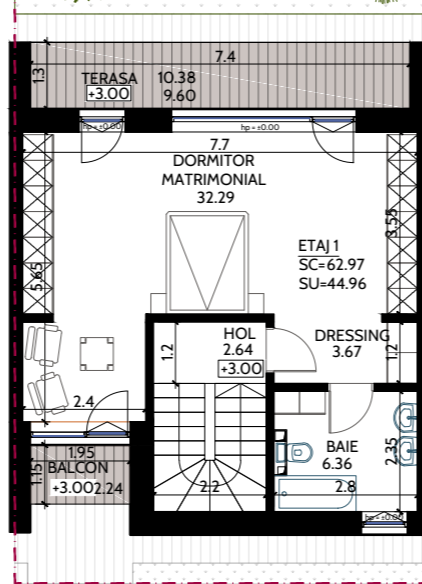
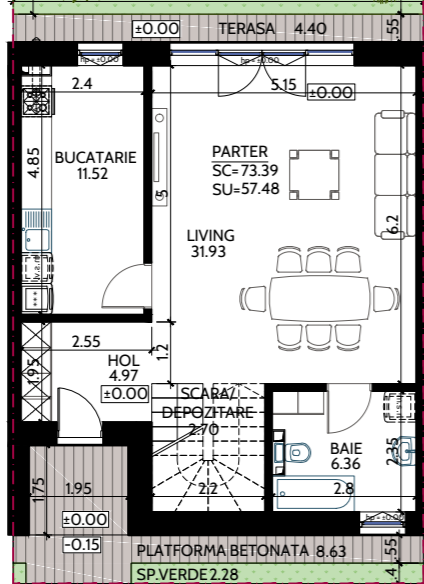
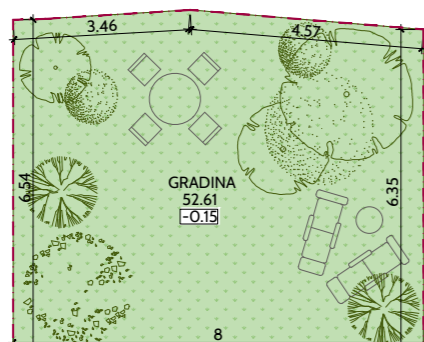
An architectural rendering of a modern, multi-story building with a white facade and colorful vertical accents in red, orange, and grey. The building features large, recessed window openings. In the foreground, there are several trees and a blue car with license plate UCN 362. A semi-transparent grey box with white text is overlaid on the left side of the image.

ventilated
facade

FAZA BLOC APARTAMENT.....

4.4
15

4 CAMERE:
 Suprafata construita = 206.17 mp
 Suprafata utila = 152.51 mp
 Suprafata construita terase si balcoane = 21.33 mp
 Suprafata utila terase si balcoane = 19.82 mp
 Suprafata gradina + spatiu verde = 54.89 mp



4.4

315 000 €

full payment
(VAT included)

