



THE MEADOWS



HIDDEN BEAUTY TO UNCOVER

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NATURAL REASONS TO STAY



INTRODUCING THE MEADOWS

There is a certain magic to discovering something hidden by lush greenery. The anticipation of what you might find is half the thrill, and the sense of wonder when you finally uncover it is unmatched.

The Meadows, one of the most spectacular projects on the market, is the embodiment of this magic.

Nestled in natural surroundings, on the shores of beautiful **Grivita Lake**, in the northern part of Bucharest, this serene gated community of like-minded people renders a harmonious **blend of nature and urban comfort**.

With **38 townhouses** and **250 villa apartments** spread out over **5.6 hectares**, The Meadows redefines the notion of premium urban residences by offering:

LAKEFRONT LOCATION

LOW-RISE BUILDINGS

GATED COMMUNITY

LUSH GREEN SPACES

PEDESTRIAN ALLEYS

CONCEPT BY ADNBA





ENJOY THE PERKS OF SWIFT CONNECTIONS

The Meadows, located on **3 Fabrica de Caramida Street, District 1**, is designed to reduce car dependency and promotes walking, biking, and public transportation:

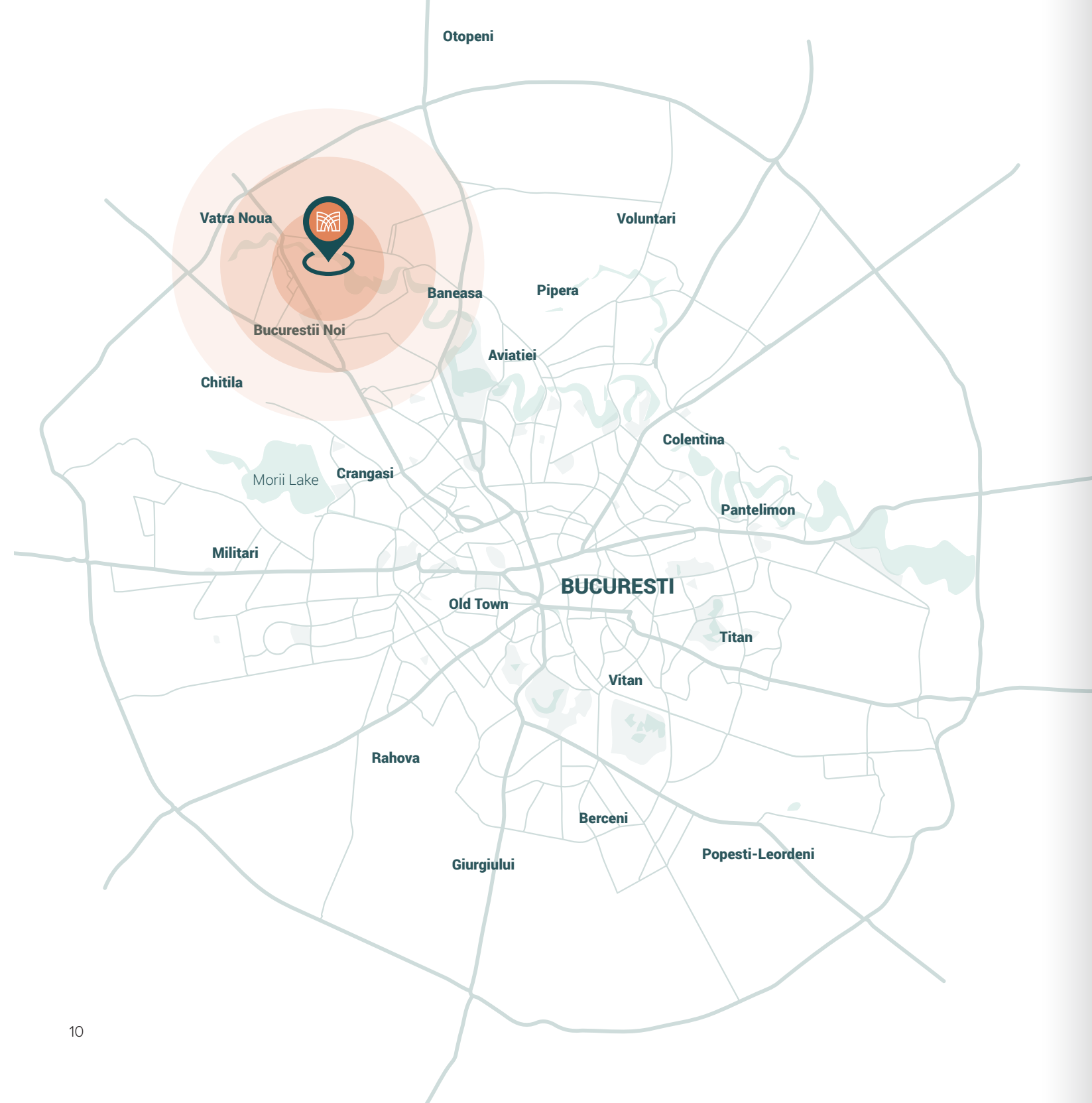
Laminorului subway station together with other public transportation means are easily reachable on foot.

