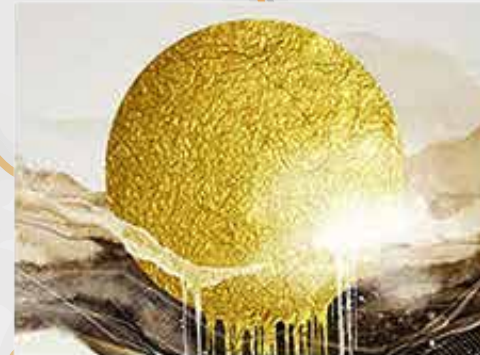
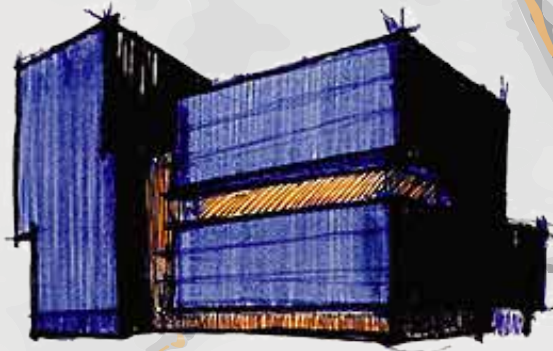
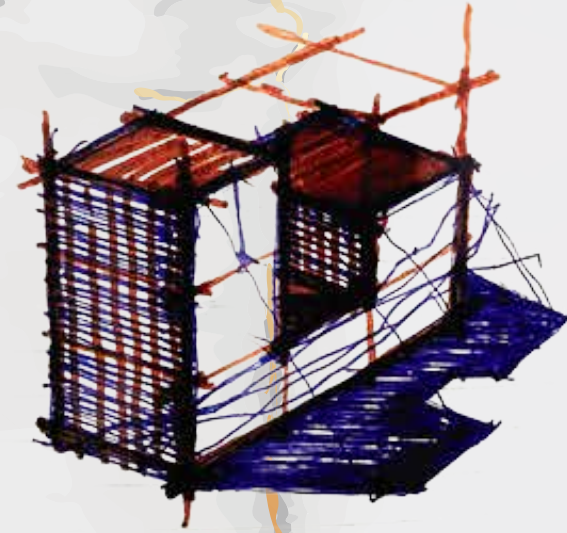




ART
PROPERTY

CITY



TECHNICAL
EXPERTISE
MEETS
ARTISTIC
EXPRESSION





THE PROJECT

LOCATION

APARTMENTS

**TECHNICAL
SPECIFICATIONS**

**COLLABS. &
AMMENITIES**

**DEVELOPMENT
PARTNERS**

CONTACT

THE PROJECT by *BOG'ART*

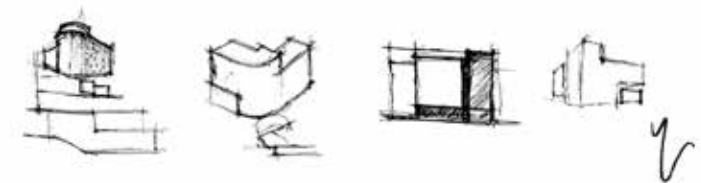


Art City is a contemporary residential project brought to you by Bog'Art from design to execution.

Behind a complex process of creation and constant refinement, our building principles have the core mission to provide high-quality living that is future-proof.

From the first line drawn to the last corner built, Art City is conceived with passion for design, responsibility towards building and care for end-users. We manage every detail to ensure our buildings are aesthetically pleasing, future-proof machines for living.

Our approach is responsible towards the environment, using sustainable solutions and building methods for energy efficiency.



LOCATION

Dwell in the new Design District

Baneasa
Shopping City

🕒 12 min

Promenada
Mall

🕒 12 min

Deutsche
Schule

🕒 1 min

Herastrau Park

🕒 8 min

House of the
Free Press

🕒 5 min

Combinatul
Fondului Plastic

🕒 3 min

Romexpo

🕒 5 min



AT THE HEART OF ART



A well-connected area that promotes design, amenities and culture.