325 000 €

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

341 000 €

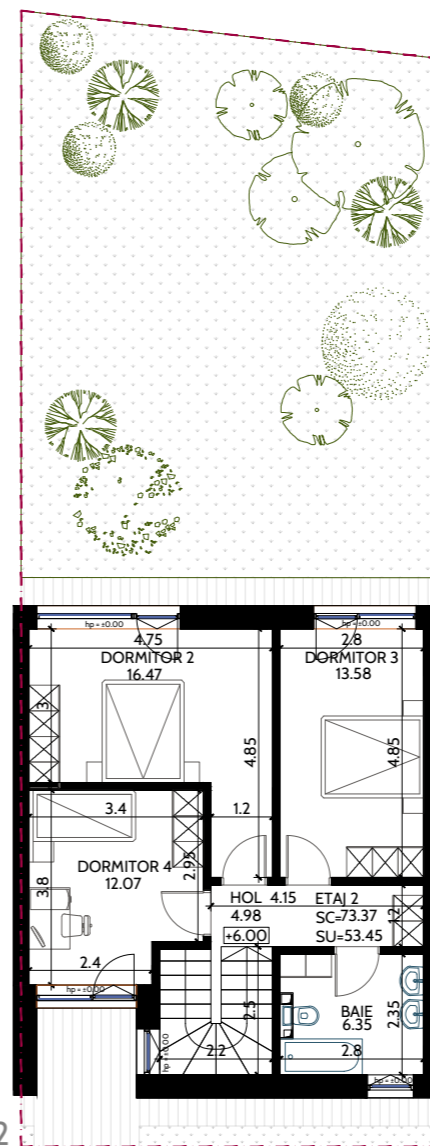
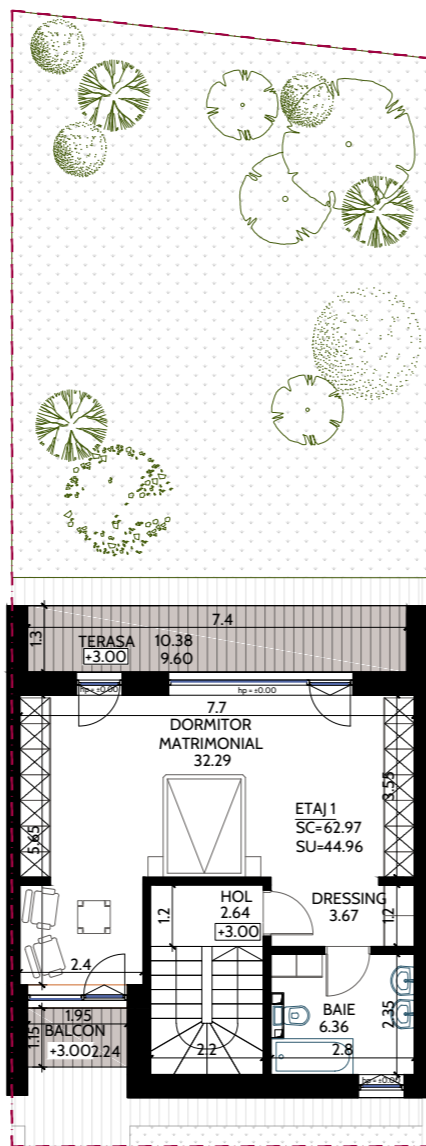
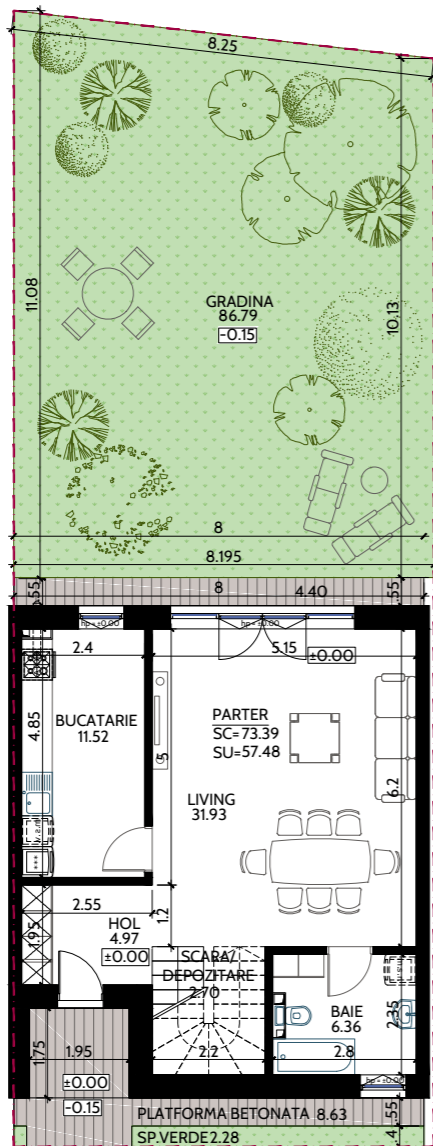
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

Nota: Toate planurile prezentate sunt cu titlu informativ

5.4

8

5 CAMERE:
 Suprafata construita = 209.73 mp
 Suprafata utila = 155.89 mp
 Suprafata construita terase si balcoane = 17.37 mp
 Suprafata utila terase si balcoane = 16.24 mp
 Suprafata gradina + spatiu verde = 89.17 mp



5.4

335 000 €

full payment
(VAT included)

