



#bewell



#beyou



#beconnected

State of the art living



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The Ivy is synonymous
with state-of-the-art living
in comfortable and
relaxing surroundings



The Ivy in a nutshell

Welcome to The Ivy

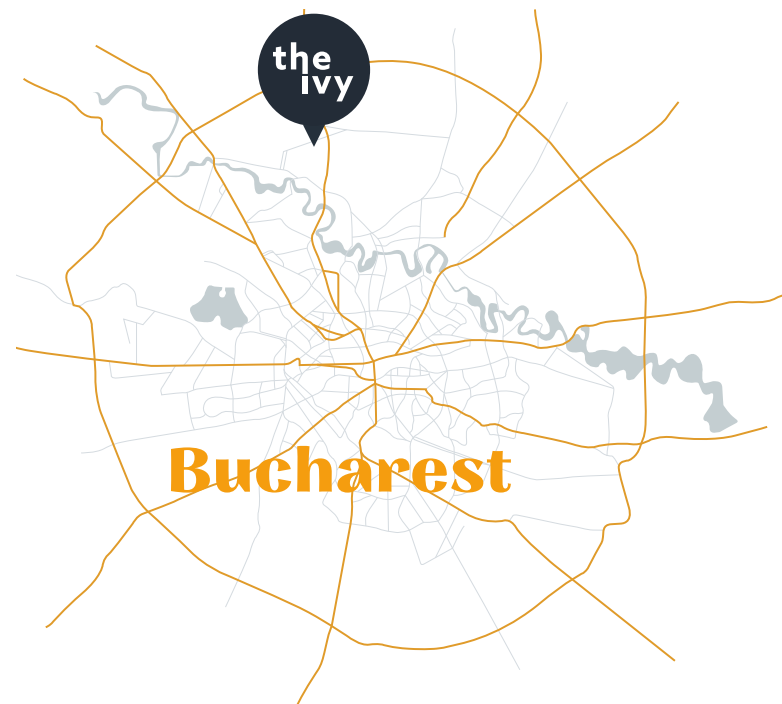
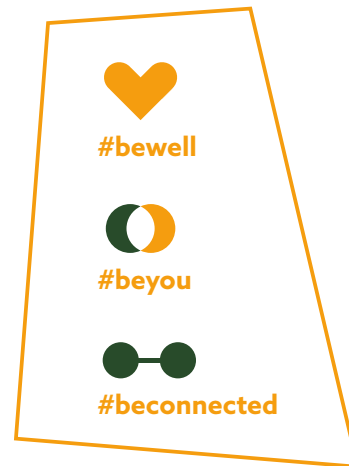
We all aspire to be the best version of ourselves, all day, every day. Therefore, **the space we live in should make us dream**. Speedwell's latest residential project The Ivy wants to be part of that dream.

The Ivy is synonymous with state-of-the-art living in comfortable and relaxing surroundings, designed to inspire you.

Located in the rapidly developing northern part of Bucharest, and close to vibrant commercial areas, The Ivy features 800 units spread out over 10 buildings with a P + 6 height regime. In addition, this brand-new complex includes many facilities which complement contemporary modern living. Moreover, as the complex covers over 5 hectares of land, **The Ivy offers gorgeous views and lush green spaces**, where you and your family can relax and unwind.

Situated within walking distance from Speedwell's MIRO project, which offers top-class office spaces, The Ivy encourages work and home life to go hand in hand.

Just like you, **The Ivy aspires to be more. More than a residential complex, it is a place where city and nature meet**, contemporary living and comfort merge, and its residents connect with who they truly want to be. Aspire to more in life and live every day the fullest, in the comfort of your own home. Welcome to The Ivy!



Studios

2-room
apartments

3-room
apartments

4-room
apartments

Miro, where work and life meet

Living in proximity to your office sounds rather ideal. To make that dream a reality, next to The Ivy, MIRO, another Speedwell project focusing on grade A class offices, is being built. An access road will bring you quickly from one to the other. Alternatively, you can reach MIRO on foot from The Ivy. The five-level office building is spread out over 22,500 square metres and is surrounded by plenty of greenery. Offering a wide range of amenities, MIRO provides its tenants with an environment **where work and life meet, and seamlessly become one.**



- kindergarten
- restaurant
- fitness
- shop

Excellent location

Located on the Jandarmeriei Street, in the heart of the Bucharest's Baneasa area, The Ivy benefits of the clean air and silence supported by the neighbouring forest remaining well connected to the city centre and business areas.