The Meadows' convenient location offers a swift connection to both **the city center and Northern business area**. Furthermore, The Meadows is just a short drive from the DN1 expressway (Bucuresti-Ploiesti Road), which means Henri Coanda International Airport is easily reachable.

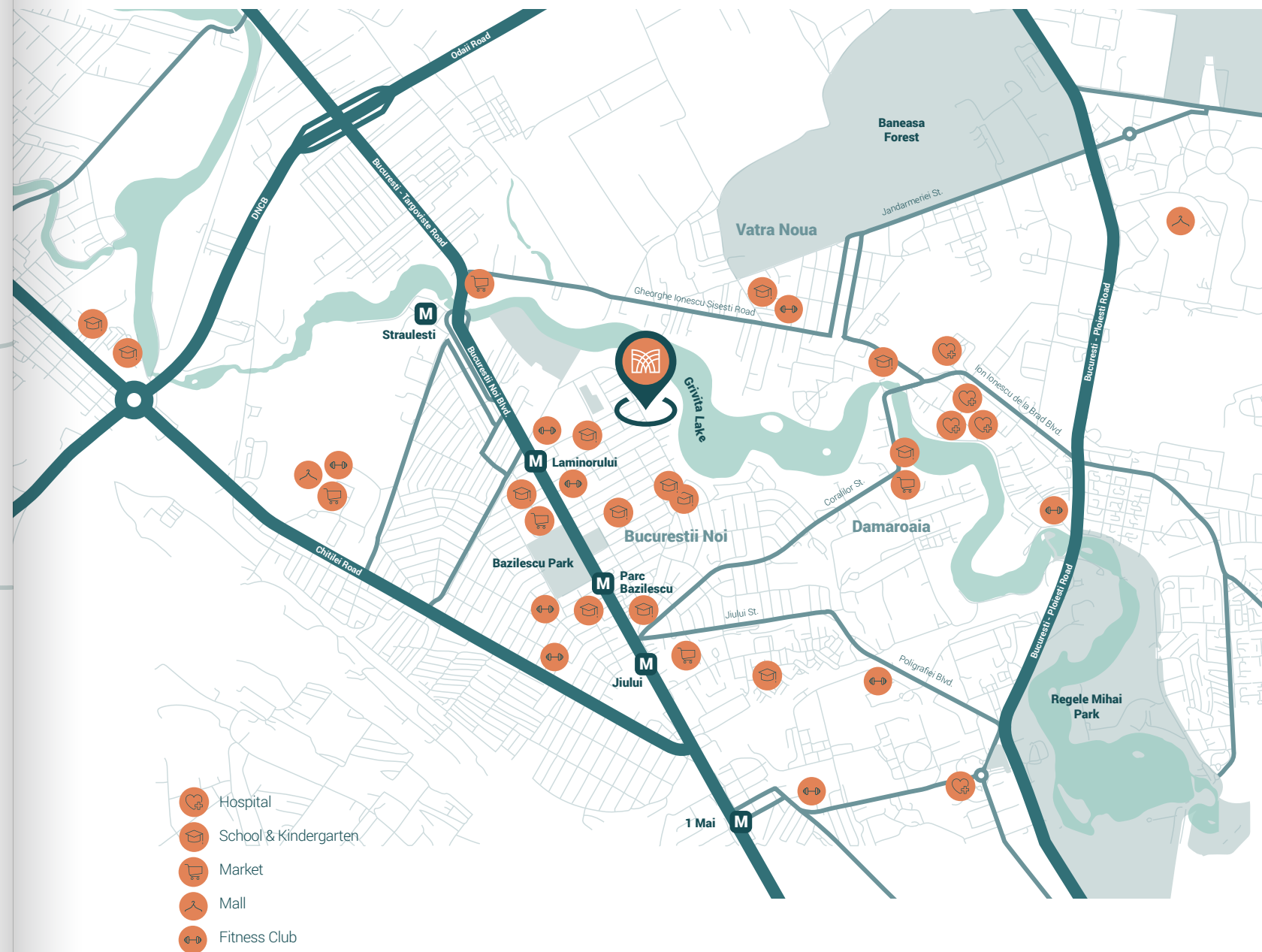
As residents of The Meadows, you will have everything you need within a 15-minute radius, from retail to relaxation, from office to fun.