343 000 €

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

360 000 €

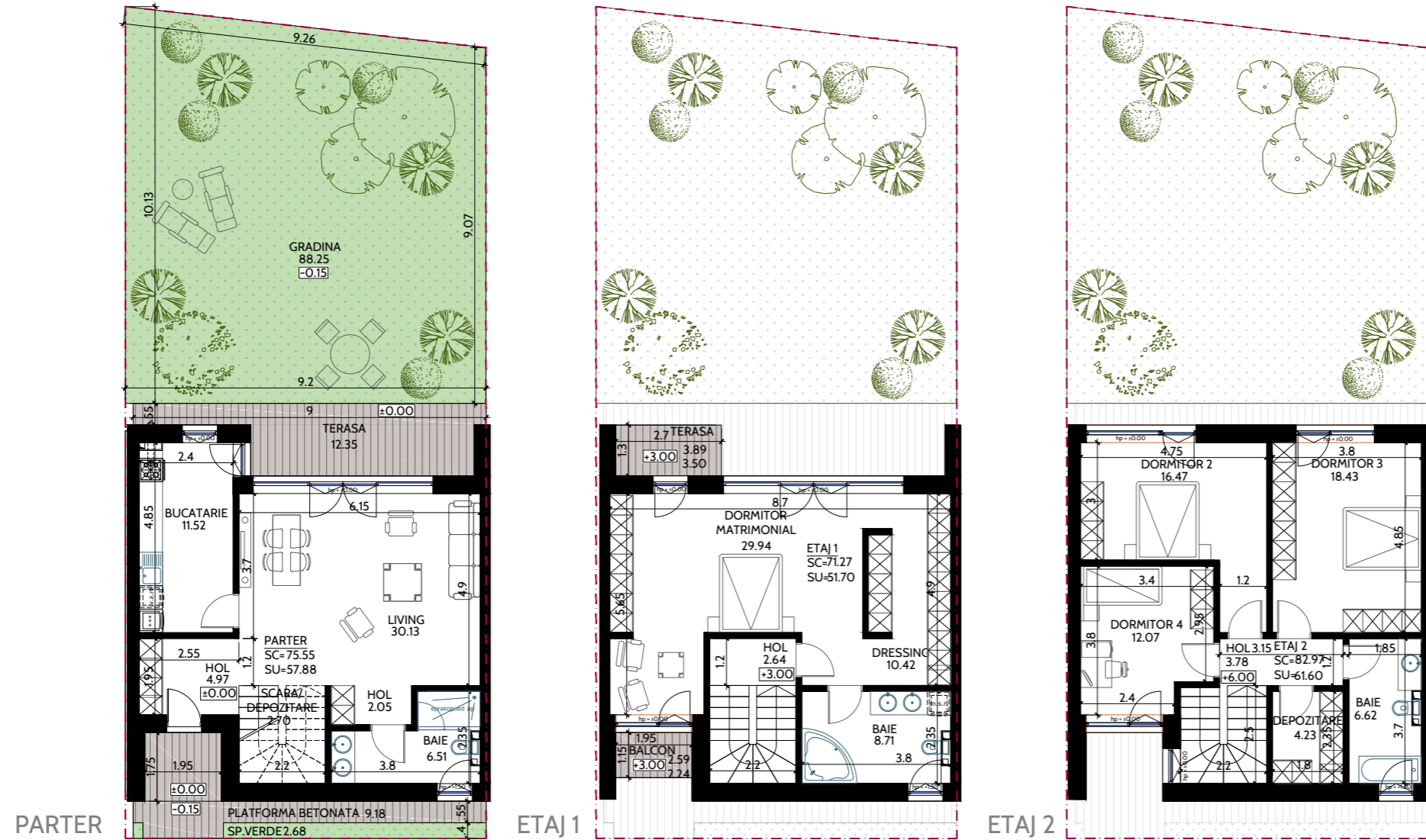
Mortgage loan
15% deposit + 85%
at the completion of
the building
VAT included

Nota: Toate planurile prezentate sunt cu titlu informativ

5.5

9

5 CAMERE:
 Suprafata construita = 229.82mp
 Suprafata utila = 171.19 mp
 Suprafata construita terase si balcoane = 19.23 mp
 Suprafata utila terase si balcoane = 18.10 mp
 Suprafata gradina + spatiu verde = 90.93 mp