Close to The Ivy, Băneasa Shopping City will cater to our residents' every need with about 280 shops, restaurants, entertainment and many other facilities, such as dry cleaning, pharmacies, and several banks. **The centre of Bucharest is easily accessible**, and offers plenty of restaurants, bars and shops.

If you need to head out further, The Ivy's residents are guaranteed a speedy connection to the Henri Coandă International Airport, as the complex is located right next to the major expressway DN1. For those who prefer to leave their car at home **there are four public bus lines that can reach our location easily.**

For a lovely weekend escape, plan a day out in a trip to the Băneasa Forest. Nature lovers can explore the Forest's southern edge, for a visit to the Băneasa zoological garden.





Immediate reach:

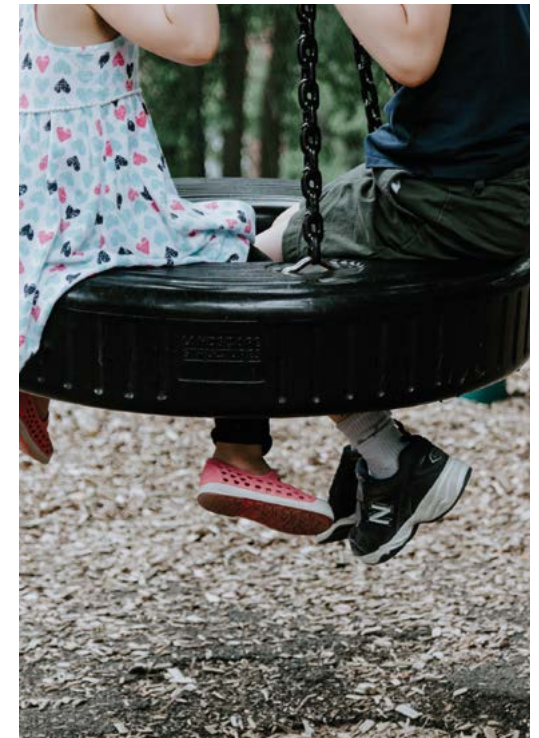
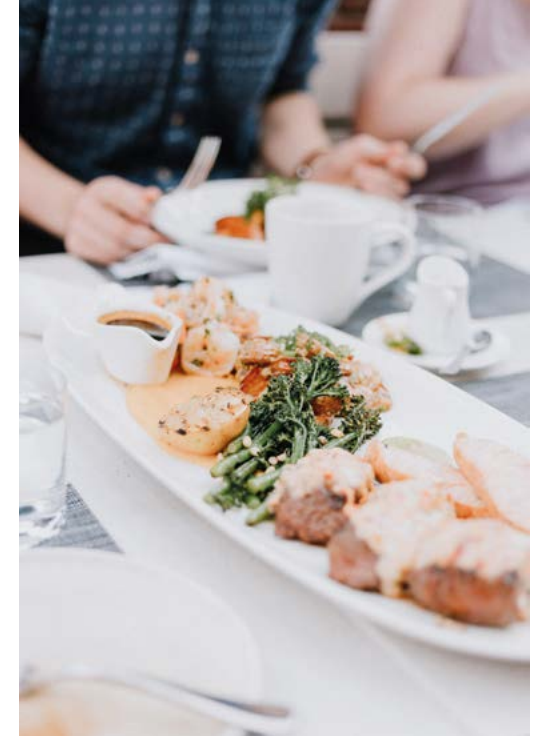
1. Mega Image concept store - 1.4km
2. Future Tokyo Metro station - 1.3km
3. Ikea - 1.6km
4. Băneasa Shopping City - 1.8km
5. Stejarii Country Club - 550m
6. French International School Anna de Noailles - 1.6km
7. US Embassy - 950m
8. U-turn towards City Centre - 600m
9. U-turn towards Otopeni Intl. Airport - 1.5km
10. Băneasa zoological garden - 2.9km
11. Regina Maria Private hospital in Băneasa - 3.2km
- * 'Miro' office project developed by Speedwell - 1.1km

Live your best life

There is no greater feeling than walking through the front door of your home after a long day. The way that home looks and feels has an enormous impact on our general well-being. Therefore, The Ivy's urban planning design focuses on creating living spaces with a distinct personality, triggering both enthusiasm and curiosity.