Art City is the residential centerpiece in a new neighborhood, anchored as the family-friendly neighbor to Deutsche Schule and the remarkable architectural complement to OMV Petrom headquarters.

Within 10 to 15 minutes of all northern area business hubs and social activities, the area is connected via wide roads and ample infrastructure with easy traffic, bike paths and pedestrian walkways.

An airy neighborhood ideal for leisure & family lifestyle with unmatched proximity to services, entertainment and culture.



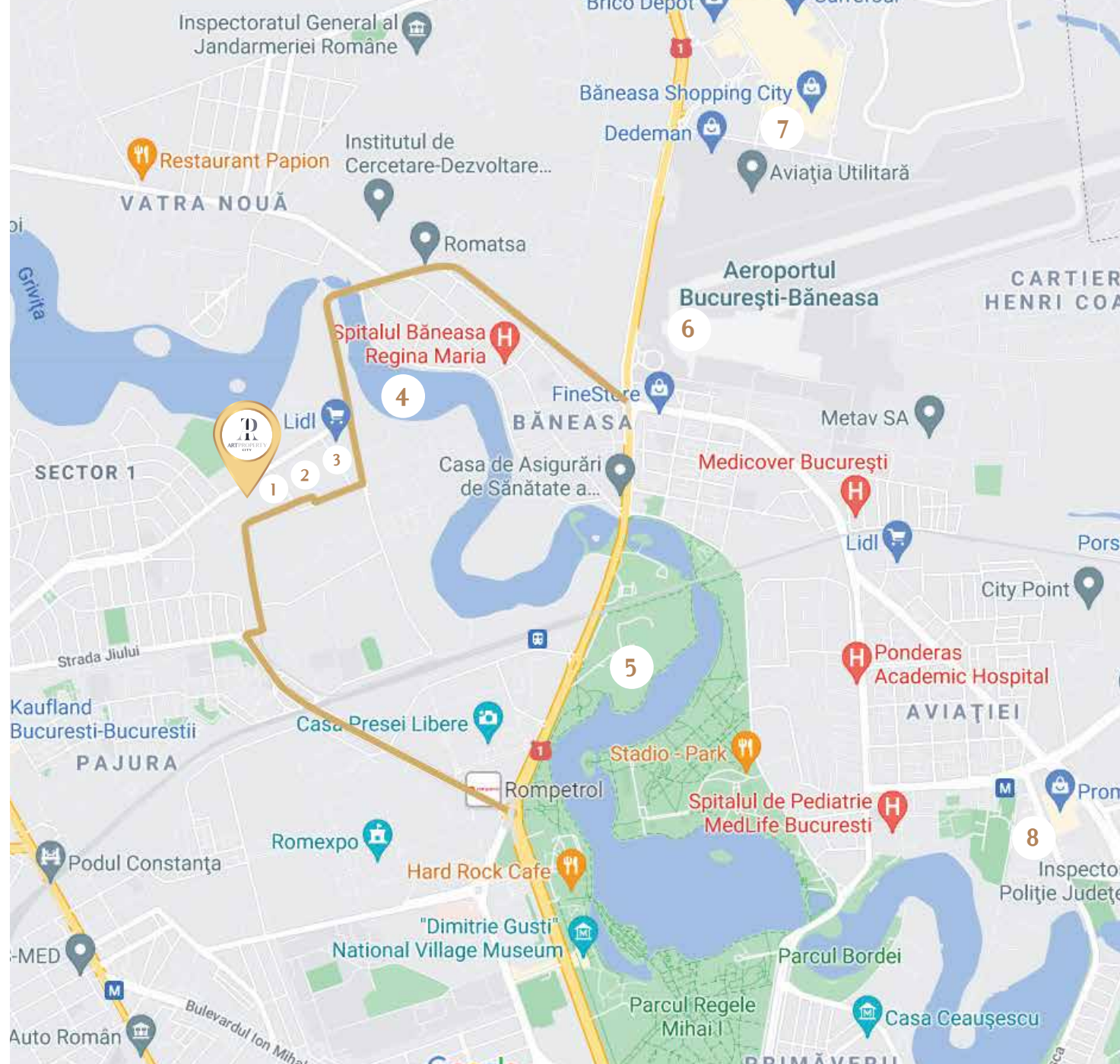
GREAT ACCESSIBILITY

Located on Petrolistilor Blvd., next to Deutsche Schule and in the immediate vicinity of OMV Petrom HQ, Art City benefits from a well-developed infrastructure offering ease of access to the northern part of Bucharest.

Art City is the new design district, connected to the city life.

POINTS OF INTEREST:

- 1 Deutsche Schule - 1 min
- 2 Petrom City HQ - 1 min
- 3 Lidl - 1 min
- 4 Baneasa Lake - 2 min
- 5 Herastrau Park - 8 min
- 6 Baneasa Airport - 10 min
- 7 Baneasa Shopping City - 12 min
- 8 Promenada Mall - 12 min



ENGINEERED LIVING SPACES

141 premium apartments, built with high-end materials, finishes and integrating the newest technologies.

2 room: **99** apartments

3 room: **40** apartments

4 room: **2** apartments

180 parking spaces

500 sqm groundfloor retail

rooftop community garden and playground



ART PROPERTY

APARTMENTS

DISCOVER OUR UNIQUE VANTAGE POINTS, BY UNIT TYPE



CITY - SKYLINE



Southern views with all-day sunlight, open road and landmark buildings in the distance.



COURTYARD - LAKE



Tranquil inner-garden with north-eastern peaceful light and top-floor lake views.



SUNSET



Golden-hour western light with open views above low-density housing in the distance.

City Skyline 3 East Building

Built Area	Usable Area	Terrace Area
98.58 sqm	80.74 sqm	17.61 sqm

Living + Dining	24.65 sqm	Bedroom 1	13.75 sqm
Kitchen	7.15 sqm	Bedroom 2	15.30 sqm
Entry Hall	10.24 sqm	Bath 2	3.70 sqm
Bath 1	3.45 sqm	Dressing	2.50 sqm

