



...“Where are those men able to build, just to delight the crowds, buildings like these?

Those men, that used to be, they had different eyes and soul from ours.

In their veins, in their blood flowed something
that today seems entirely disappeared: the love and cult for beauty”.

Guy De Maupassant
(1885)



Welcome
to
**SANTA
MARIA
BAY...**

It's more
than a house,
it's a *lifestyle.*

GENERAL OVERVIEW

In one of the most suggestive places in Romania, located in Constanta on the Black Sea coast, you will find Santa Maria Bay, a residential complex consisting of 89 luxury villas. The magnificent location offers one of the most amazing panoramic view, transforming the Complex into a unique and unrepeatabe project.

The crashing waves against the shore, the crisp air, and the open streets make this neighborhood truly a place you will want to be part of.

When developing this estate, we stayed faithful to the Mediterranean style by developing Italian-style villas, complete with finishing that enhance the elegance of the Sicilian style. Mediterranean tradition fuses perfectly with the sublime scenery of the Black Sea, generating a unique life experience.

We designed the Santa Maria Bay complex for all those who understand that investing intelligently in such a project means investing in future generations. Our complex comprises three types of villas, A, B and C, which differ between them in terms of surface, view, orientation and proximity to the coast. They can be tailored according to your particular needs.

We built these villas with a purpose: to withstand in time and to provide the highest standards of comfort and luxury. We want the residents of the complex to enjoy their stay in these villas create memories for life time.



THE RESIDENCE
lies directly
on
Black Sea
shoreline
in Faleza Nord,
CONSTANTA

PANORAMIC VIEW OF THE COMPLEX

The land has a total area of 41.000 sq. approx on which a total of 89 villas have been built, while public infrastructure is built on approx 60,000 sq.

The villas are composed of ground floor, first floor and attic (height P + 1 + M).

They are in groups of two, with the separating wall on the median of the house.

LEGEND

- Villas A - *Diamond* 
- Villas B - *Perla* 
- Villas C - *Gold* 



WHY CHOOSE SANTA MARIA BAY

- Prime location - unique and unrepeatable position on the black sea shore.
- 3 minutes distance from one of the main boulevards that connect the complex with important services and points of interest in everyday life.
- The arrangement of the villas in the amphitheatre ensures them optimum visibility towards the sea.
- Health benefit & wellness. The perfect place where you can relax and enjoy sports activities: walking, jogging, biking - activities that improve lifestyle and quality of life.
- The development and affiliation of an exclusive community.
- Beach at your disposal.
- The perfect infrastructure where you can immediately enjoy your property.
- Existence and functionality of utilities, all connections are underground and according to european standards: gas, electricity, water, internet / tv.
- Visual design unit of the complex - atemporal architecture of the villas.
- Guaranteed context- integrally built complex.
- Responsible construction - know-how italian.
- Secure investment.
- Excellent division of the interior spaces - optimum functionality - room heights - intimacy for all family members.
- The properties have passed the test of time for the detection of any construction defects.
- The possibility of purchase in installments without involvement of banks.





YOUR
house
BY
the sea

YOU CAN
have the home
you've
always
DREAMED
OF

FOCUS ON TYPE VILLA A (*Diamond*)

They have the following characteristics:

44 residential units

the plots of land have a surface between 424 sq. and 801 sq.

the built surfaces of each villa is approx. 480 sq. (including the sidewalks, terraces and balconies).

GROUND FLOOR



- | | |
|----------------|--------------------|
| 1. Living Room | 9. Bathroom |
| 2. Study Room | 10. Storage Space |
| 3. Dining Room | 11. Lift |
| 4. Kitchen | 12. Terrace |
| 5. Laundry | + External Kitchen |
| 6. Corridor | 13. Sidewalk |
| 7. Corridor | 14. Parking |
| 8. Entrance | |

FIRST FLOOR



- | | |
|---------------------------|-------------------|
| 1. Master Bedroom | 8. Bathroom |
| 2. Bedroom | 9. Bathroom |
| 3. Bedroom | 10. Storage Space |
| 4. Corridor | 11. Staircase |
| 5. Corridor with Wardrobe | 12. Landing |
| 6. Walk-in Wardrobe | 13. Terrace |
| 7. Corridor | 14. Terrace |

ATTIC



1. Living Room
2. Dining Room
3. Bedroom
4. Kitchen
5. Walk-in Wardrobe
6. Wardrobe
7. Bathroom
8. Landing
9. Landing

FOCUS ON TYPE VILLA B (*Perla*) e C (*Gold*)

They have the following characteristics:

45 residential units, of which 32 of type B and 13 type C

the plots of land have a surface between 330 sq. and 670 sq.

the built surfaces of each villa is approx. 380 sq. (including the sidewalks, terraces and balconies).

