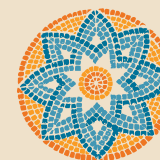


Bel Air

APARTMENTS



An aerial photograph of a beach with vibrant turquoise water and a sandy shore. A small figure of a person is visible on the sand near the water's edge. The text 'MAMAIA NORTH BEACH LIVING' is overlaid in large, white, bold, sans-serif capital letters.

MAMAIA NORTH BEACH LIVING

A decorative border on the left side of the page, consisting of a series of small, colorful triangles (blue, orange, purple, red, green) arranged in a repeating pattern.

DISCOVER ROMANIAN BEACHES

Romanian side of the Black Sea offers hundreds of kilometers of beautiful beaches and Mamaia is one of its pearls. It's the largest summer resort on the Romanian coast of the Black Sea (length of 10km and a width of 100-250m). Sand is soft and nice, sunbeds available for all types of budgets, depending on which part of Mamaia you go. Some parts of beaches are cornered off as private for the hotels by the beach, but there is kilometres of available to all beach. There are local Romanians selling anything from seashell jewellery to corn-on-the cobs, donuts and big pretzels at the beach for a decent price.

Summer season lasts from early May to late September and the eastern exposure helps increasing the time spent tanning on the beach as the sun stays shining longer. So if you decide spending time here, you will only need summery clothes, light open shoes and don't forget about the sunscreen and swimsuit.







MAMAIA NORTH

Mamaia North is the fastest growing destination on the Black Sea located between Mamaia resort and Navodari city in Constanta county. Constanta lies on the western coast of the Black Sea, 15 miles north of Istanbul and Bosphorus Strait (Turkey) and 99 miles north of Varna (Bulgaria). An ancient metropolis, Romanias oldest continuously inhabited and the countrys largest sea port, Constanta traces its history some 2,500 years ago. Originally called Tomis, legend has it that Constanta was visited by Jason and the Argonauts after finding the olden leece.

Developed more as a residential area, North Mamaia is a popular area where the most famous entertainment have known a big growth in recent years. It is also called the Ibiza of the East.

THE BEACHES

It is situated in an area of the seaside where the beach land is large and covered by fine sand. Also here there are several beaches with the prestigious blue flag certification.





BEACH

1 MIN AWAY FROM THE LONGEST UNINTERRUPTED BEACH ON THE MAMAIA RIVIERA.....

Beach living is one thing we all aspire for at some point in our life. Living by a beautiful long beach, on a 10km continuous beach, feeling the waves hit our feet as we stroll along the relaxing coastline... The crisp evening air while sitting outside on the terrace enjoying that hot cup of coffee.... Living in Mamaia North, that's what we offer.

Bel Air is in the heart of Mamaia North resort. Seaside living at its finest, in the perfect community.





COMMUNITY

Bel Air is in the heart of Mamaia North Riviera. The charm of this seaside project is in its ideal sense of community and belonging. The coziness in the design gives a premium feel. All your daily needs and activities are less than a minute away. Residents don't need to stress about driving to the grocery store or the pharmacy.

The Ibiza of the East.

Also here is the epicentre of fun and entertainment, we could proudly say one the best in this part of the world, with more than 10 night and day clubs, dozen of terraces and multiple day activities.



A decorative vertical pattern on the left side of the page, consisting of multiple columns of triangles. The triangles are primarily white and red, with occasional triangles in blue, green, and yellow. The pattern is dense and rhythmic, creating a modern, geometric aesthetic.

DESIGN

Bel Air was designed with the concept of premium living. In particular, the attention to details like the ventilated facade or the premium aluminium windows from Reynaers, a famous belgian brand.