Rooms **3** Floor **1-3** Orientation **East**

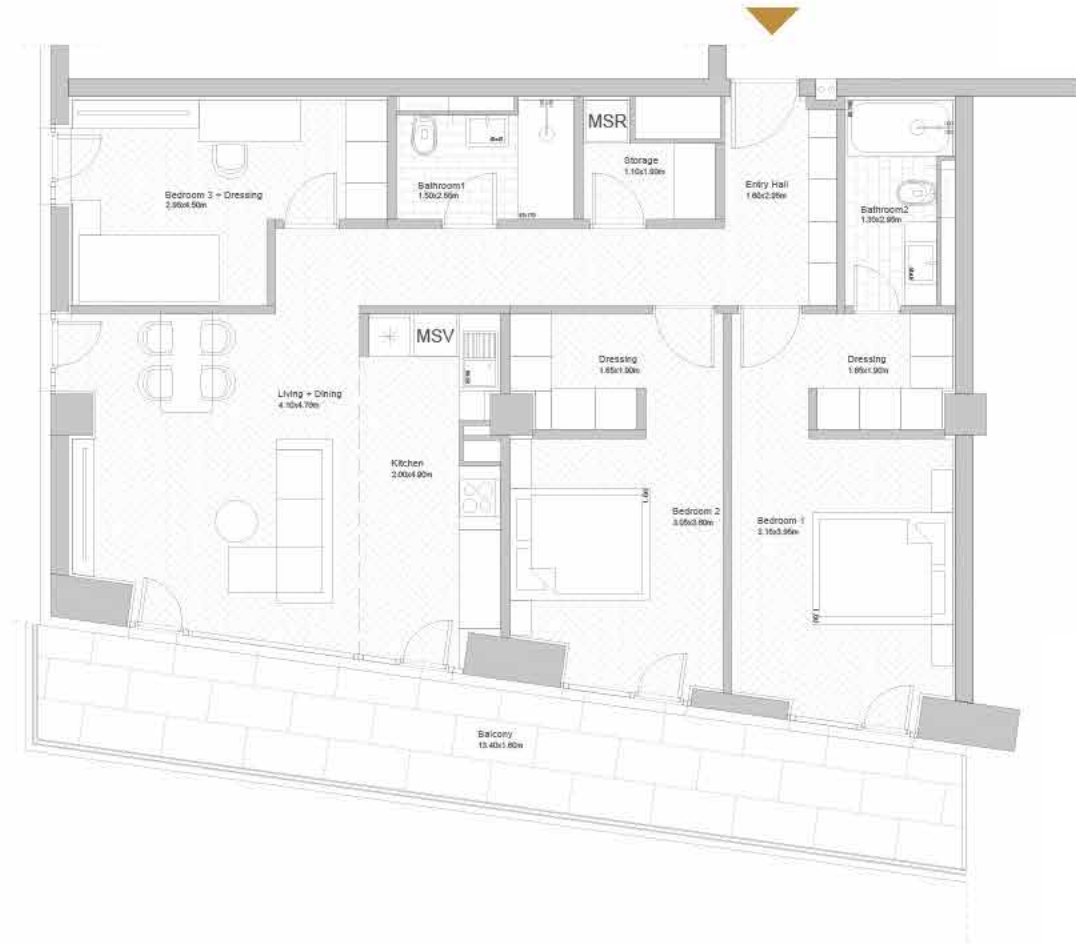
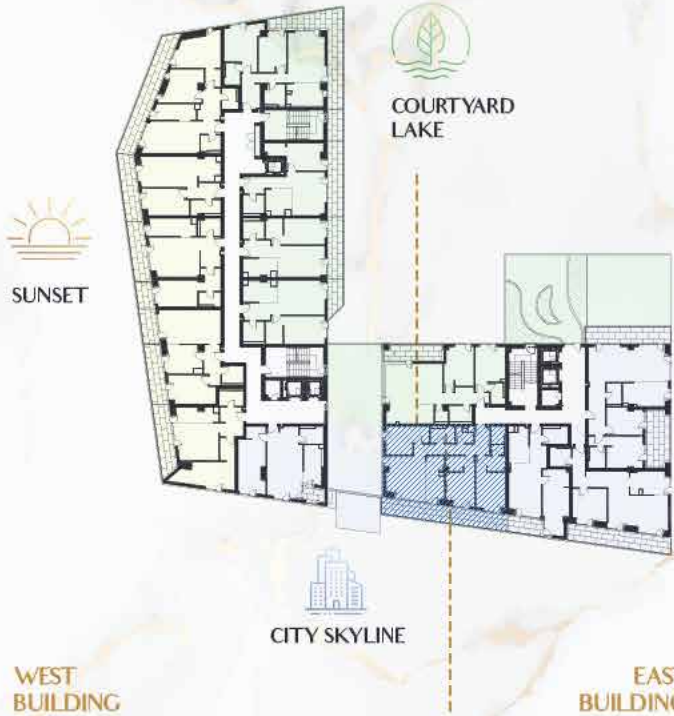


City Skyline 6 East Building

Built Area	Usable Area	Terrace Area
114.48 sqm	94.16 sqm	21.49 sqm

Living + Dining	25.38 sqm	Bedroom 1	11.15 sqm
Kitchen	9.27 sqm	Storage	2.50 sqm
Entry Hall	4.94 sqm	Bedroom 2	15.35 sqm
Bath 1	4.00 sqm	Bath 2	4.00 sqm
Room 3 + Dressing	17.57 sqm		

