

Introduction

RomReal's ambition is to bring Western standards of development to the Romanian real estate market. In doing so, we believe we are improving the quality of life for all residents, and delivering a habitat which is both cost and energy efficient to live in. Our ambition is being delivered through a focus on a range of areas, ensuring that Western standards of quality are accompanied by Western standards of sustainability.

Energy

RomReal is very conscious of the impact that energy generation and usage has on our planet. From initial site surveys, through to the specification of fixtures and fittings, we aim to identify the most energy-efficient solutions. We are constantly seeking more intelligent and sustainable approaches to building design, construction and materials. Most importantly, we place great emphasis on creating spaces that are inspiring to live in, and support a low-energy, sustainable lifestyle.

Water

RomReal understands that water is a precious resource. All our developments consider ways in which usage can be reduced, both during construction and occupancy. Where possible, we specify ways of increasing the efficiency of water usage within the infrastructure of our developments, delivering responsibility and cost-efficiency.

Materials

RomReal is aware of the impact that our choice of materials can have. We select all our construction materials very carefully, protecting natural resources, reducing carbon emissions, and providing a safe and healthy environment for the residents in all our developments.

Waste

RomReal is mindful of the need to manage (and wherever possible reduce) waste across the company's operations – from all stages of the build process to the use of recycled paper for marketing communications. We also endeavour to support and encourage residents in their own recycling efforts.

Transport

By providing ample car park spaces within each development, RomReal acknowledges the importance of the motor car as a preferred means of transport. However, we also include secure storage facilities for cycles, and when possible, we locate developments close to existing transport networks and local shopping facilities to reduce car-dependency.

Landscaping

As a responsible developer, RomReal is aware of the importance not just of our buildings, but of the micro-environment that surrounds them. From the beginning of every project, we look for ways to create a landscape which uses existing resources intelligently, and offers efficient ongoing maintenance. We focus on the needs of the existing community, new residents and the bio-diversity of the local environment to shape landscapes that respect nature and add value to our developments.

Community

RomReal is completely dedicated to its communities. Both the existing local residents (where they exist) and the new communities that will inhabit our developments. We work on everyone's behalf to conceive and build developments that facilitate a healthy, enjoyable and sustainable lifestyle. Essentially, from introducing improvements to the local infrastructure, to including spaces for socialising and local amenities, we aim to build sustainable communities for everyone.

Healthy Living

RomReal recognises our responsibility to support healthy lifestyles and meet the needs and aspirations of residents. We seek to maximise the natural benefits of sunlight, daylight and open space within each of our developments. Where possible, we offer on-site leisure and communal facilities and integrate ways of providing residents with access to fresh food produce.

Education

RomReal seeks to deliver sustainable development through its ethical policy and working practices. Our terms of reference include requirements for economic and social progress at a local level. We are proud to support educational initiatives, both those that spread best practice in sustainable development, and those that enhance the local educational infrastructure in general. We see ourselves as an enduring partner for the region, and want to create lasting improvements that raise standards of living and employment for the next generation.



Introduction

The construction of our Oasis development is due to start in 2008. In common with all our developments this project will be managed in strict accordance with our parent company's ethical policy.

Quality

We are proud to announce Oasis, a new Westhouse development set in a stunning location on Siutghiol Lake. The landscaped site will feature a range of leisure facilities for the community, and bring our traditional high quality of design and construction to residents.

Energy

Oasis will feature a range of energy-saving features, from low-energy lighting to winter gardens that help to warm living spaces during the colder months, and – along with solar shading – keep them cool during the summer. The building's corridors are protected from the elements, but are unheated, further helping to reduce running costs and save energy.

Water

Built on the Siutghiol lakeside, Oasis is designed to help conserve water supplies. The water treatment system allows waste water to be cleaned and re-used within the development, while rainwater is harvested and filtered through to the lake.

Materials

Oasis will be constructed using materials that have been responsibly sourced. As much material as possible is sourced locally. Materials have also been chosen to provide a healthy and comfortable environment for residents, for example the use of water-based paint with low levels of VOCs.

Waste

As a responsible development, Oasis will be constructed using recycled materials wherever possible – and will also benefit from an infrastructure that helps to reduce waste during occupancy, for example space for residents to sort and store recyclable materials such as glass, plastic and paper.

Transport

The Oasis development has been planned around the needs of a new Constanta North community, offering a combination of accessibility and sustainability – for example the provision of both individual car parking spaces and secure storage areas for cycles.

Landscaping

Great efforts are being made to protect the natural environment around the Lake, maintaining biodiversity and providing pleasant living spaces for all residents to enjoy.

Community

Oasis is designed to provide the right balance between individual freedom and community spirit. Both private and communal spaces are provided for relaxing outdoors, and the range of shared facilities will create a fun and sociable lifestyle.

Healthy Living

As well as all apartments making maximum use of natural daylight, a range of facilities will be provided that allows residents to enjoy an active and healthy lifestyle. These include a swimming pool, boathouses and a children's playground.



central apartments

our ethical policy in practice



Introduction

Central apartments, a small community built around a shared courtyard, has been developed to provide residents with an enjoyable and sustainable lifestyle.

Energy

A centralised heating system is just one of the energy-efficient features within Central apartments. The development also benefits from natural ventilation and long balconies, which offer protection from unwanted solar heating during the summer months.

Materials

Central apartments are constructed using thermally efficient blocks and additional insulation that protects residents from heat during the summer, and insulates them from the cold during winter – helping to save energy and minimise heating bills.

Transport

Owing to their central location, the apartments are very well connected to the local transport infrastructure, being only 150 metres away from the nearest public transport. All entry points to the building have ramped access, and 75 covered car parking spaces are available on site, making access and mobility even easier.

Landscaping

Naturally irrigated planting on a raised deck at the front of the site creates a pleasant environment for residents – and allows a gradual transition from public to private space.

Community & healthy living

The communal decked area, private balconies and floor-to-ceiling windows in each apartment give residents a feeling of light and space. The children's playground adds to the appeal for young families, making Central apartments a great investment for anyone who wants to enjoy a contemporary home in the heart of the city.



corallia residence

our ethical policy in practice



Corallia is a small development of 36 apartments located at the entrance of the Mamaia resort. Our commitment to community is evidenced by the site's close proximity to local entertainment, transport links and the beach waterfront, just 2 minutes walk away.

Set within an area of communal parkland, the development helps set new build standards for the Mamaia resort region. Air conditioning is fitted within all the apartments and residents also enjoy the option and benefits of natural ventilation. Windows are double glazed, helping to reduce heat loss, and all the apartments offer a balcony and sea air.

Incorporated at ground floor level there is a restaurant and the development provides ample parking for residents – over half of which is underground.