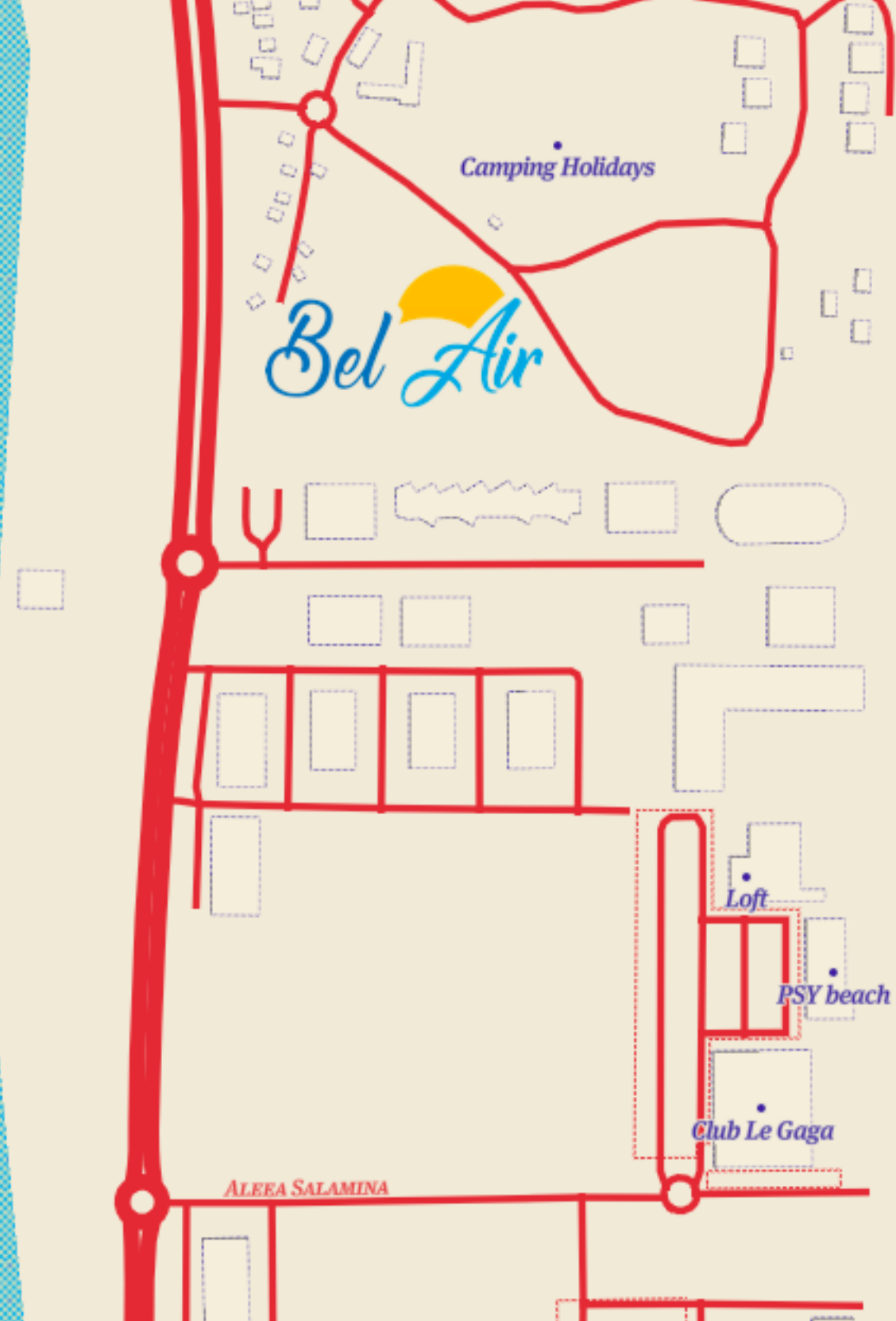
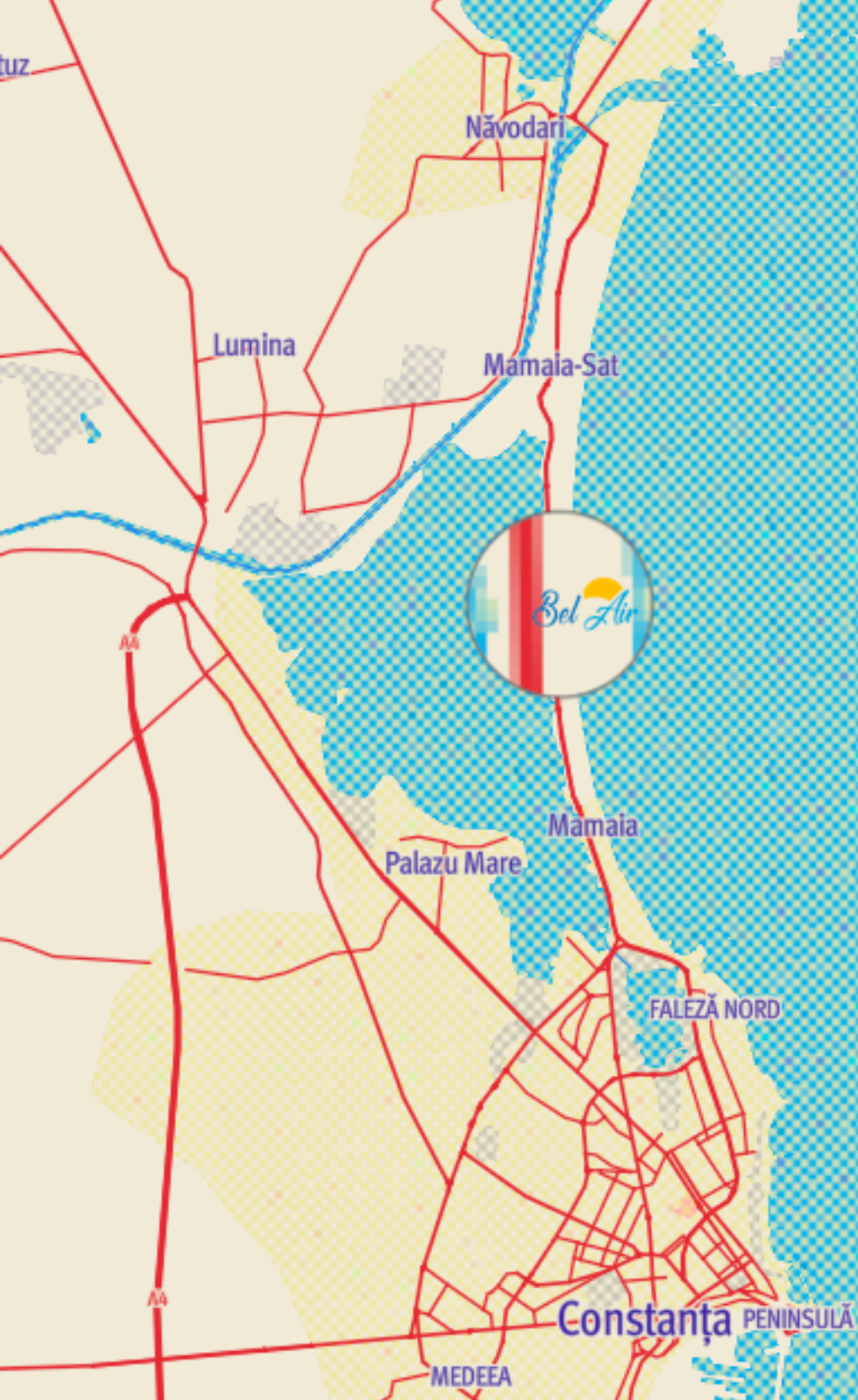