GROUND FLOOR



1. Living room
2. Dining room
3. Kitchen
4. Laundry
5. Entrance
6. Corridor
7. Bathroom
8. Storage Space
9. Relaxation Room
10. Sidewalk
11. Parking

FIRST FLOOR



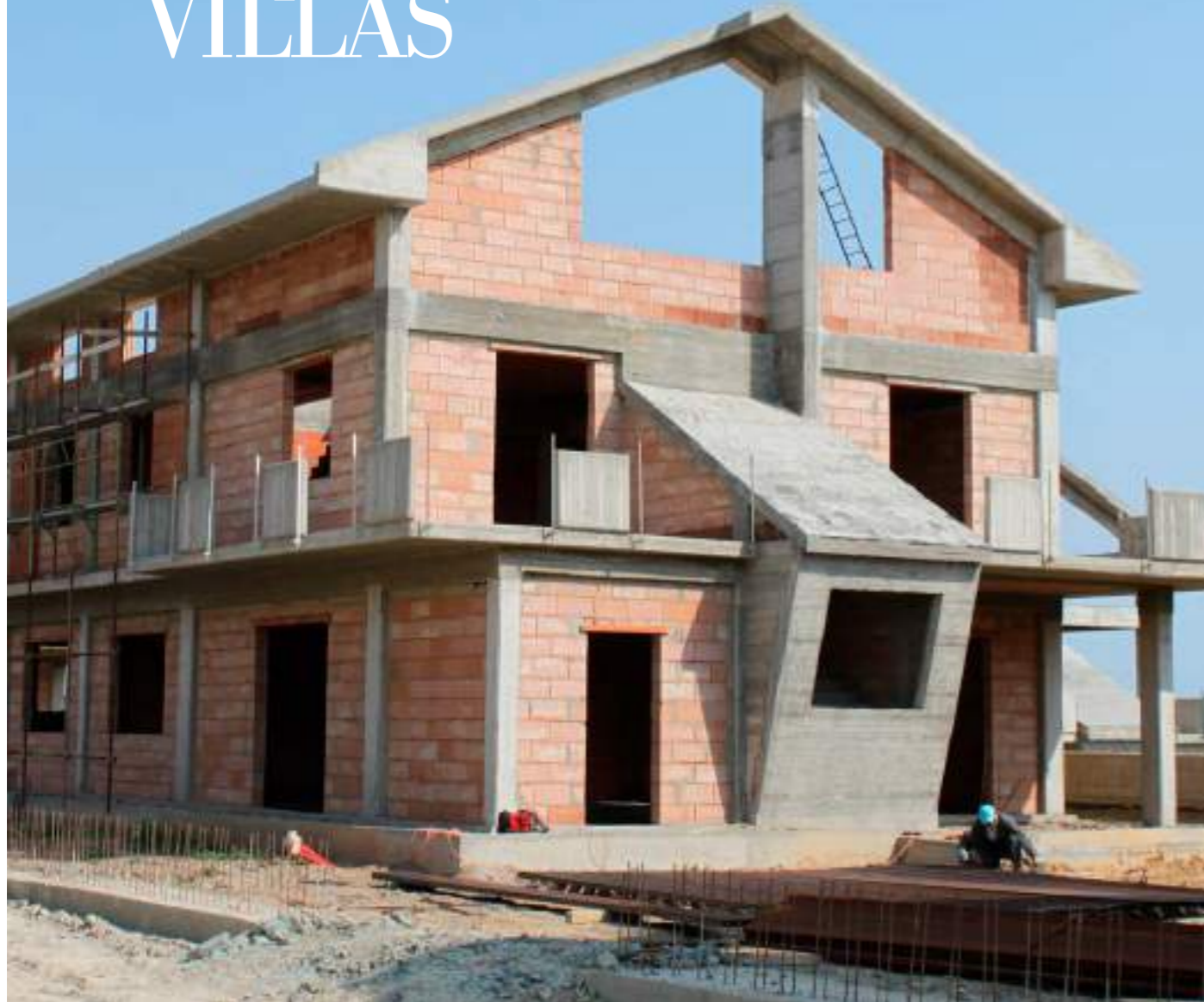
1. Bedroom
2. Bedroom
3. Walk-in Wardrobe
4. Walk-in Wardrobe
5. Bathroom
6. Bathroom
7. Corridor
8. Landing
9. Balcony
10. Terrace
11. Balcony