Rooms	Floor	Orientation
4	7	South



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Disclaimer: *Floor plans are intended to give indication of the proposed layout and are to be used for general guidance only. Visual representations of size are not indicated to exact scale, and cannot be deemed accurate. The surfaces indicated are estimated and subject to variations when built. All images and dimensions are not intended to form part of any contract or warranty.

project by:
BOGHART

Sunset 4 West Building

Built Area	Usable Area	Terrace Area
72.64 sqm	59.26 sqm	16.22 sqm

Living + Dining	22.85 sqm	Bath	4.07 sqm
Kitchen	11.17 sqm	Bedroom	14.08 sqm
Entry Hall	7.09 sqm		

Rooms **2** Floor **1-3** Orientation **West**



Sunset 4 West Building

Built Area	Usable Area	Terrace Area
72.64 sqm	59.26 sqm	10.11 sqm

Living + Dining	22.85 sqm	Bath	4.07 sqm
Kitchen	11.17 sqm	Bedroom	14.08 sqm
Entry Hall	7.09 sqm		

Rooms	Floor	Orientation
2	4-9	West

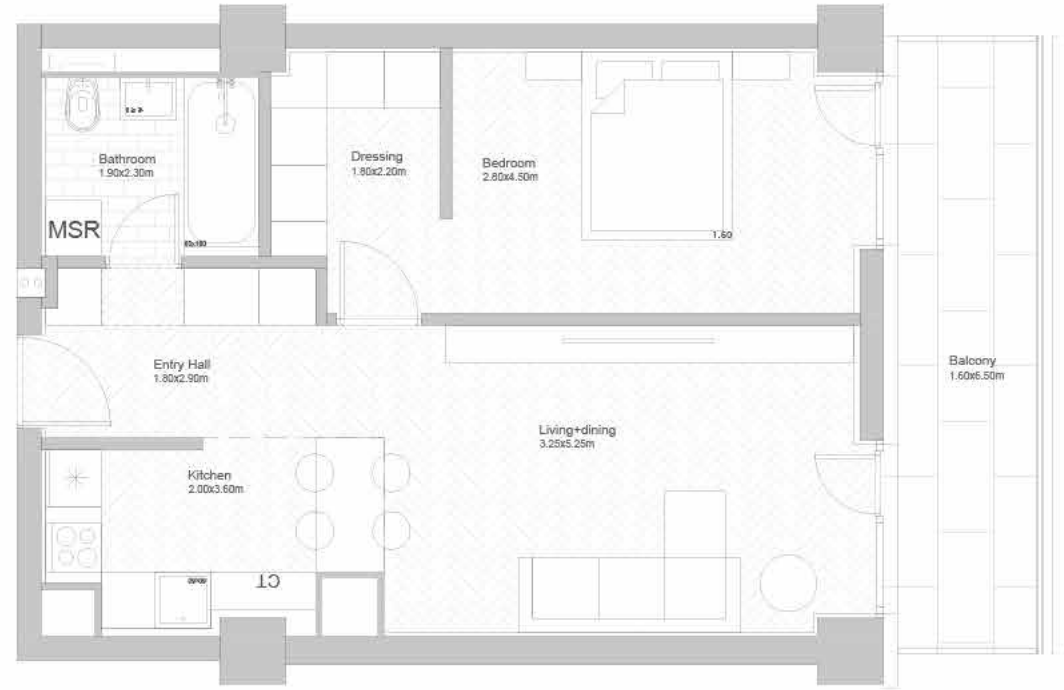


Courtyard Lake 10 West Building

Built Area	Usable Area	Terrace Area
61.22 sqm	50.31 sqm	9.48 sqm

Living + Dining	18.60 sqm	Bath	4.30 sqm
Kitchen	5.10 sqm	Bedroom	12.30 sqm
Entry Hall	5.41 sqm	Dressing	4.60 sqm

Rooms **2** Floor **1-9** Orientation **East**



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BUILDING SPECIFICATIONS

ARCHITECTURAL FINISHES



WINDOWS AND CURTAINWALL SYSTEM

Aluminum system type Albio 120 and R50 from Exalco with vision glass 6 and 8mm SunGuard HP 60/40/16 mm Argon 90% / 44.2mm with ESG clear float windows.