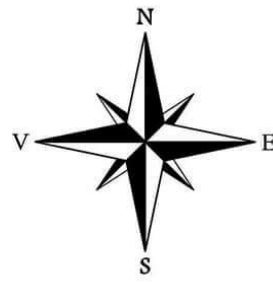
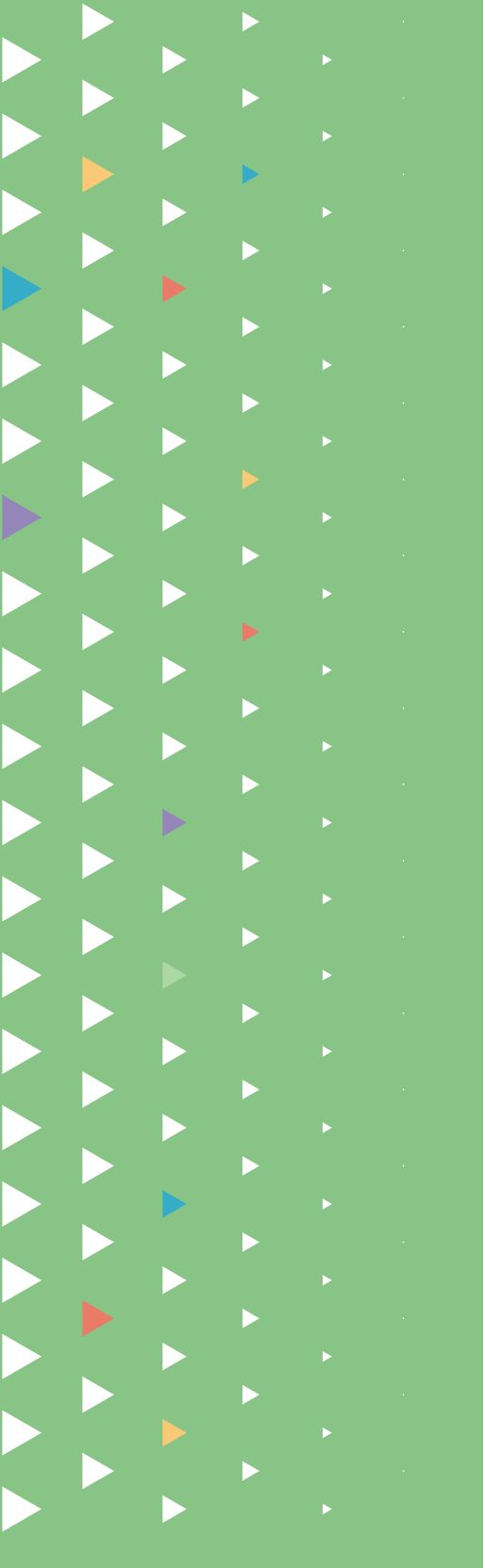




