



**HILS**

---


N O R D

---

# ON.

*life*

A life in balance  
between nature  
and the city.

A woman with long, wavy hair, wearing a white, long-sleeved, open-back dress, stands in a field of tall, golden grass. She is holding a straw hat in her right hand and has her left hand extended towards the grass. The sun is low on the horizon, creating a warm, golden glow and a lens flare effect behind her. The background is a vast, flat landscape under a clear sky.

A balanced life means feeling connected,  
safe, and respected by yourself, by nature,  
and by the city you call home.

*Life* ON.

## Table of content

10	LIFE ON. AT HILS NORD
14	ABOUT HILS NORD
20	LOCATION
24	AMENITIES
28	ARCHITECTURE & DESIGN
32	FINISHES
40	APARTMENT TYPES
56	SUSTAINABILITY
60	PAYMENT OPTIONS
64	HILS DEVELOPMENT PHILOSOFY





*LIFE ON. AT  
HILS NORD*



## A new story of “home” begins in a new location.

HILS Nord is where every day shows you what it truly means to live well, balancing energy and calm, city life and nature. Here, in the north of Bucharest, on the shores of Lake Șaulei, you can switch life ON and leave the noise behind.

An aerial photograph of the HILS Nord residential complex. The building is a long, multi-story structure with a modern, light-colored facade and numerous balconies. It is situated in a lush green area with a river in the foreground and a cityscape in the background. The text "ABOUT HILS NORD" is overlaid in a large, white, serif font on the right side of the image.

# *ABOUT HILS NORD*

HILS Nord is the newest chapter in the HILS Development story. A sustainable residential project designed to meet the needs of a modern community.

Designed as a complete neighborhood, with fully integrated amenities, HILS Nord brings together modern urban comfort and the serenity of nature.

A place where neighbors become friends, children grow up safely, and days are defined by simple moments: a coffee on the terrace, a sunset by the lake, or a relaxing walk at the end of the day.

For us, "home" means more than an address. It means belonging, balance and future. That's why HILS Nord, a Green Homes pre-certified project, is built using sustainable materials and energy-efficient solutions for a greener, more durable future.





HILS

Set across approximately 10 hectares, this mixed-use development takes shape through walkways, green spaces, an amphitheater-style park, an urban park, relaxation areas, children's playgrounds, and an environment designed for social interaction.

HILS Nord is conceived as a neighborhood for everyone, offering exclusive amenities within the complex: a coffee shop, retail spaces, and fitness & SPA facilities.



# *LOCATION*

You are just a few minutes away from everything that matters to you. Direct access to the A3 Highway.

**15 minutes by car**  
Henri Coandă International Airport

**1 minute by car**  
A3 Highway

**5 minutes by car**  
A0 Highway

**5 minutes by car**  
Pipera Metro Station

**5 minutes by car**  
Pipera Park  
Bucharest Zoo

**15 minutes by car**  
Echilibria Montessori Education  
Secondary School No. 3 Pipera-Voluntari  
British School of Bucharest  
"Nicolae Bălcescu" Technological High School

**15 minutes by car**  
Lidl - 1 minute  
Lemon Retail Park - 2 minutes  
Pipera Plaza - 5 minutes  
Carrefour Colentina - 6 minutes  
Promenada Mall - 10 minutes

HILS Nord rises in the north of Bucharest, on the quiet shores of Lake Șaulei, where the energy of the city meets the harmony of nature.

Ideally positioned, with direct access to the A3 Highway, the project offers seamless connectivity to the capital's main business hub.



# AMENITIES



HILS Nord, a neighborhood where relaxation is part of your lifestyle, right at your doorstep:

---

SPA & pool

---

Lakeside promenade

---

Retail spaces

---

Green relaxation areas with urban park

---

The green spaces extend over more than 4 hectares and are designed according to Xeriscaping principles, using plants that remain green throughout the season. Rainwater recycling systems, urban gardens, and relaxation areas complete a balanced and sustainable living experience.

*ARCHITECTURE  
& DESIGN*

HILS



## **HILS Nord features a stepped architectural design, with building heights ranging from 2 to 6, and up to 11 floors.**

The project consists of 11 residential buildings and 1 building dedicated to commercial spaces. With heights ranging from 2 to 11 levels, they are harmoniously integrated to create an elegant and balanced presence within the landscape.

Ventilated façades, subtle volume contrasts, and fluid lines create a contemporary aesthetic and a refined visual identity.

*FINISHES*

Design, comfort, and safety. Part of your everyday standard of living at HILS Nord.

Underfloor heating delivers both comfort and safety, meeting European standards. Easy to control and practical at every step, it is the modern solution that replaces traditional radiators with an efficient system designed for year-round comfort.



For additional comfort, the apartments are equipped with air-to-water heat pumps, a modern and sustainable energy source that maintains the perfect indoor climate, regardless of the weather.

The electrical network is designed for modern living, with intelligent and efficient circuits, seamlessly integrated to meet your needs.

Sanitary installations are selected from top-tier manufacturers.





**A high standard of finishes reflects the comfort of home.**





Carefully selected to create a harmonious space, SPC flooring in natural tones and ceramic tiles from top manufacturers bring a refined, minimalist touch to the apartment's interior.

Triple-glazed PVC window frames provide thermal and acoustic comfort, while allowing natural light to flow in.

Interior doors with a modern design integrate seamlessly into the overall ambiance.

In the bathrooms, sanitary fittings with clean lines, modern fixtures, and suspended furniture are designed to offer a complete experience of comfort and premium design.