FLOOR SKIRT BOARD IN ALUMINUM



VENTILATED FAÇADE SYSTEM

Fiber-cement panels with aluminium structure fixing by Equitone Tectiva & Pictura



LOBBY CERAMIC TILES

oversized 1.6m x 3.2m panels in Calacatta-style and Cobalt blue texture



BATHROOM TILES BY PORCELANOSA FROM SPAIN



HARDWOOD FLOORS

Barlinek triple-layered parquet, 14 mm Thickness Oak with Matt White Lacquer, 5 coats of UV dry matte acrylic varnish



EXTERIOR CERAMIC TILES

from KERAMA MARAZZI branded and anti-slip



INTERIOR DOORS

by Porta Vector tubular from perforated chipboard material with modern 4-line design on white paint finish and standard key lock.



ARMORED ENTRANCE DOORS

by Dierre from Italy, with "omega" type reinforcements, multipoint locking with 5 mobile blocks, 4 passive bolts, and "double map" safe key achieving anti-burglary class 2, anti-noise to 35dB + and "lock trap system" protection system

BUILDING SPECIFICATIONS

RESISTANCE STRUCTURE



STRUCTURE

Reinforced concrete frames (columns and beams) with monolithic reinforced concrete slabs, placed on reinforced concrete mat foundation.



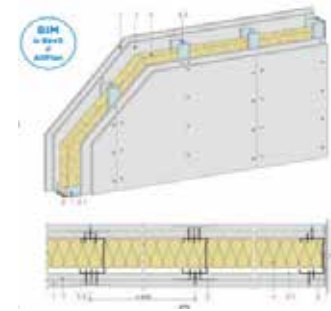
BASEMENT INSULATION

Basalt Mineral Wool Knauf CLT C1 Thermal with Silicate treatment, achieving thermal conductivity 0.037 W / mK and fire resistance class: A1



MASONRY

Autoclaved Cellular Concrete partition walls from YTONG Germany, ecological and fire resistant



DRYWALL PLASTERS AND CEILINGS

Gypsum-boards by SAINT-GOBAIN with double-plating 2x12.5 mm with fire resistance



EXTERIOR INSULATION

Mineral wool from Rockwool, Airrock ND FB1 hydrophobized in mass for anti-weather proofing with average density of 10cm thickness and reaction class A1

BUILDING SPECIFICATIONS

TECHNICAL INSTALLATIONS



ELEVATORS

SCHINDLER 3300 with panoramic view, satin stainless steel finish, safety glass, matte white glass, touch sensitive buttons and frequency converter control.



WALL-MOUNTED ENERGY UNITS

BUDERUS Germany, in condensatio with 24 kw and 35 kw power depending on the type of apartment, finished in scratch-resistant and easy-to-clean Titanium glass, with Smart-home interface



BATH-TOWEL HEATERS

VOGEL & NOOT / AUSTRIA made from high-corrosion resistance steel



SMARTHOME ROOM THERMOSTATS

REHAU Nea Smart 2.0 room thermostats with radio frequency with temperature sensor (with display) temperature control system for smart homes including voice control. Behavior learning intelligence regarding heating and system usage, with intuitive operation, remote control via smartphone application.



BUILT-IN TOILET TANKS

LAUFEN with support frame, built-in mounting type, made of metal steel frame capable of withstanding up to 400 kg. Insulated tank to reduce the level of condensation and noise when refilling the tank.