MASTER PLAN

Bel Air is located in the heart of Mamaia North, where all the action happens.
All the amenities you need and the beach are all a 1 minute walk away.





BLOCK

Floorplan

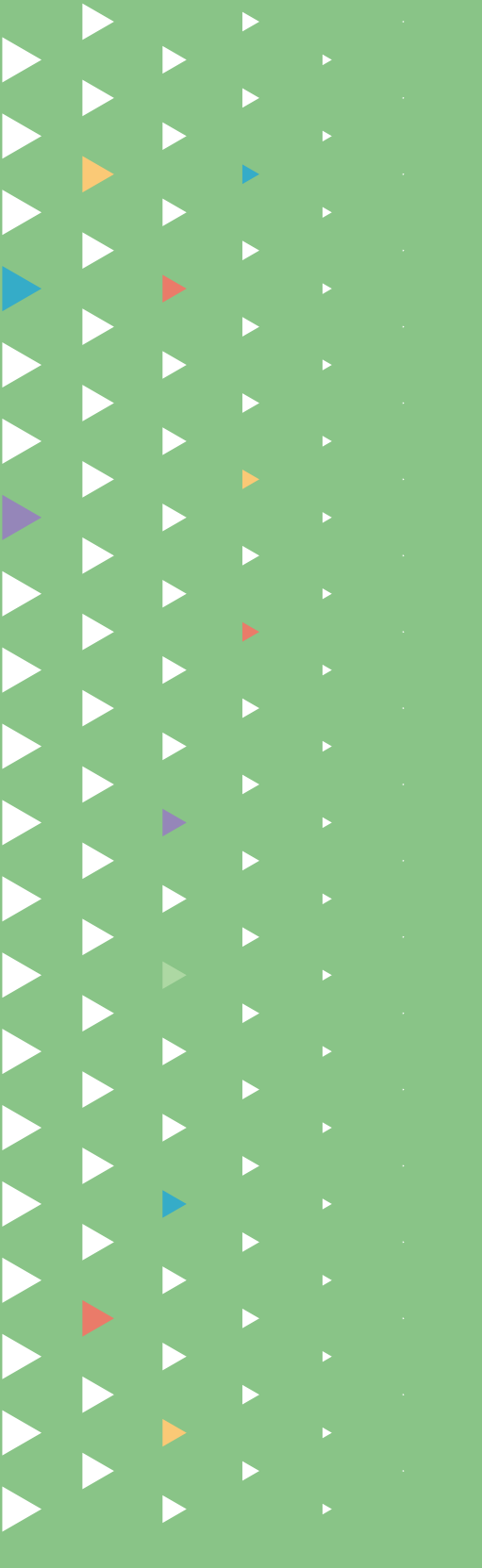
This could be
your view!