To help you save time, the project includes:

- a proximity store for daily grocery shopping
- a private sports club for your daily energy dose



CONVENIENT LOCATION. EASY ACCESS





LIVE SUSTAINABLY

Sustainability is so much more than a buzzword at The Meadows. Our residential community promotes **eco-consciousness**, embraces green living, and nature connection. From **energy-efficient materials** to smart design, The Meadows is designed to be a **sustainable and environmentally friendly development**.

The thoughtfully planned landscaping will create a harmonious habitat, promoting **biodiversity and coexistence**. This will create a seamless integration of the natural and built environments.

These features will help to optimise energy efficiency, reduce waste, and conserve resources. Some of the **sustainable design features** that will be used include:

MINERAL WOOL INSULATION

THERMO EFFICIENT BRICK STRUCTURE

DOUBLE WALL BETWEEN THE HOUSES

**HEAT PUMPS PROVIDING BOTH HEATING
AND COOLING**





LET'S TALK TOWNHOUSE

The Meadows townhouse aesthetic pays tribute to nordic architecture: **plenty of natural light** due to windows spanning the full height of each level, sleek shapes and clean lines, functionality, and comfort.

The townhouses have beautiful low-rise structures - **P+1+Attic** - offering **133 to 157 sqm** of usable space.

They feature spacious terraces that overlook stunning greenery.

All townhouses come with private gardens, some of them being up to **125 sqm**.

The interiors are designed to capture the essence of "hygge," with **floor-to-ceiling windows**, neutral colours that reflect light and illuminate spaces, natural textures, cozy areas, and gypsum board ceiling.

Each townhouse is fitted with **underfloor heating** for even heat distribution throughout the entire floor area.

All units come with 2 parking spaces included.



LARGE
WINDOWS



ALUMINIUM
JOINERY



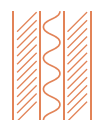
CUSTOMIZABLE
FINISHINGS



UNDERFLOOR
HEATING



HEAT PUMPS



DOUBLE
WALL



SPACIOUS
TERRACES



PRIVATE
GARDENS







MASTERPLAN



TOWNHOUSE 1T04
PLAN

LEVEL
GROUND FLOOR

1. Windfang	3.0 m²
2. Living	27.3 m²
3. Dining	7.6 m²
4. Kitchen	8.1 m²
5. Toilet	1.5 m²
6. Storage	3.6 m²
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Total interior	51.1 m²
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7. Front porch	1.3 m²
8. Terrace	6.2 m²
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Total terraces	7.5 m²
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Total NET area	58.6 m²
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9. Front lawn & Parking	67.1 m²
10. Private garden	107.7 m²
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Total garden	174.8 m²