WASHBASIN FAUCETS

GROHE Concetto 28 mm ceramic cartridge with GROHE SilkMove with temperature limiter



FLOOR HEATING SYSTEM

REHAU PE-Xa REHAU RAUTHERM SPEED pipe with excellent resistance to aging. Support layer of high quality tiles that combines the damping of the noise produced by steps, single component thermal insulation and pipe fixing. REHAU floor heating distributors made of high quality superior steel and equipped with a flow meter to separate each heating circuit. REHAU protection boxes for dispensers made out of high quality steel painted white.



SINKS

LAUFEN Switzerland Pro A design collection by Peter Wirz with suspended type mounting.

BUILDING SPECIFICATIONS

TECHNICAL INSTALLATIONS



SHOWER FIXTURE

GROHE EUPHORIA line with Mono shower head, wall system, Silverflex shower hose with Twistfree function to prevent twisting.



BATHTUB FAUCET

GROHE, GROHTHERM line with GROHE Cooltouch thermostat, compact cartridge with wax thermal element GROHE TurboStat and GROHE AquaDimmer Eco (flow control, switch for bath / shower and GROHE XL Waterfall system.



PANELS AND ELECTRICAL APPLIANCES

by LEGRAND with mat Ivory finish



VIDEO INTERCOM

by ELECTRA smart full-duplex picture system



CCTV SYSTEM FOR COMMON SPACES

Video surveillance installation based on IP technology for supervision of maximum interest points: entrance to the building, underground parking area, traffic spaces, building facade.



ACCESS BARRIERS

Quick opening, intended for heavy traffic with access via car number recognition system (LPR Parking System) and automatic exit via inductive loop system.



THE INSTITUTE



We value design, innovation, and beauty in construction.

We support the creative community of Bucharest and we partnered with Romanian Design Week and RAD Art Fair to promote the most innovative creations and designers.

Romanian Design Week, the most important multidisciplinary event in Romania, is a 10-day festival that promotes design, architecture, creativity, and innovation gathering over 30.000 visitors annually.

RAD Art Fair is a long-overdue collaborative project that will fortify the core of the Romanian art scene, give visibility to its galleries, artists, and cultural producers, and lay the groundwork for the development of a strong national art market.



DEVELOPMENT PARTNERS



Art Property Development blends long lasting technical expertise in building qualitative, durable living spaces inherited from Bog'Art, with a passion for aesthetics, details, premium finishes and artistic expression of life.

We engineer beautiful, premium homes built to last for generations with care towards end-users and responsibility towards the environment using high-quality, sustainable materials to reduce environmental footprint.

DEVELOPER



Bog'Art represents a culture of building. The company has evolved throughout several business cycles for 30 years, achieving continuous growth and adaptability by working successfully with international property investors in Romania.

Bog'Art excels in delivering projects in a timely and efficient manner by providing a complete range of building services.