ATTIC



1. Dining room
2. Bedroom
3. Kitchen
4. Bathroom
5. Corridor
6. Landing

Construction phases of the VILLAS

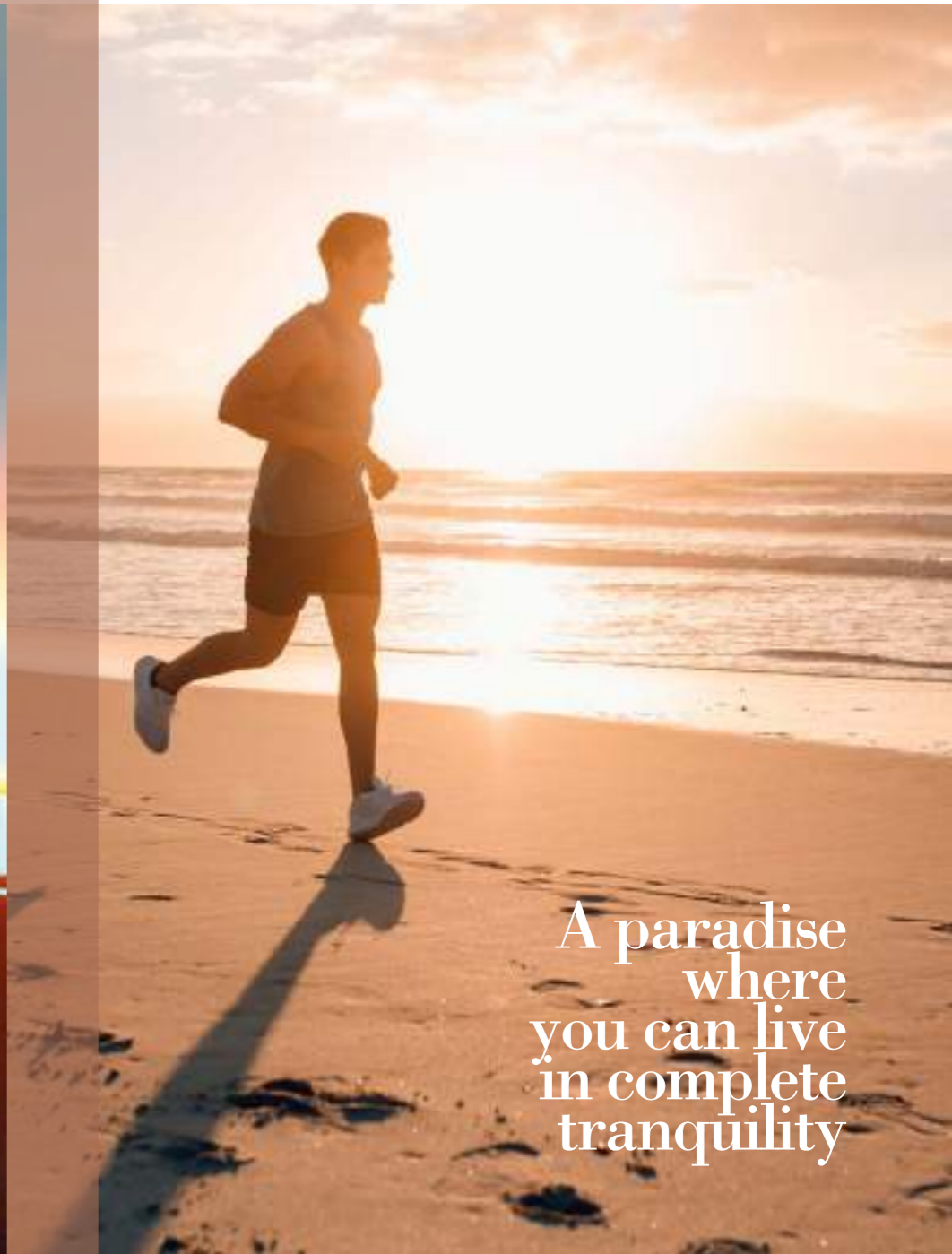






*Functional
and generous
spaces*

YOUR LIFE
turns
for the better



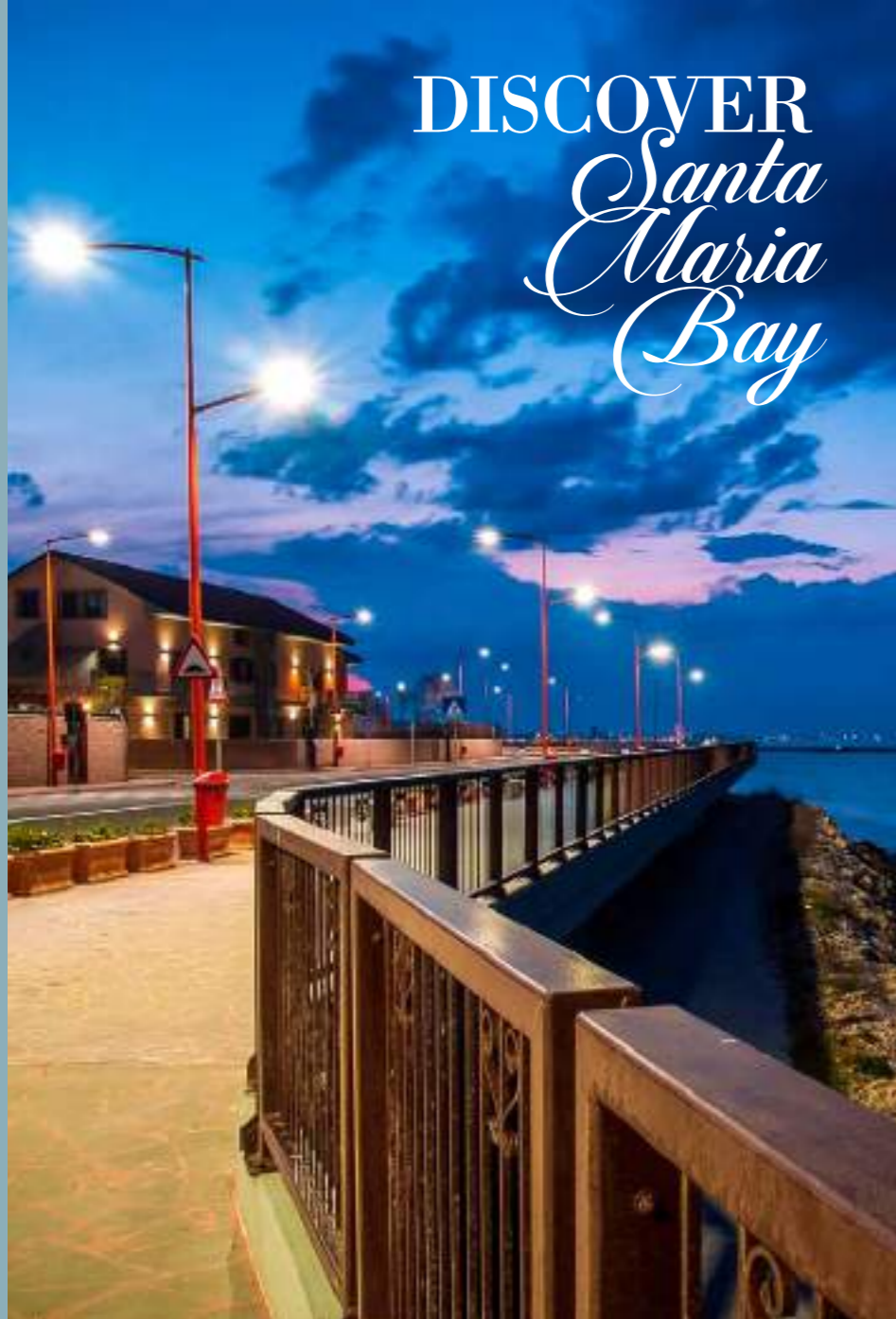
A paradise
where
you can live
in complete
tranquility



YOU CAN
live
in a premium
location...

A SAFE
PLACE
for you and
your family

DISCOVER
*Santa
Maria
Bay*





House 3000 Real Estate s.r.l.
CONSTANTA (RO)

Office 0040 341 100 757 - Mobile 0040 726 277 868
info@santamariabay.ro - www.santamariabay.ro