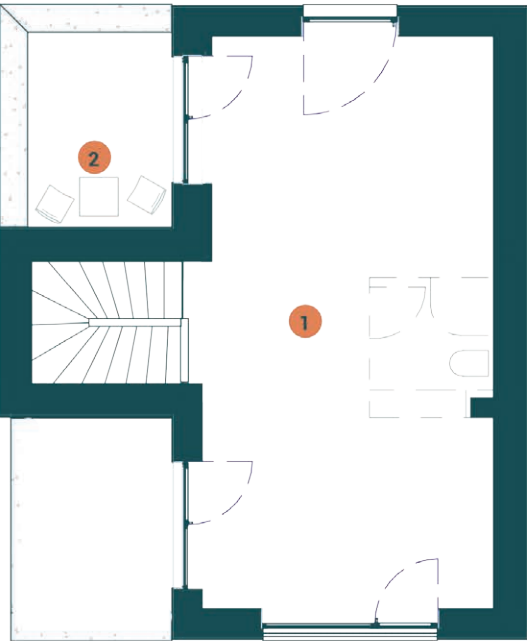


LEVEL
FIRST FLOOR



1. Hallway	9.0 m²
2. Bedroom	12.2 m²
3. Bedroom	12.4 m²
4. Bedroom	15.1 m²
5. Bathroom	6.2 m²
6. Bathroom	5.2 m²
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Total interior	60.1 m²

LEVEL
TOP FLOOR (ATTIC)

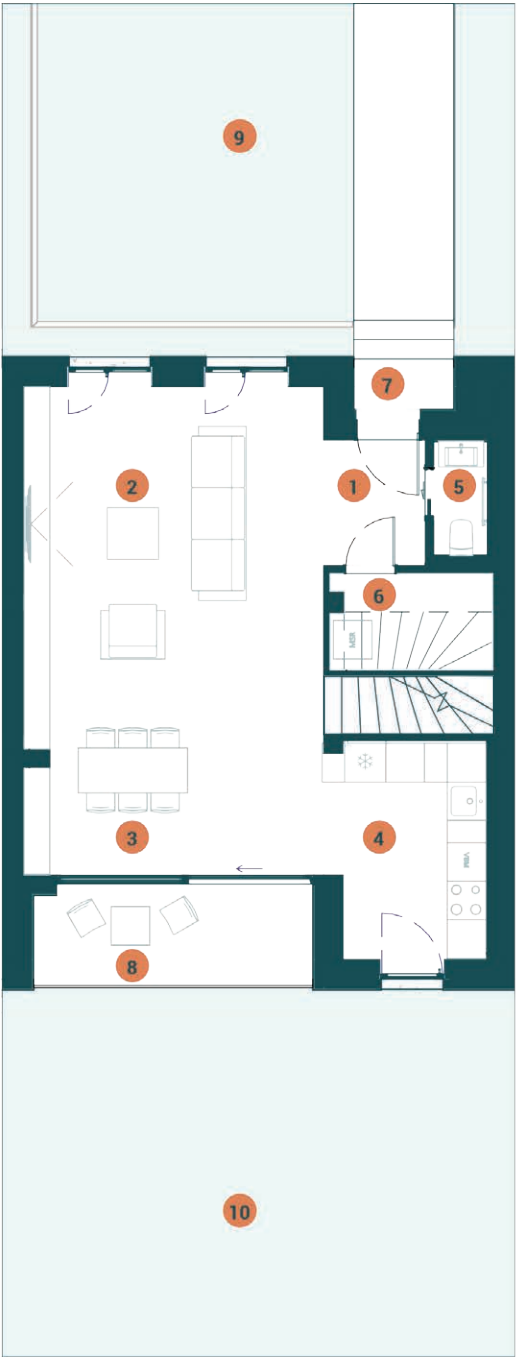


1. Attic	46.2 m²
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Total interior	46.2 m²
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2. Terrace	7.2 m²
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Total terraces	7.2 m²
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Total NET area	53.4 m²

TOWNHOUSE 1T06 PLAN

LEVEL
GROUND FLOOR

1. Windfang	3.0 m²
2. Living	27.7 m²
3. Dining	7.9 m²
4. Kitchen	8.0 m²
5. Toilet	1.5 m²
6. Storage	3.6 m²
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Total interior	51.7 m²
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7. Front porch	1.3 m²
8. Terrace	6.3 m²
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Total terraces	7.6 m²
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Total NET area	59.3 m²
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9. Front lawn & Parking	44.5 m²
10. Private garden	45.5 m²
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Total garden	90.0 m²