S E A V I E W A P A R T M E N T S

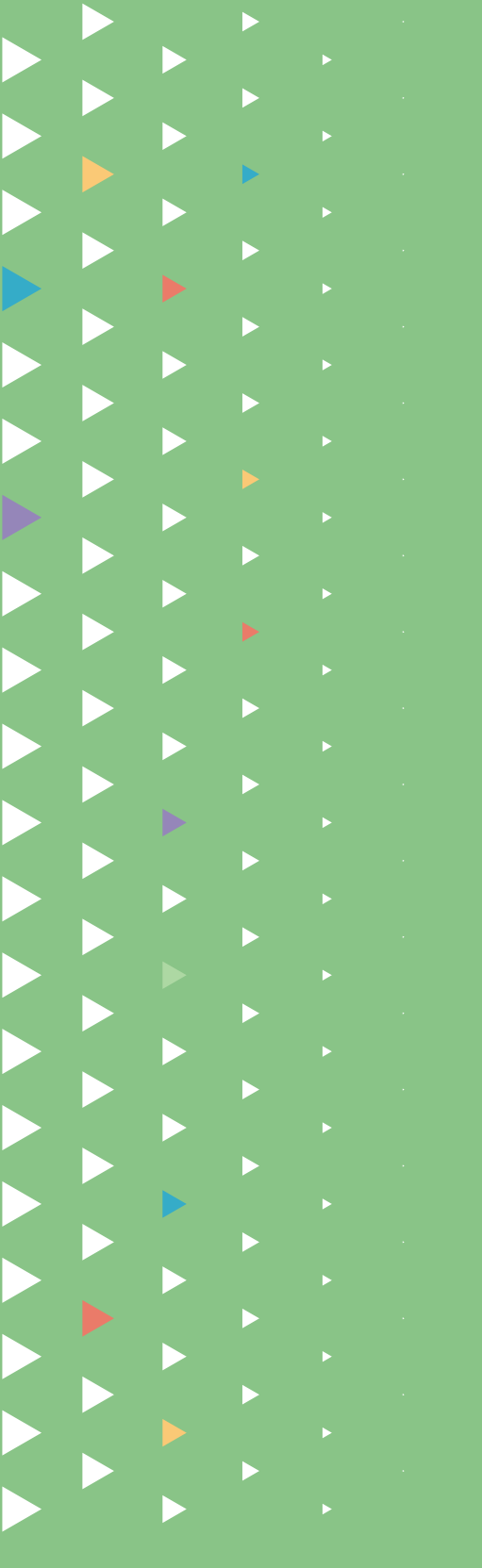
Bulevardul Mamaia Nord





STUDIO

Usable square meters	36 m2
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1 BEDROOM

Usable square meters	62 m2
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Ventilated Facade

The ventilated wall system is the most effective outdoor covering technology for solving the problem of providing protection against humidity and the weather, while offering thermal and acoustic insulation.

- ✓ Thermic insulation
- ✓ Acoustic insulation
- ✓ Long lasting

HIGH QUALITY FACADE FROM ITALY



Concrete C35/45

The concrete used in the structure is type C35 / 45 - a high strength concrete recommended for very high stressed elements for elements subjected to very aggressive chemical and atmospheric aggression

- ✓ High Strength
- ✓ Corosion Strength
- ✓ Tension Strength



HIGH QUALITY MATERIALS



YTONG MASONRY

It is made of brick masonry YTONG type. YTONG is the first supplier of masonry solutions in Romania recommended for the green dwelling construction due to the superior technical properties of the products and is certified by Romanian Green Council

- ✓ Thermic efficiency
- ✓ Non-Flamable
- ✓ A1 Fire RESISTANCE

YTONG®

HIGH QUALITY MATERIALS



CS77 REYNAERS ALUMINIUM

Concept System® 77 is a high insulating window system that meets elevated requirements regarding thermal insulation, stability and security. Anticipating on the thermal requirements, the insulation value (Uf) for the HI+ variant of this system goes down to 1.7 W/m²K for a standard opening window. The unique concept of the system makes it perfectly suitable for triple glazing and CS 77 even achieved the Swiss Minergie® component label.

- ✓ Water tightness
- ✓ Wind load resistance
- ✓ Thermal insulation



HIGH QUALITY WINDOWS



HEATING & COOLING

The heating is achieved by individual gas-fired, high-efficiency gas-fired boilers that ensure low consumption and a high degree of thermal comfort. The air conditioning in summer is done by individual air conditioning units provided by renowned manufacturers in the field, which together with the high degree of thermal insulation made by the premium carpentry will bring perfect comfort regardless of the outside temperature.



HIGH QUALITY APPLIANCES

LED LIGHTNING

Outdoor ambient lighting systems made by our designers give the ensemble that unique signature that highlights the entire project and delights your eyes every time you get home.