5.5

359 000 €

full payment
(VAT included)

367 000 €

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

388 000 €

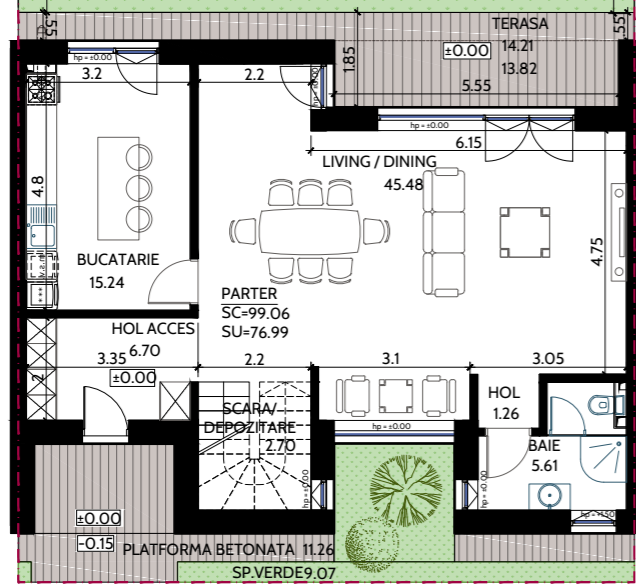
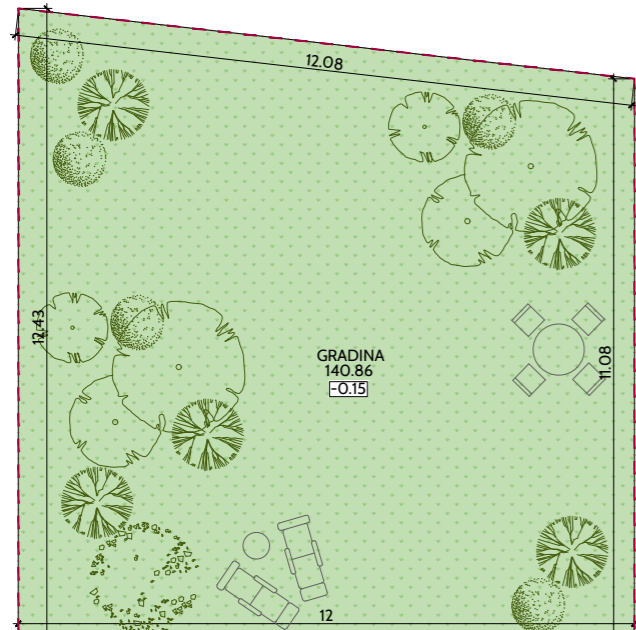
Mortgage loan
 15% deposit + 85%
 at the completion of
 the building
 VAT included

Nota: Toate planurile prezentate sunt cu titlu informativ

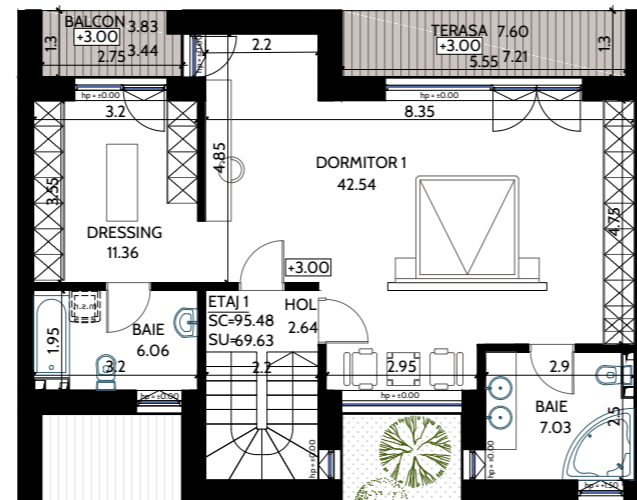
FAZA BLOC APARTAMENT.....

