

A woman with long dark hair is carrying a young child on her back. They are in a grassy field with trees in the background. The sun is low in the sky, creating a warm, golden light and lens flare effects. The woman is wearing a dark top, and the child is wearing a striped shirt and light-colored pants.

h4l
development

home for life

A DIFFERENT APPROACH FOR ROMANIA

h4l
development

building

as a matter of life, as a pure
way to give more sense to each
and every individual and family.

About us

h4l
development



First and foremost, you must know that h4l (home for life) is a movement, a new one for Romania, but with a long history in the West, which supports the idea of homes made for people and for their needs. **h4l Development** is the company building in Romania the first residential neighborhood intended for people who appreciate the values of the movement – home for life.

The values that we trust

WE EFFICIENTLY BUILD THE HOME FOR LIFE.



CARE

We care and we build homes thinking of you and your life. We care about and we protect nature.



NATURE

Life is better when you are in connection with nature, that is why we bring nature into every home we create.




TOGETHER

Life is about moments and the most valuable ones are made together, that is why we believe that together we can change the world.



LIFE

The most valuable thing that each and everyone of us has got is life. Our residential neighborhood aims to give back life.

A woman with voluminous, curly brown hair is lying down, covering her face with both hands. She is wearing a blue denim shirt. Around her head are several instant photographs and a white instant camera, suggesting a theme of memory and home life.

We efficiently build homes for life.

We are different by purpose and approach. We know that, when things are done perfectly, everyone wins, and, in addition, very long-term relationships are built. We optimize everything in order to provide a better life for every resident – life begins at home.



How we do this

1. We carefully choose the places to build on
2. we design very well (access roads, water, energy supply, sewage, parking spaces, green areas, shared premises, apartments layout)
3. we design inner areas to the full for every apartment, regardless its number of rooms or surface and this increases the satisfaction degree of residents
4. we work with efficient suppliers
5. we use quality materials
6. we provide information with maximum of transparency
7. we also make sure that everything is fully operational after the completion of the project
8. we set a fair price so we can have a win/win relationship.

We are a team of more than 30 people with experience in various fields. Some of us have many years of expertise in real estate and among us one can find architects, engineers, but also successful business people. We all have the same goal – to build places that can truly become home.



35

experts

We build houses designed for people. We bring home for life trend from Western countries in Romania. In 2018 h4l Development starts to build West Garden neighborhood in Bucharest, the first one in Romania designed by this home for life global trend.



1

sole objective

13 000 smiles every morning. We believe in digits and we remember the smiles we saw every morning in the neighborhoods in which construction we were involved. Life begins at home – that is what we have learned in more than 15 years on this market.



13000

smiles

This is the amount of projects we have achieved so far. This amount aggregates residential, commercial and office-building projects. Every year, each new project brought us here, at – h4l – full team designing and creating tomorrow's neighborhoods.



750

Million of €



The first project developed by H4L is West Garden. This project transfers into reality all the values which are the base for H4L and completely changes the manner in which residential complexes are built in Romania.



LIFE BEGINS AT HOME

WEST garden

WEST garden

A different project

All these points of differences come together

CLOSE
TO NATURE

Large courtyard with green areas and tranquility, big terraces for every apartment, 2 km of alleys and large glass surfaces.

EFFICIENT
AND SECURE

High quality construction, smart architecture and development, a totally secure place for kids and families.

