

AURORA

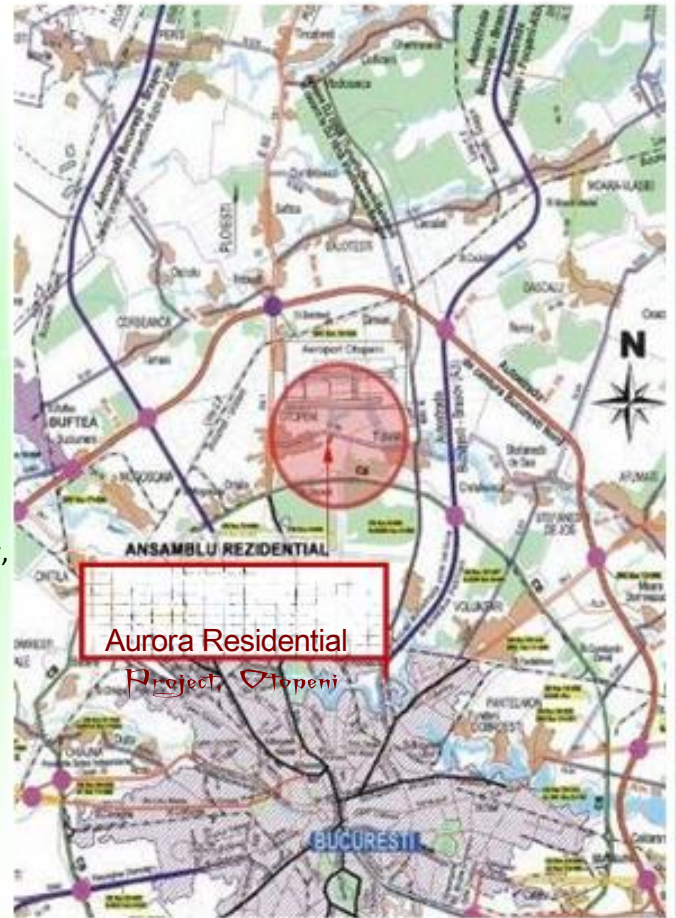
Residential Project



Otopeni, Bucharest

Location

- in the Northern part of Bucharest, in the city of Otopeni
- 200-202 23 August St., Otopeni, 075100, Ilfov, Romania
- 500 m from Baneasa Forest
- 3 km from Henri Coanda Airport
- 2 km from DN1
- 2 km from the Bucharest city bypass



**Maximum comfort
in a peaceful area**

People from everywhere wish to escape from the daily crowds. Here, in one of the most select areas of Bucharest, Otopeni, near Baneasa Forest, you will find a wonderful place of relaxation, peace and comfort – the Aurora residential complex.



**171 apartments
with an opening to the private
swimming pool of the complex**



The complex is fenced in and the access is restricted at the gate. In the inside yard you can have a walk or ride the bicycle along the alleys and the green spaces.

**Only a few minutes
of driving from the center of Bucharest**

Project description

Land area → 14,401 sqm

POT → 30%

CUT → 1.2

Built area → 26,223 sqm



Leisure areas:

- Swimming pools
- Gardens
- Alleys and lawn
- Playgrounds
- Club

35.8% green areas

13 housing units - 171 apartments

B+GF+2F+A - 6 buildings

GF+2F+A - 6 buildings

GF+2F+A - 1 building

1 unit – offices and shopping areas

B+GF+Mez+3F+A - 1 building

1 unit - Club

B+GF+1F - 1 building



Total residential area → 18,866 sqm

Total office and commercial area → 7,357 sqm

Total area for sale → 22,820 sqm, out of which:

residential: 16,755 sqm

commercial: 6,065.14 sqm

194 parking spaces, out of which:

143 exterior

51 underground

169 storage rooms

Total storage area: 1,831.31 sqm, out of which:

residential: 1,499.40 sqm

commercial: 331.91 sqm

Facilities

Existing services within the area:

- Pharmacy
- Dental clinic
- Beauty Salon
- Mini-market
- House ordering in collaboration with a specialized company.

Existing services within the area available only for residents:

Club Gym
 Sauna
 Cafeteria (bar, pastry shop, snack bar, pizza shop)
 Event room available for renting by the residents

Swimming pool - free access
 - maintenance will be included in the building
 management costs

Green areas Gardens
 Alleys – for pedestrians and for cars
 Public lighting
 A small park
 Barbeque booths especially arranged



Apartment design

Finishings: Constructions with thermal protection: high thermal comfort; energy savings

Own boiler and heating system – by Immergras Italy’s no.1 in heating technology

Ceramic tiles – imported from Italy

Sanitary ware and fittings – imported from Italy

Floors – imported from Switzerland

Carpentry and doors: the best quality; resistant to usage and accidents



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