Speedwell's residential architecture prioritises light, space and greenery. At The Ivy, this is translated into a carefully thought-out design, including windows that span the full height of each level. The interiors are flooded with natural light, so residents feel connected to the surrounding exquisitely landscaped gardens. Moreover, glass terraces set into the façade provide each apartment with its own private outside space.

The Ivy's design truly complements contemporary city life. Moreover, **the complex boasts plenty of amenities**, such as a pool, a kindergarten, shops, a gym, and a restaurant. At The Ivy, both young and old can get the most out of their living space, and each other.



The Ivy's design truly complements contemporary city life

A Place to Be You

The Ivy's appealing look relies on basic shapes and clean lines. A grid of sleek horizontal and vertical bands dominates the buildings' façades. The main materials used are stone and lightly coloured plaster for the lower floors, and timber for the upper floors, creating a pleasant contrast between warmth and cold.

Top-quality sound insulation for the floors and effective soundproofing techniques in the walls block out any unwanted noise, which assures **both privacy and a sense of peace**. The apartments will be fitted with underfloor heating, evenly distributing heat over the entire floor surface. This will create a cosy, comfortable environment for the inhabitants, whatever the outside temperatures. To keep the apartments cool in the summertime, air conditioning systems can be installed at the future owners' request.

Every apartment block has several independent entrances and hallways. Each of those corridors leads to a maximum of six apartments, allowing for a serene atmosphere and an agreeable flow throughout the building. With a wide range of studios, 2-room, 3-room or 4-room flats, you are sure to find the perfect space for you.



Overview

- Concrete structure
- Hollow brick outer and dividing walls
- Inner partitions: fire-resistant gypsum boards (metal structure with mineral wool)
- Ceiling system: suspended fire-resistant gypsum boards
- Central heating system: heat generated in mechanical room in the basement

Explore our apartments

The layouts of The Ivy apartments cater to both families and individuals with diverse lifestyles, while also paying attention to environmental requirements. Each element is carefully designed to stimulate The Ivy's residents' health, happiness, and comfort.

Upon entering the flats, you are greeted with a sense of airiness and plenty of light. Every apartment is characterised by high-end design and a top-quality finish. White walls, large windows and wooden floors provide the open-plan living spaces with a spacious appearance, while maintaining that cosy atmosphere.

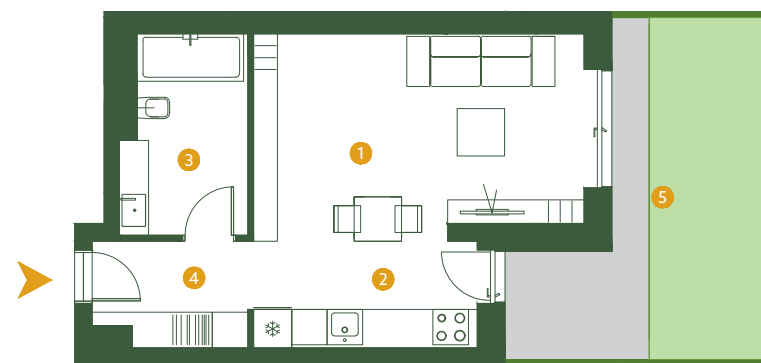
Most apartments face east or west, and many of them benefit from double exposure. This guarantees a maximum amount of daylight and adds to the light and airy feel of the flats. The private terraces are an extension of the inside space. As they are sheltered, residents can enjoy gorgeous views, overlooking the various green areas and The Ivy's park, all year round.

When it comes to interior decoration, The Ivy invites residents to leave their own mark. For the **studios, 2-room, 3-room and 4-room apartments**, you will be able to select one of three options – a neutral, natural look; a modern, sleek look; and a lively look boasting coloured patterns. The 6th floor **penthouses** offer even more interior design options. Residents are able to choose from a selection of different finishings, including parquet flooring and tiling. Each design scheme comes with a contemporary feel while never compromising on warmth and comfort. Every one of these looks will be a celebration of durable materials, qualitative design and superior furnishings.