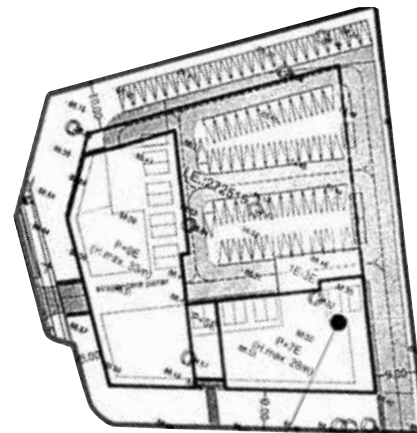
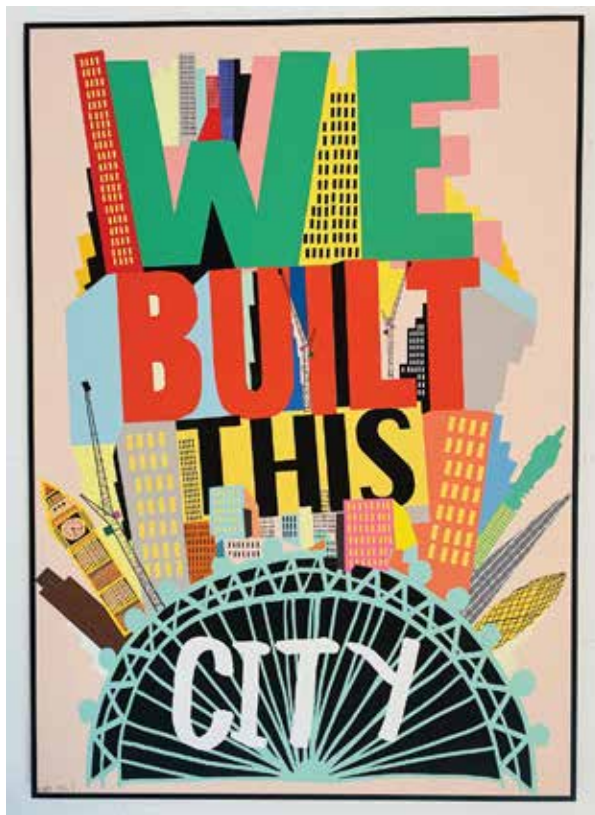
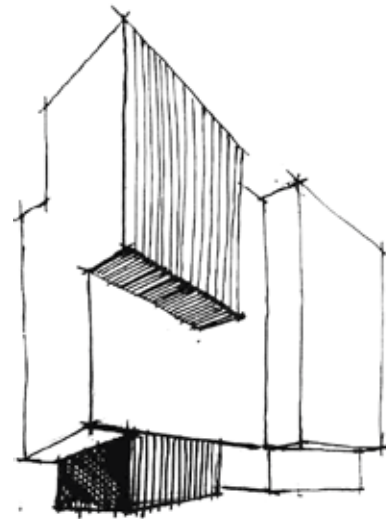
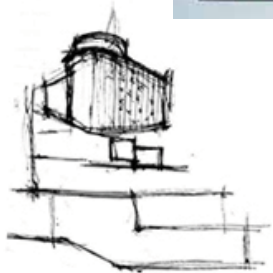
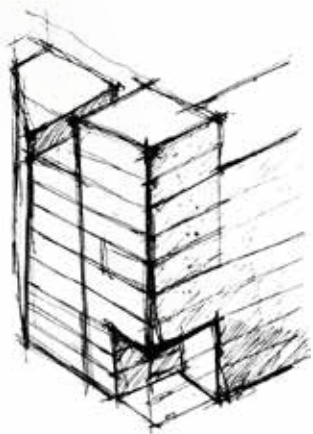
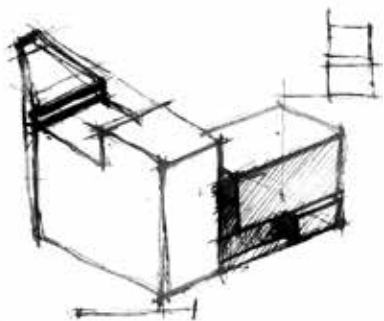
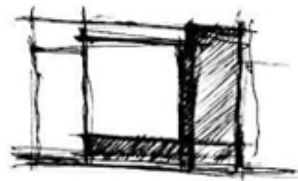
CONSTRUCTOR & ARCHITECTURE



SVN is a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues and our communities.

Through SVN, our clients buy, build, rent and invest in a variety of assets, including in real estate segments such as industrial, commercial, retail, corporate, residential and hotel. For them, we work with partners covering many industries, including finance, marketing, healthcare, law or technology.

EXCLUSIVE SALES AGENT





ARTPROPERTY
CITY

Contact Us

city@artproperty.ro

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An aerial photograph of a modern residential development. In the foreground, there are several multi-story apartment buildings with balconies. To the right, a large, modern stadium with a distinctive white, lattice-like facade is visible. The background shows a cityscape with a river and more buildings under a clear sky.

AR

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FUTURE LIVING, BUILT TO LAST