

CONSTRUCTION 21

Edenia Titan – Building C

Project type : New building
Building type : Collective building, 126 units (second development phase)
Building year : 2012/2013
Delivery year: 2013
Climate area: Continental
Usable area : 8.021 sqm (land)
Number of functional units : 126 units (second development phase)
Codrii Neamtului Str., no. 5-7, District 3, Bucharest, 032431

Description:

The residential project individualizes amongst other recently built projects in the area thanks to a set of benefits that provide tenants a high standard of living. Edenia Titan is located in the green area of Titan neighborhood, being well connected to the public transport network and close to all facilities that a person might need in everyday life.

The second development stage of the project is comprised of a new 11-storey building with a total of 126 apartments, delivered in the autumn of 2013, thus completing the first development phase of the project completed in 2009 and consisting of two buildings with 226 units. The structure of the new building is made entirely of reinforced concrete with the exterior walls and partitions between apartments entirely made of brick.

Private areas harmoniously blend with socializing ones inside the apartments, designed so as to bring maximum comfort for residents. Customers have multiple finishing options available out of which they can select, as well as various surfaces and partitions for units with the same number of rooms.

The quality of the project was also regionally acknowledged at the end of 2013, when it won the Best Residential Development Award, offered by CIJ Awards, one of the most prestigious competitions in south-eastern Europe.

More details about this project: www.edenia.ro
Source: Adama - project developer

Involved parties:

Developer

Name : Adama Group

Web site: www.adama.ro

General contractor of the site: Bog'Art

Project management & certification body: Vitalis Consulting

Contracting method: General contracting

Architectural description:

Edenia Titan is located near Titan Park in Bucharest, maintaining the concept of residential complex, with 24/7 guard for the tenants' maximum security.

Edenia Titan consists of three residential buildings, two of them completed in 2009 and the third one, consisting of 126 apartments of one, two and three-room apartments, delivered in the fall of 2013, being part of the second development stage. In Edenia Titan, the apartments are provided with a high aesthetic as well as practical standard, meeting the demands of a modern lifestyle.

Apartments' surfaces vary from 45 to 148 sqm, part of the units being designed with generous terraces or private gardens, such as the apartments located on the ground floor. Within the project, parking places, as well as storage rooms located in the basement, are available.

Edenia Titan 2 focuses on the safety of tenants, providing them with 24/7 security and a spacious playground for the children within the project. The new building is made entirely of reinforced concrete and efficient Porotherm-type brick system.

Energy

Final energy: $q_T = 95,8$ (kWh/sqm, year)

Breakdown for energy consumption: Heating - $Q_{inc} = 318\,737$ (kWh/year); $q_{inc} = Q_{inc}/A_{inc} = 41,6$ (kWh/sqm,year)

Hot water - $Q_{acc} = 308\,668$ (kWh/year); respectively: $q_{acc} = Q_{acc}/A_{inc} = 39,6$ (kWh/sqm,year)

Mechanical ventilation - $Q_{vm} = 48\,270$ (kWh/year); respectively: $q_{vm} = Q_{vm}/A_{inc} = 6$ (kWh/sqm,year)

Artificial lighting - $Q_{il} = 63\,270$ (kWh/year); respectively: $q_{il} = Q_{il}/A_{inc} = 8$ (kWh/sqm,year)

Primary energy need: $Q_T = 735\,677$ (kWh/year)

Primary energy need of a standard building (benchmark): $Q_{TR} = 740\,272$ (kWh/year)

Calculation method: Seasonal, according to Energetic Performance of the Buildings Calculation Method, developed according to Law no. 372/2005.

Systems:

Heating system: Gas heating system separately for each building, Digital Chronotherm available within each apartment for temperature control

Hot water: Gas heating

Cooling system: No cooling system available, primed connections for air conditioning system setup within each apartment;

Ventilation system: Natural ventilation;

Renewable energy conversion systems: No renewable energy systems

Environment:

Adama Group real estate developer successfully obtained from TÜV Austria Romania the certification for the highest quality management, ISO 9001:2000 for "Real Estate Entrepreneurship & Development, Planning & Construction Management, Marketing & Sales".

This comes in recognition of the efforts Adama is constantly making by implementing the proprietary European Standards System (ESS), a special suite of quality measures which shapes all the company projects.

ESS aesthetics & environment

To ensure that each project meets ESS's design standards of top-quality architecture, we execute every project plan with a balanced team of skilled architects, combining well-known international firms with talented local expertise.

Urban environment:



Leading the way. Building the future.

The compound is located in the green area of the Titan neighborhood, on Codrii Neamtului street, no. 5-7, a carefully selected location where you can find various means of transport, schools, kindergartens, shopping centers, supermarkets and parks nearby, such as:

- Titanii Park and Titan Park;
- Titan subway station;
- Kindergarten (no. 231 A);
- School (no. 200);
- Auchan hypermarket;
- Billa hypermarket;
- Titan Polyclinic.