The Ivy's standout apartments and unique look are sure to make you feel at home in no time.



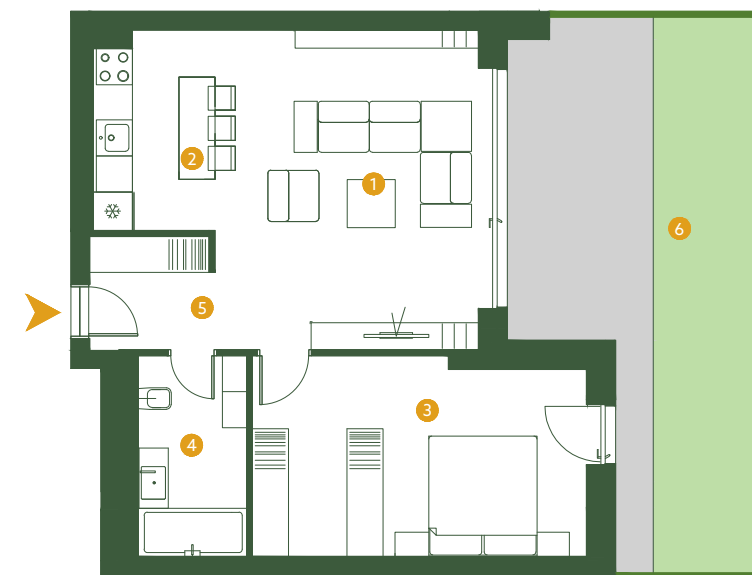
Apartment types



1.	Living & dining room	18.8 m ²
2.	Kitchen	6.8 m ²
3.	Bathroom	6.9 m ²
4.	Hall	4.6 m ²
	Total (interior)	37.1 m ²
5.	Private garden	15.7 m ²
	Total (exterior)	15.7 m ²

TOTAL 52.8 m²

Studio

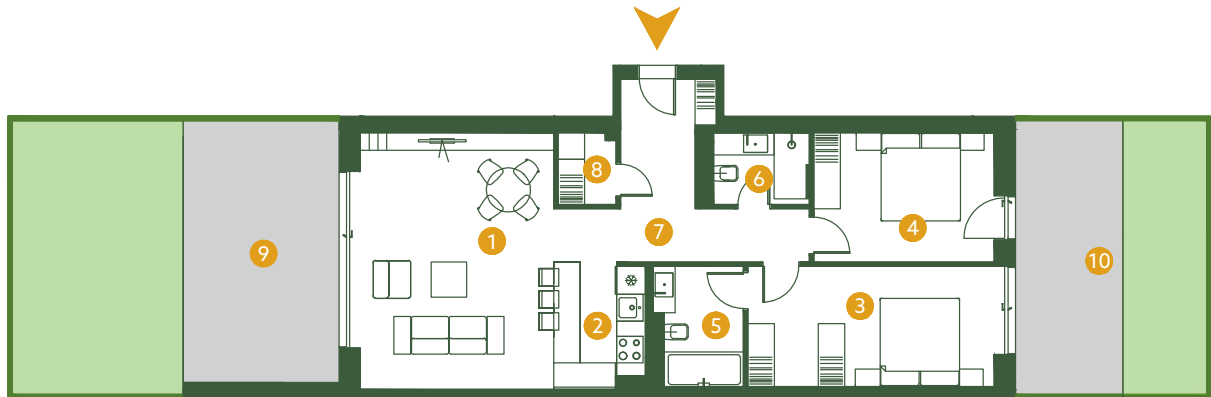


1.	Living & dining room	23.5 m ²
2.	Kitchen	6.6 m ²
3.	Bedroom	18.1 m ²
4.	Bathroom	6.0 m ²
5.	Hall	3.9 m ²
	Total (interior)	58.1 m ²
6.	Private garden	30.1 m ²
	Total (exterior)	30.1 m ²

