

Urban
Villa

01

 **AMBER FOREST**
The first suburb in Romania



Urban
Villa
01

P+1E | 2 BEDROOMS
TOTAL GROSS AREA - 114 SQM
LAND AREA - from 140 to 165 SQM



*The plans, renders and sizes are examples presented for advertising purposes. For a final accurate offer, please contact Alesonor sales team.



ALESONOR
A: Ivy Office, 3 Occidentului St.,
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www.alesonor.com

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Description of amenities nZEB certificate energy efficient villas

Details about construction



Concrete structure
30 cm Porotherm Bricks walls
Polystyrene insulation for the foundation
Min 15 cm polystyrene exterior insulation, with 0,18 w/mpk thermic transfer coefficient

Exterior finishing



Wooden/travertine/stone wall finish for some parts of the facade
Aluminum profiles, with $UW < 0,85 \text{ w/m}^2\text{k}$ and triple glazed windows $UG=0,6\text{w/m}^2\text{k}$
Metallic entrance door

Interior finishing



Multiple layer wooden floor
Ceramic tiles in kitchen and bathrooms - Marrazi
Superior soundproofing Walls painted with Low VOC emissions paint
Sanitary objects and faucets - Hansgrohe, Kludi
Sockets and switches - Legrand

Installations



Under floor heating
AC system

Utilities



Modern utilities networks:
- water
- sewage
- electricity
- gas
- internet
Water treatment facility

Garden



Green fence
Connection and water supply for the garden
Landscaped garden (land leveling and lawn)
Drainage system for the rainwater

Furniture



Furniture for bathrooms

