

Urban  
Villa  
07

**AMBER FOREST**  
The first suburb in Romania



Urban  
Villa  
07

P+1E | 3 BEDROOMS  
TOTAL GROSS AREA - 166 SQM  
LAND AREA - from 210 to 320SQM



\*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.,  
1st floor, Sector 1, Bucharest  
T: +40 21 318.71.30  
www.alesonor.com

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A: 1 Decembrie St.,  
Tunari  
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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

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