TOTAL 88.2 m²

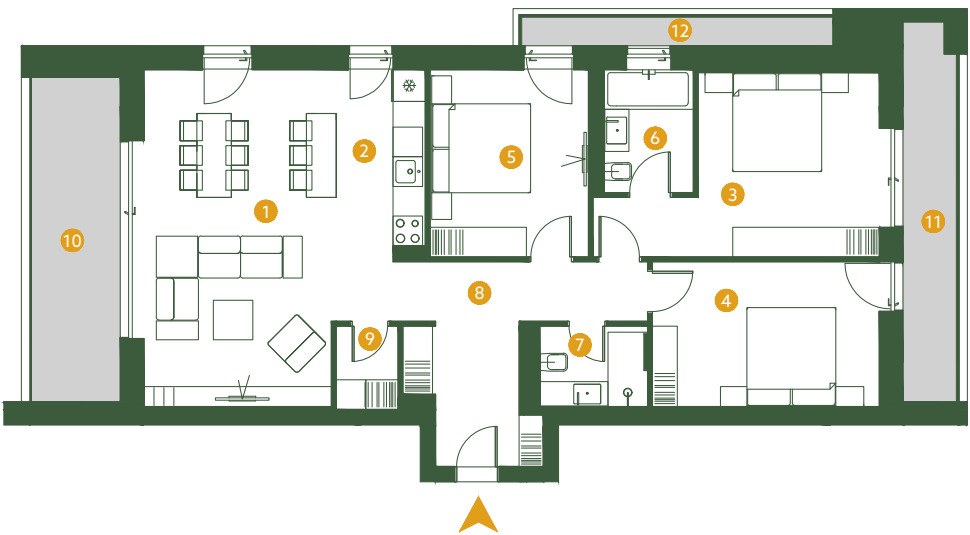
2-room

3-room



1.	Living & dining room	25.6 m ²
2.	Kitchen	5.7 m ²
3.	Bedroom	15.3 m ²
4.	Bedroom	12.0 m ²
5.	Bedroom	5.2 m ²
6.	Bathroom	3.5 m ²
7.	Bathroom	12.5 m ²
8.	Hall	2.1 m ²
9.	Storage	2.1 m ²
	Total (interior)	81.9 m ²
10.	Private garden	43.2 m ²
	Private garden	23.5 m ²
	Total (exterior)	66.7 m ²

TOTAL 148.6 m²



1.	Living & dining room	27.8 m ²
2.	Kitchen	6.8 m ²
3.	Bedroom	16.2 m ²
4.	Bedroom	13.5 m ²
5.	Bedroom	12.2 m ²
6.	Bedroom	4.5 m ²
7.	Bathroom	3.5 m ²
8.	Bathroom	12.6 m ²
9.	Hall	2.1 m ²
10.	Storage	2.1 m ²
	Total (interior)	99.2 m ²
11.	Terrace	11.7 m ²
12.	Terrace	8.1 m ²
	Terrace	3.7 m ²
	Total (exterior)	23.5 m ²

TOTAL 122.7 m²

4-room

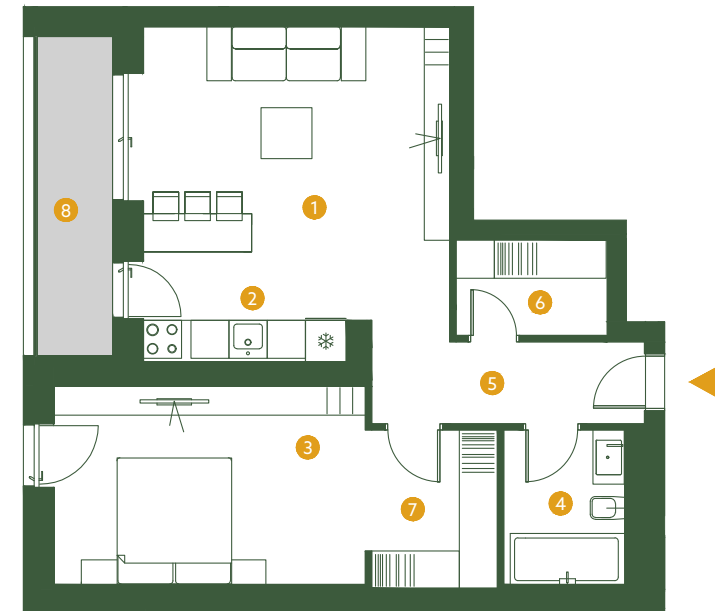
3-room



1.	Living & dining room	25.6 m ²
2.	Kitchen	5.7 m ²
3.	Bedroom	15.3 m ²
4.	Bedroom	12.0 m ²
5.	Bathroom	5.2 m ²
6.	Bathroom	3.5 m ²
7.	Hall	12.5 m ²
8.	Storage	2.1 m ²
	Total (interior)	81.9 m ²
9.	Terrace	9.9 m ²
10.	Terrace	8.8 m ²
	Total (exterior)	18.7 m ²
TOTAL		100.6 m ²