5.6
7

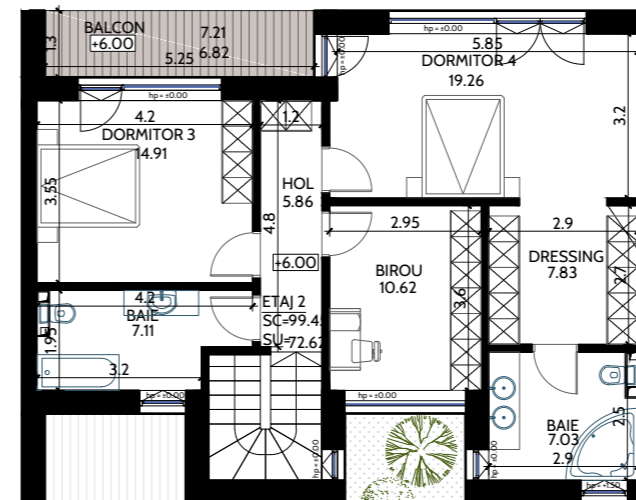
5 CAMERE:
 Suprafata construita = 294 mp
 Suprafata utila = 219.24 mp
 Suprafata construita terase si balcoane = 32.85 mp
 Suprafata utila terase si balcoane = 31.29 mp
 Suprafata gradina + spatiu verde = 149.83 mp



PARTER



ETAJ 1



ETAJ 2

5.6

470 000 €

full payment
(VAT included)