Triple-glazed PVC window frames provide thermal and acoustic comfort, while allowing natural light to flow in. Interior doors with a modern design integrate seamlessly into the overall ambiance.

In the bathrooms, sanitary fittings with clean lines, modern fixtures, and suspended furniture are designed to offer a complete experience of comfort and premium design.

# *APARTMENT TYPES*





## Garden Apartment

Regardless of the chosen layout, double studio, 1-bedroom or 2-bedroom apartments, interior comfort extends outdoors, into your own private garden, a space for relaxation and freedom.



## Double Studio

A practical and cozy apartment, thoughtfully designed for your comfort and needs. An ideal choice for the investor in you.



## 1-bedroom Apartment

A generous space for couples or active individuals who want to live close to nature, while still enjoying urban amenities.



# 1-bedroom Apartment + Office

Each space is thoughtfully designed for efficiency and modern living, offering everyday comfort and the freedom to personalize your home to your needs. An apartment tailored to your lifestyle, whether you work from home or simply want more personal space.









## Duplex with 2 or 4 bedrooms

Life looks better from above. The 2- and 4-bedroom duplexes at HILS Nord redefine urban comfort, combining elegant spaces with a refined lifestyle, in a premium community where you can enjoy peace and nature.



# *SUSTAINABILITY*

Sustainability is part of HILS Nord's DNA: photovoltaic panels powering common areas, roofs treated with reflective membranes to reduce the "urban heat island" effect, and electric vehicle charging stations.

All these solutions deliver superior energy efficiency, real benefits for residents, and a positive impact on the environment.



HILS Nord is designed as a complete living experience, for people and for nature alike. The project meets nZEB standards, is fully electric, and is Green Homes certified, integrating green solutions for a modern, sustainable lifestyle:

---

Photovoltaic panels / 20 kWp

---

Underfloor heating

---

Air-to-water heat pumps

---

Electric parking spaces

---

Extensive green areas

---

Playgrounds

---

Relaxation areas

We believe urban living should exist in harmony with nature, with time, and with the people around us. That's why we don't just build buildings, we create living ecosystems.

# *PAYMENT OPTIONS*

## Purchase options are tailored to your lifestyle, your long-term plans, and how you envision your future at home.

### OWN FUNDS

Together, we build the future. We offer a wide range of apartments and personalized options based on your down payment.

### BANK LOANS

The process of buying an apartment should be simple and adapted to your needs. At HILS, we identified this need and acted accordingly: we created an in-house credit brokerage division to support you, with no additional effort required from your side.

### DEVELOPER INSTALLMENTS

We support buyers with a flexible installment system for up to 7 years, making the purchasing process easier and more manageable..



An aerial night photograph of a city. In the foreground, several modern, multi-story apartment buildings with dark facades and lit windows are visible. The middle ground shows a mix of commercial buildings, including a large illuminated retail store, and parking lots filled with cars. The background is a dense urban landscape with numerous lights from buildings and streets stretching to the horizon under a twilight sky.

*HILS DEVELOPMENT  
PHILOSOPHY*



## For over 20 years, we've been building communities. From the eastern side of Bucharest, towards new directions.

HILS Development represents the experience gained over more than 20 years of real estate development, under the leadership of founder Ionuț Negoiță.

We believe in the urban development of the Capital and in the well-being of the communities we create. Each year, we build approximately 1,000 homes that transform Bucharest's landscape into a symbol of modern, refined living.

"After two decades of development in the eastern part of the Capital, the natural next step is expansion towards the north. We return to an area with exceptional potential, where we built our first projects 20 years ago, with the same vision of delivering quality, durable homes, well integrated into the city. HILS Nord marks the continuation of a story of growth and consolidation, in a Bucharest that is developing in a balanced way."

*Ionuț Negoiță,  
Founder & CEO, HILS Development*



## HILS DEVELOPMENT PHILOSOPHY

Our mission has always been simple: to create quality homes, well connected to the city and designed around real needs. Every promise we made, we delivered.

### COMPLETED PROJECTS:

**HILS Pallady:** The first SOLD OUT project in the HILS Development portfolio, located just 50 meters from Anghel Saligny metro station.

**HILS Brauner:** Home is where communities grow. Over 2,500 people now live in HILS Brauner, our most recent sold out project.

**HILS Republica:** Phase 1 of the largest mixed-use urban regeneration project in eastern Bucharest is now complete, and the first residents have already moved into their new "home."

**HILS Splai:** A fully completed and sold residential complex, set along the Dâmbovița River, offering a quieter setting away from the busy city environment.



HILS BRAUNER



HILS PALLADY

TWO MORE DEVELOPMENTS  
ARE GETTING READY TO  
BECOME HOME FOR FUTURE

**HILS Sunrise:** An nZEB development, Green Homes pre-certified, designed for a sustainable lifestyle, an oasis of calm, just 3 minutes from Anghel Saligny metro station.

**HILS Titanium:** A place designed for people. A project built for the community. Located in a quiet area, yet only 5 minutes from Nicolae Teclu metro station.

We started in the eastern part of Bucharest and are moving towards new directions. First stop: the northern area of the Capital.



HILS SPLAI

HILS REPUBLICA



HILS SUNRISE



HILS TITANIUM



ON.  
*life*

A life in balance  
between nature  
and the city.



[hils.ro/nord](https://hils.ro/nord)

Birou de vânzări  
Strada Emil Racoviță, Voluntari 077190  
✉ [vanzari@hilsnord.ro](mailto:vanzari@hilsnord.ro)  
☎ 0310.050.102