HIGH QUALITY DESIGN



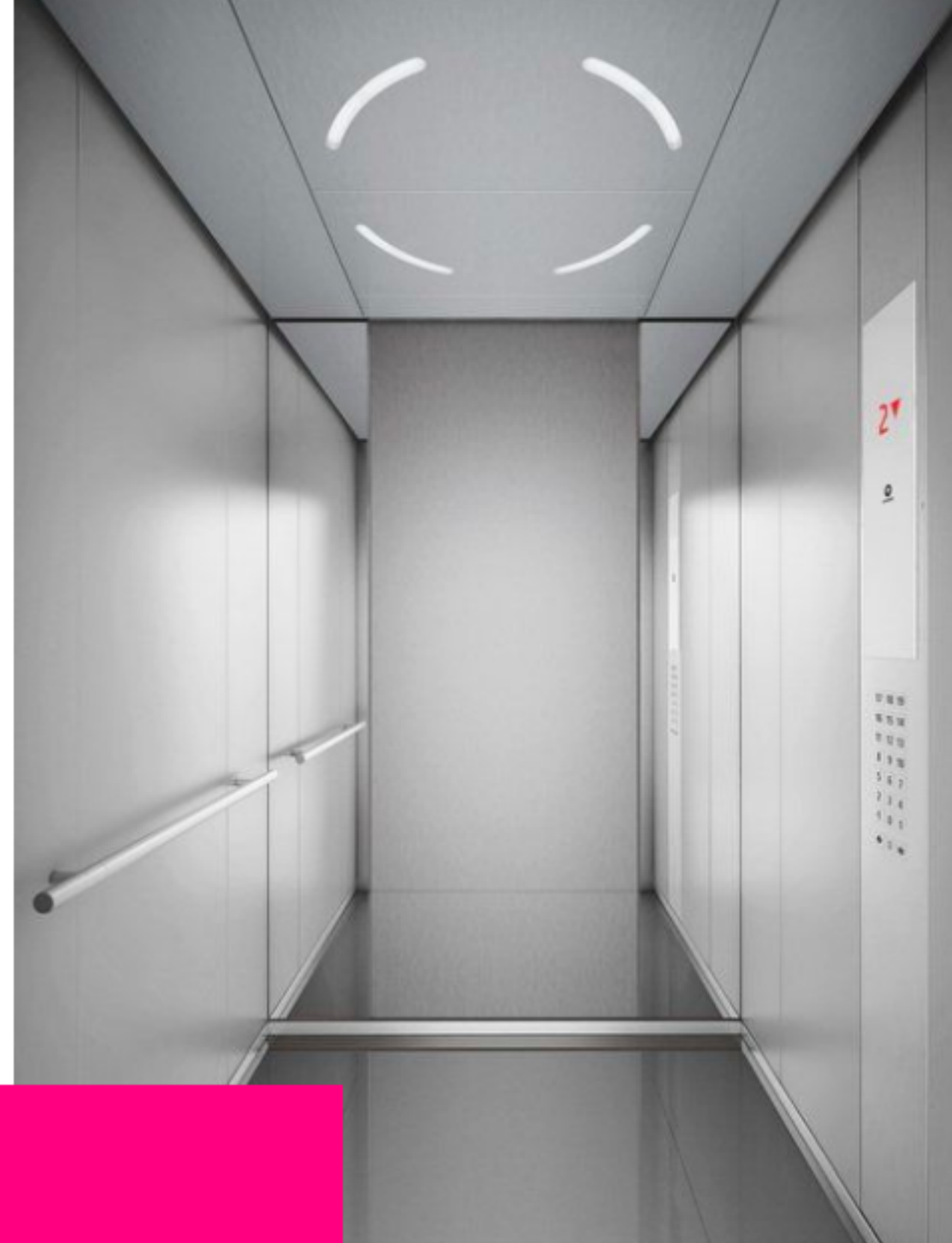
DETAILS

We know little details make the difference. From the silent Schindler elevator, to the staircase floor from renowned Italian manufacturers, to the futurist led light on the balcony, all are meant to bring you a smile on your lips when you get to your sea home.