480 000 €

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

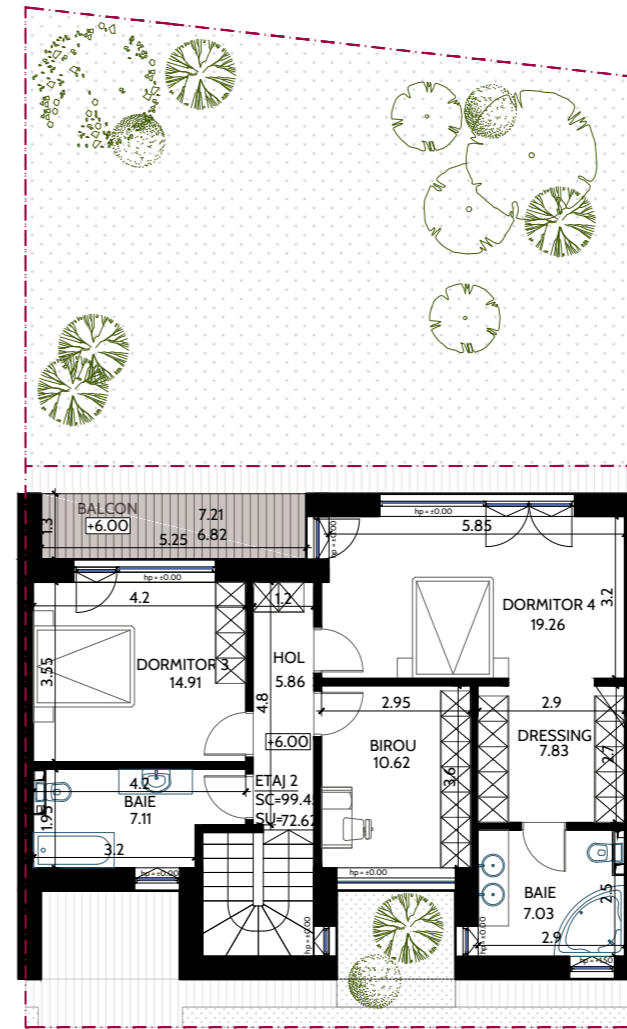
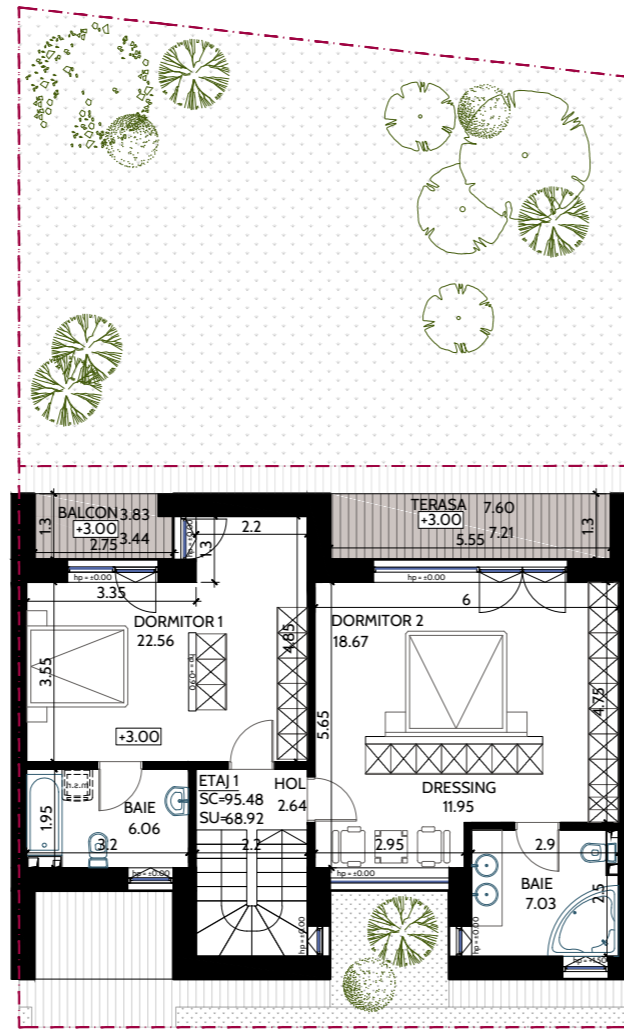
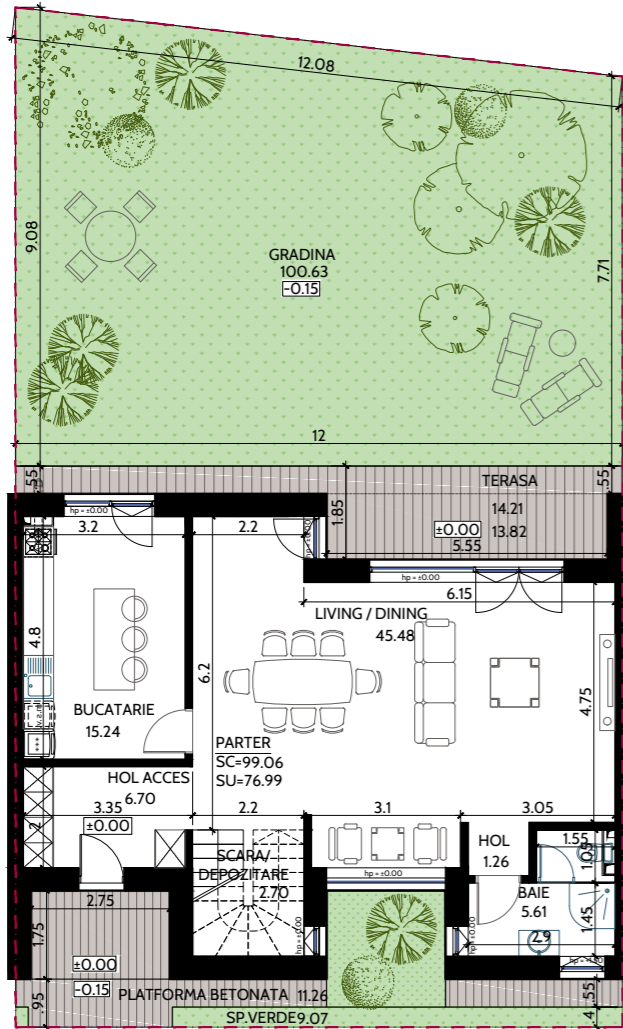
504 000 €

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

Nota: Toate planurile prezentate sunt cu titlu informativ

6.1
10

6 CAMERE:
 Suprafata construita = 294 mp
 Suprafata utila = 218.54 mp
 Suprafata construita terase si balcoane = 32.85 mp
 Suprafata utila terase si balcoane = 31.30 mp
 Suprafata gradina + spatiu verde = 109.59 mp



PARTER

ETAJ 1

ETAJ 2

Nota: Toate planurile prezentate sunt cu titlu informativ

6.1

460 000 €

full payment
(VAT included)