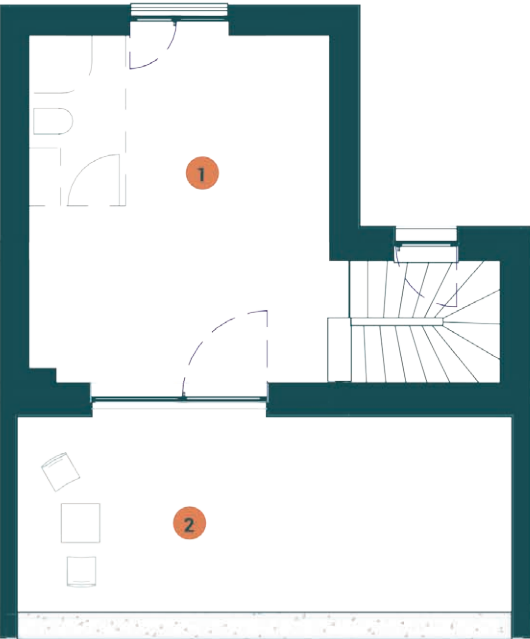


LEVEL
FIRST FLOOR



1. Hallway	9.2 m²
2. Bedroom	16.3 m²
3. Bedroom	15.3 m²
4. Bathroom	6.1 m²
5. Bathroom	5.0 m²
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Total interior	51.9 m²
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6. Terrace	8.2 m²
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Total terrace	8.2 m²
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Total NET area	60.1 m²

LEVEL
TOP FLOOR (ATTIC)



1. Attic	30.2 m²
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Total interior	30.2 m²
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2. Terrace	24.6 m²
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Total terrace	24.6 m²
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Total NET area	54.8 m²

CONCEPT

The Meadows' architectural and design concept has been created by **ADNBA**, the Romanian award-winning architecture studio.

SLIGHTLY STRIATED
ZINC CLADDING

FAÇADES WITH CLEAN
LINES AND SHAPES

DURABLE DECORATIVE
PLASTER



Owners have complete freedom to choose their interior finishes, with **three premium packages and a fourth full-custom option** available from Delta Studio.

WOODEN
FLOORS

TOP-QUALITY
CERAMICS

ELEGANT DOORS
COMPLEMENTING
THE DESIGN



ABOUT SP⁼⁼DWELL

With over 25 years of experience in real estate and architecture, **Didier Balcaen and Jan Demeyere** founded Speedwell in 2014.

The company quickly became known for its atypical approach to development, which focuses on enriching the urban landscape with **fresh architectural concepts, high-quality homes, green spaces, accessible locations, and upscale design.**

Speedwell's projects are designed to increase quality of life, **reinvent cohabitation**, and support the development and creativity of communities.

To achieve this, **Speedwell has assembled a team** of in-house architects, legal and fiscal advisors, sales and marketing specialists, and project managers.

This allows the company to **cover the full spectrum of the real estate development process**, from concept to completion.



THE IVY, RESIDENTIAL, BUCHAREST



TRIAMA RESIDENCE, BUCHAREST



PALTIM, MIXED-USE, TIMISOARA



MIRO, OFFICES, BUCHAREST



RECORD PARK, MIXED-USE, CLUJ-NAPOCA



SPACEPLUS, INDUSTRIAL, BUCHAREST



GLENWOOD ESTATE, RESIDENTIAL, CORBEANCA

OUR PROJECTS

Our projects' aim is to restore history by repolishing the hidden values of urban locations and injecting new life by adding various functions: residential, office, retail, recreation, and public spaces.

In short, Speedwell's objective is to rethink, adapt and recreate the cities where we live.

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DEVELOPED BY

SP  **DWELL**

DISCLAIMER: this material does not represent an offer or a contract and is for informational purposes.
Due to the changes that may occur during the construction, the surfaces and details can be modified
without prior notification, but in full accordance with any contract signed.

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