SOCIAL LIFE

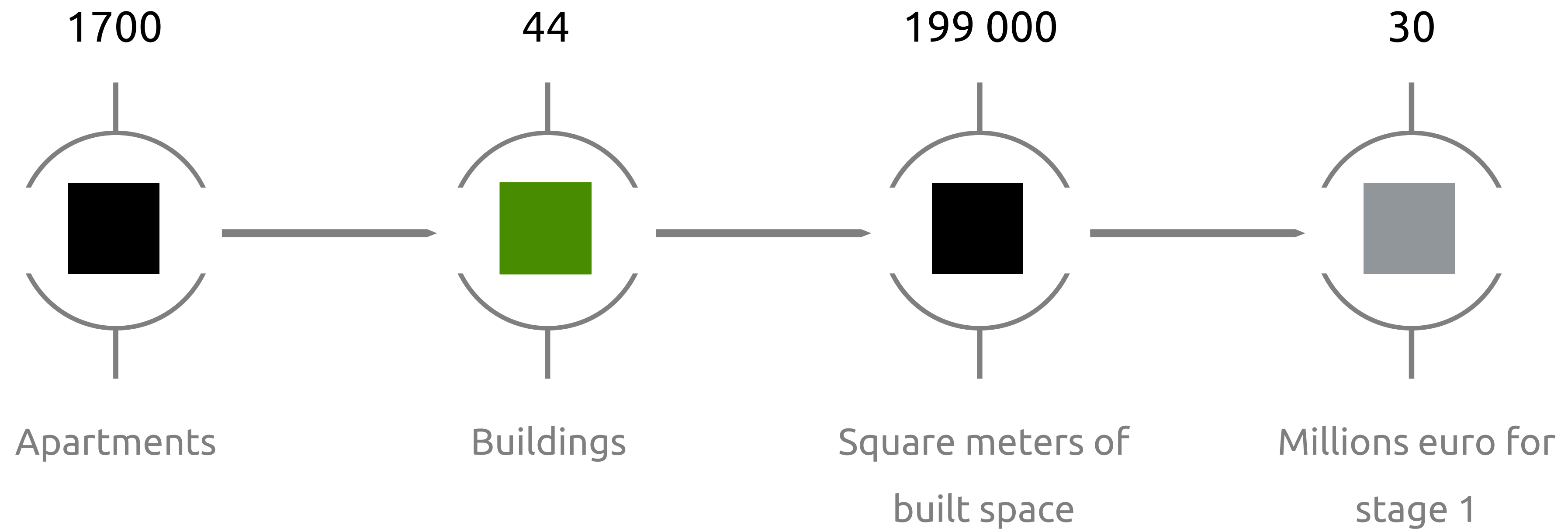
20 court-yards for a social life in nature, 1,300 m² which will host a community center with events spaces, coworking spaces, a kindergarten and a nursery.

CORRECT
PRICE

We designed everything with maximum efficiency, we build to high quality standards, and offer every house at the right price, because we know that life starts at home.

Numbers

The assembly will be located in the west of Bucharest, in the Militari neighborhood, on Iuliu Maniu Boulevard, more precisely on the 6 hectares of the former Victoria industrial platform. The assembly will also be positioned opposite the Militari Shopping Center and near Preciziei Metro Station.



Stages

Stage 1

The first phase of development will comprise 670 apartments in blocks with an average of 42 apartments per block.

Start, Autumn, 2019

Stage 3

This stage will start in 2020, Autumn, when Stage 2 will be finished and it is due to be completed in one year.



Start, Autumn, 2018

Stage 2

This stage will start in 2019, Autumn, when Stage 1 will be finished and it is due to be completed in one year.

Start, Autumn, 2020

The main purpose is to sell all the apartments in 3 years from now, even before stage 3 will be finished.

A powerful and different project

There is a huge list of points of difference for this new assembly, in general, very appreciated by potential clients.



- Low height for buildings – S + P + 5
- Indoor gardens (25% of space) and 2 km of inner alleys
- Optimized interior space
- Large glazed spaces
- Enough distance between buildings
- Safe, closed space for middle-class neighborhoods
- Courts are exclusively pedestrian
- Quality services - post-sale
- The correct price
- Modern, quality architecture
- Quality materials, quality isolation, phonic and thermic
- Each apartment has a terrace
- Near metro station - Preciziei (5 min.)
- Underground parking lot
- Spaces in the basement
- Guarantee for execution
- High Seismic Resistance
- Interior designer dedicated to the project
- Dedicated spaces for social life



LIFE BEGINS AT HOME

The West Garden project name starts from the application of the interior garden concept (courtyard), very popular in Western countries, such as the UK and Denmark. Practically, the residential complex will be developed around central gardens bordered by buildings. From here we went, to set up for every block a garden of minimum 400-450 square meters, up to 800 square feet to represent a secure space in which children can play.



AVERAGE PRICE

The average price of apartments in the West Garden ensemble will be around the value of 1,000 euros per per usable square meter (excluding the surface of the terraces).

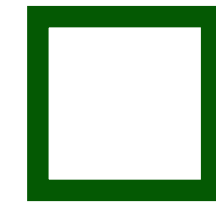
h4l

Future projects

Few info about what we plan for next years

WEST garden

Start 2017 – End 2021



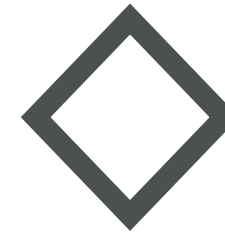
Project 2

Bucharest/ Braşov – Start 2019



Project 3

Bucharest – Start 2020



Project 4

Timișoara/Sibiu – Start 2020





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