473 000 €

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

495 000 €

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

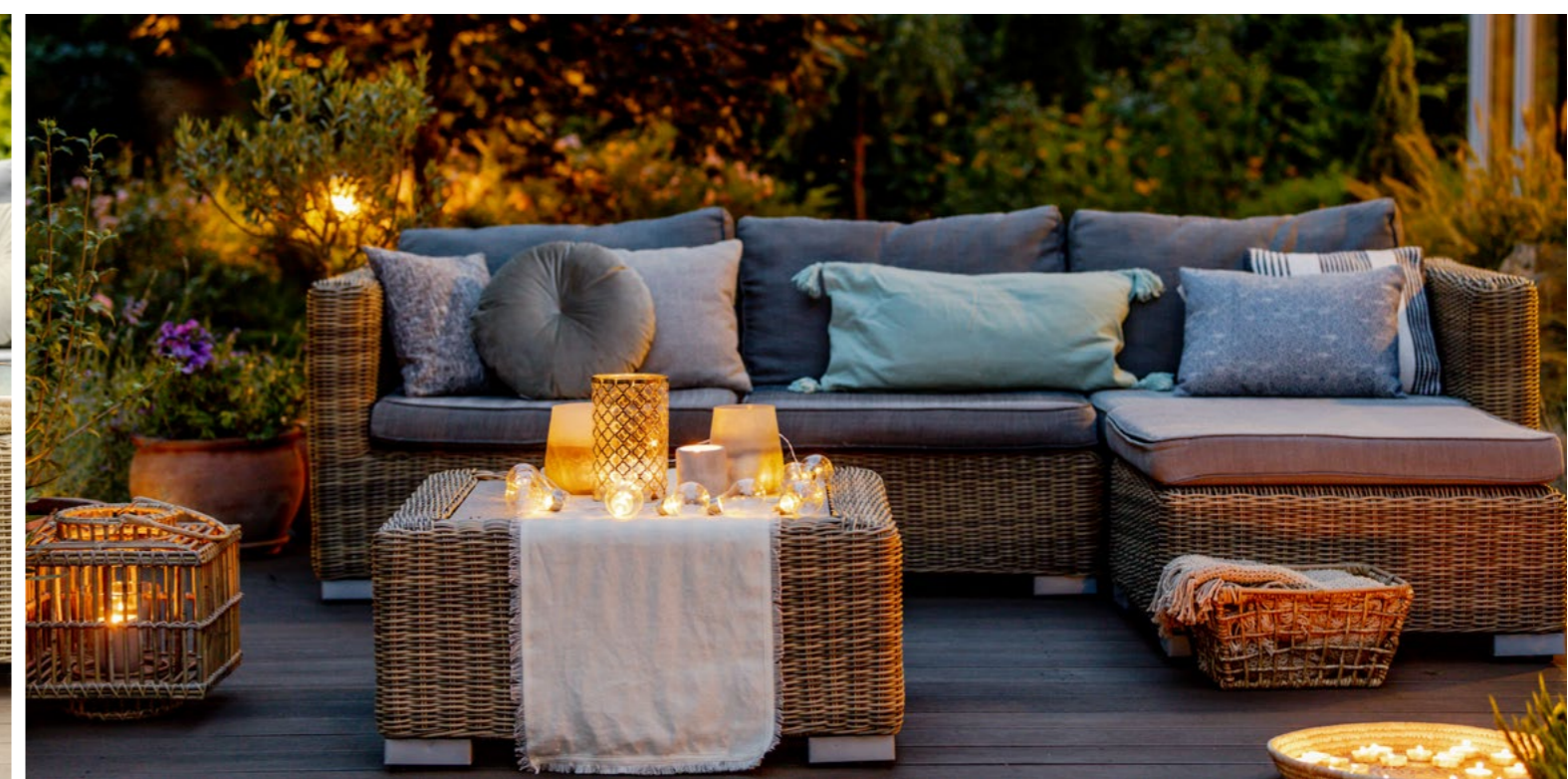
APARTMENT	APARTMENT TYPE	APARTMENT BUILT AREA [sqm]	APARTMENT USABLE AREA [sqm]	BUILT AREA TERRACES + BALCONY [sqm]	GARDEN SURFACE + GREEN SPACE IN FRONT OF THE HOUSE + GROUND TERRACE [sqm]	RECOMMENDED PRICES	MORTGAGE CREDIT		5 INSTALLMENTS		FULL PAYMENT		PARKING PRICE
						COMPLETED TOWNHOUSE (VAT 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)
4 ROOMS	4.4	206.17	152.51	21.33	55.00	355,000	341,000	-14000	325,000	-30000	315,000	-40000	6,700
5 ROOMS	5.4	209.73	155.89	17.37	89.17	374,000	360,000	-14000	343,000	-31000	335,000	-39000	6,700
5 ROOMS	5.5	229.82	171.19	19.23	91.00	402,000	388,000	-14000	367,000	-35000	359,000	-43000	6,700
5 ROOMS	5.6	294.00	219.24	32.85	140.00	525,000	504,000	-21000	480,000	-45000	470,000	-55000	6,700
6 ROOMS	6.1	294.00	218.54	32.85	110.00	515,000	495,000	-20000	473,000	-42000	460,000	-55000	6,700