1.	Living & dining room	18.8 m ²
2.	Kitchen	6.0 m ²
3.	Bedroom	15.3 m ²
4.	Bathroom	4.6 m ²
5.	Hall	5.6 m ²
6.	Storage	3.6 m ²
7.	Dressing	5.1 m ²
	Total (interior)	59.0 m ²
8.	Terrace	5.9 m ²
	Total (exterior)	5.9 m ²
TOTAL		64.9 m ²

2-room



A place to unwind



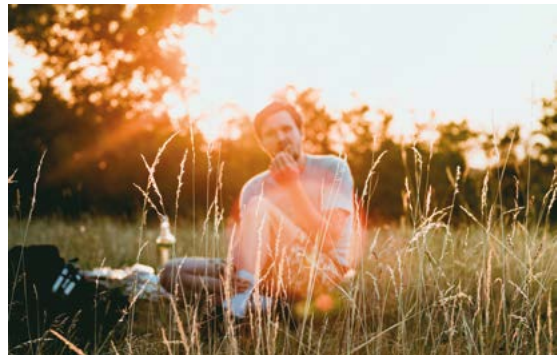
A Place to unwind

The Ivy's lush green surroundings evoke a feeling of space and freedom, while its residents are still able to enjoy all the comforts of city life.

That same sense of openness is reflected in the design of the complex' outdoor areas. Public gardens and a communal courtyard serve as green places of interest and guarantee enormous variety in The Ivy's immediate environment.

Moreover, meeting up with friends and neighbours is encouraged in The Ivy's shared spaces, allowing residents to enjoy the unique surroundings together.

Walkways and bike paths wind between the buildings, making it easy for residents to get around, go for a run, or simply enjoy a relaxing stroll. As there are plenty of car parking spaces underground, and The Ivy's grounds are gated, there is little traffic on-site. This guarantees safe surroundings for children in the playgrounds, and peace and quiet for those looking to spend a few relaxing moments outdoors.



Your Home Today... and Tomorrow

The Ivy is designed to be awarded with the BREEAM Certification, which underlines our care for our future residents.

Focusing on The Ivy's environmental, social and economic performance, the Speedwell design team is concerned with a sustainable environment that enhances the comfort of the complex' future residents. The team is committed to obtaining a BREEAM rating of Excellent, by zooming in on high standards concerning the residents' health, while simultaneously protecting our natural resources.

In order to achieve this, The Ivy's designers will pay special attention to various aspects of the design and building process. The residents' health and well-being will be guaranteed through the project's measures towards visual comfort, acoustic performance, and accessibility. Energy and water consumption will be closely monitored and reduced, and the building's carbon emissions will be decreased. The proximity of public transport encourages the residents to rely on alternative modes of transport. Finally, landscaping measures will be taken to improve the biodiversity of The Ivy site, and to thus enhance the living environment for the benefit of both human and wildlife inhabitants.



Speedwell's story

Jan Demeyere and Didier Balcaen, the two Belgian nationals who founded Speedwell, fell in love with Eastern Europe, and with Romania in particular. They are passionate about every new development with which they are involved. Jan and Didier's enthusiasm has not only been consistent over the years but has also been passed on to the entire Speedwell team.

Contributing in a creative way to the continuous enrichment of the urban landscape, Speedwell continues to build its legacy by constantly adding innovative projects to its portfolio, with The Ivy as one of its most recent and ambitious examples.

Some of our projects:



Record Park mixed use
Cluj-Napoca



Triama Residence
Bucharest



Paltim mixed use
Timișoara



Miro offices
Bucharest

**Are you interested
in The Ivy
apartments?**

Don't wait too long...

Developed by



SPEEDWELL

www.speedwell.be
office@speedwell.be

Sales agent



+40 371 100 777
theivy@ro.knightfrank.com

www.theivy.ro

Jandarmeriei Street no. 9A,
District 1, Bucharest

HOOOX