Schindler

HIGH QUALITY DESIGN



TILES FROM ITALY

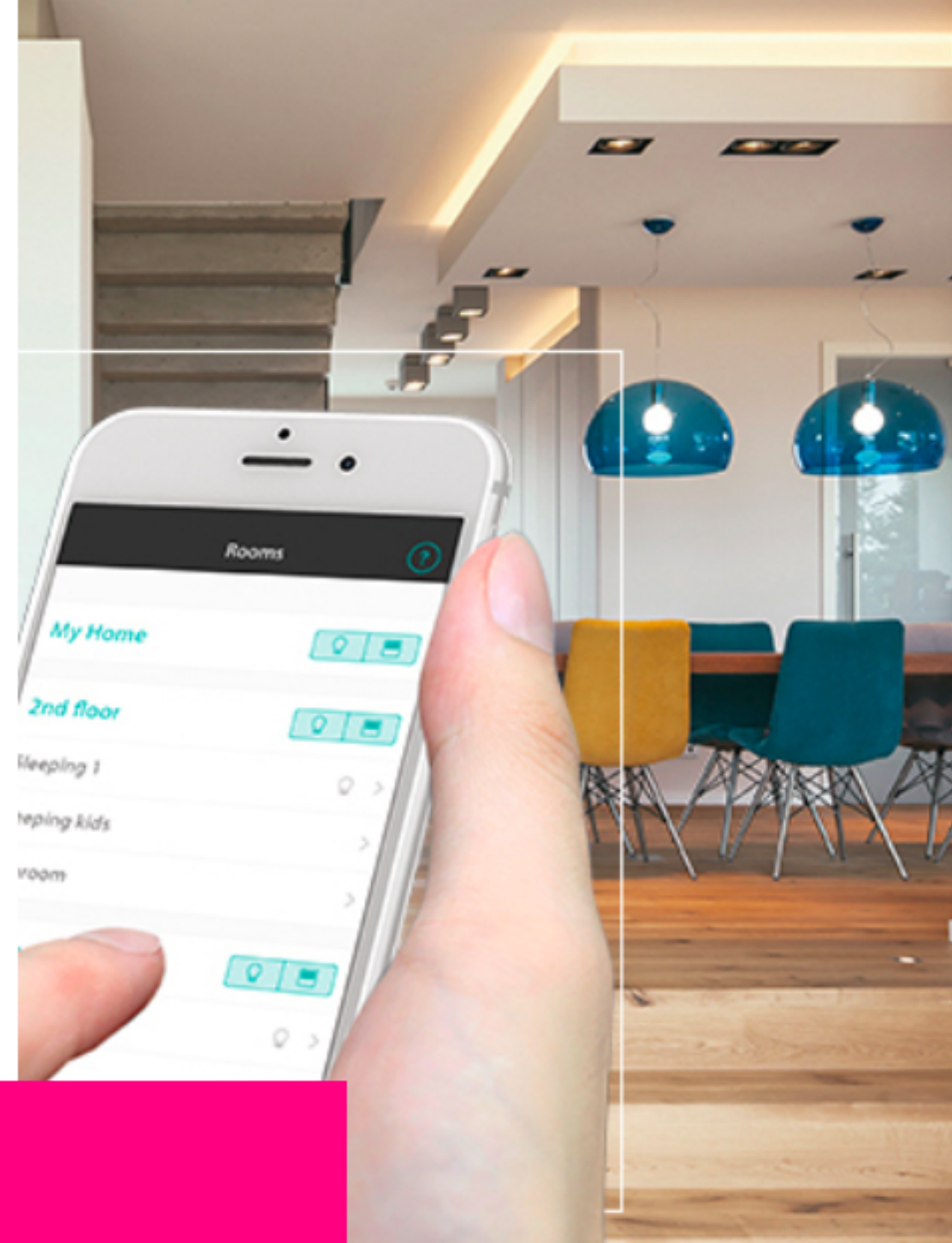
The tiles for bathrooms will be from renowned producers from Italy

PREMIUM TILES FROM ITALY



SMART HOME

Your intelligent house at sea allows you to control the lights on your phone. Or you may want to activate the remote alarm system. Or, you want to start the air conditioning system when you're on the highway to expect the perfect environment when you get there. And the number of possibilities is much higher. Your intelligent house in Bel Air ensures ultimate comfort and safety.



SMART HOME GADGETS

Bel Air

APARTMENTS

Call us: 004 021 9898
E-mail: office@9898.ro

Eduard Varvara - Project Consultant