The gardens have different surfaces, up to 200 sqm. If the area of the garden is more than 86 square meters, each additional square meter will be paid extra.

*All prices are expressed in euro



1.5 km
running track



you have endless possibilities to arrange the garden

h4l

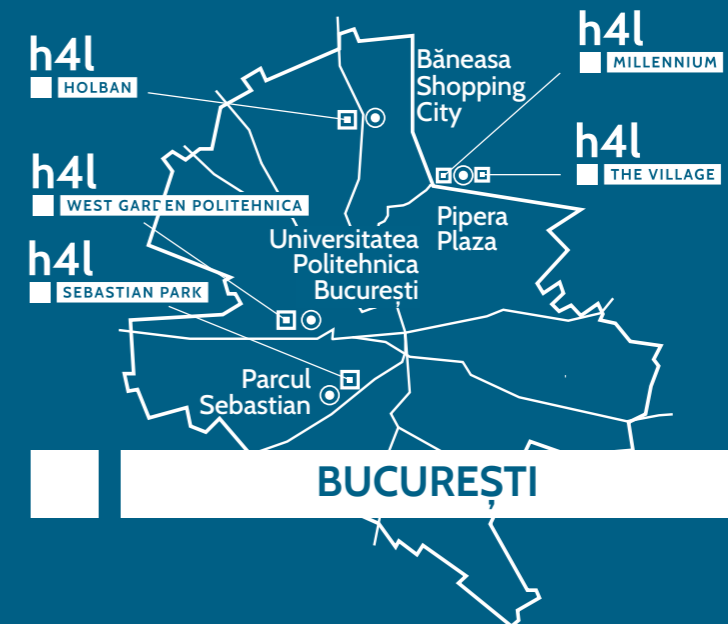
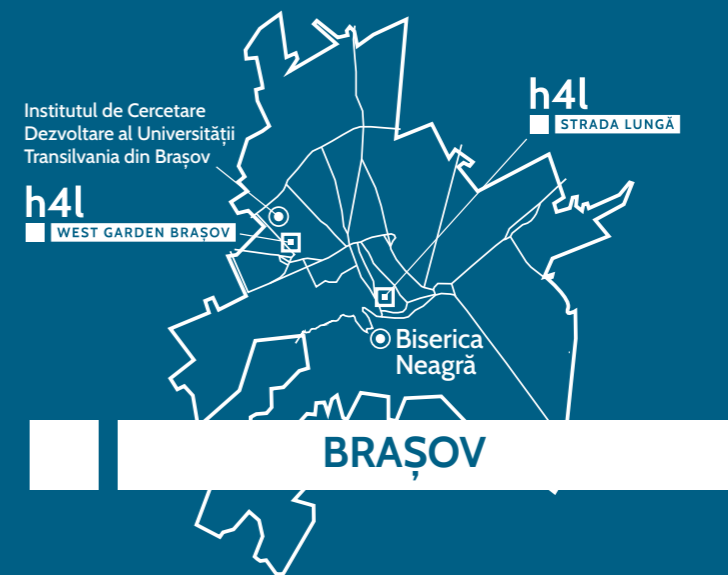
THE VILLAGE

Octavian Goga Bulevard, entrance from Petricani Road,
Voluntari

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The content of this presentation is with informative title



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