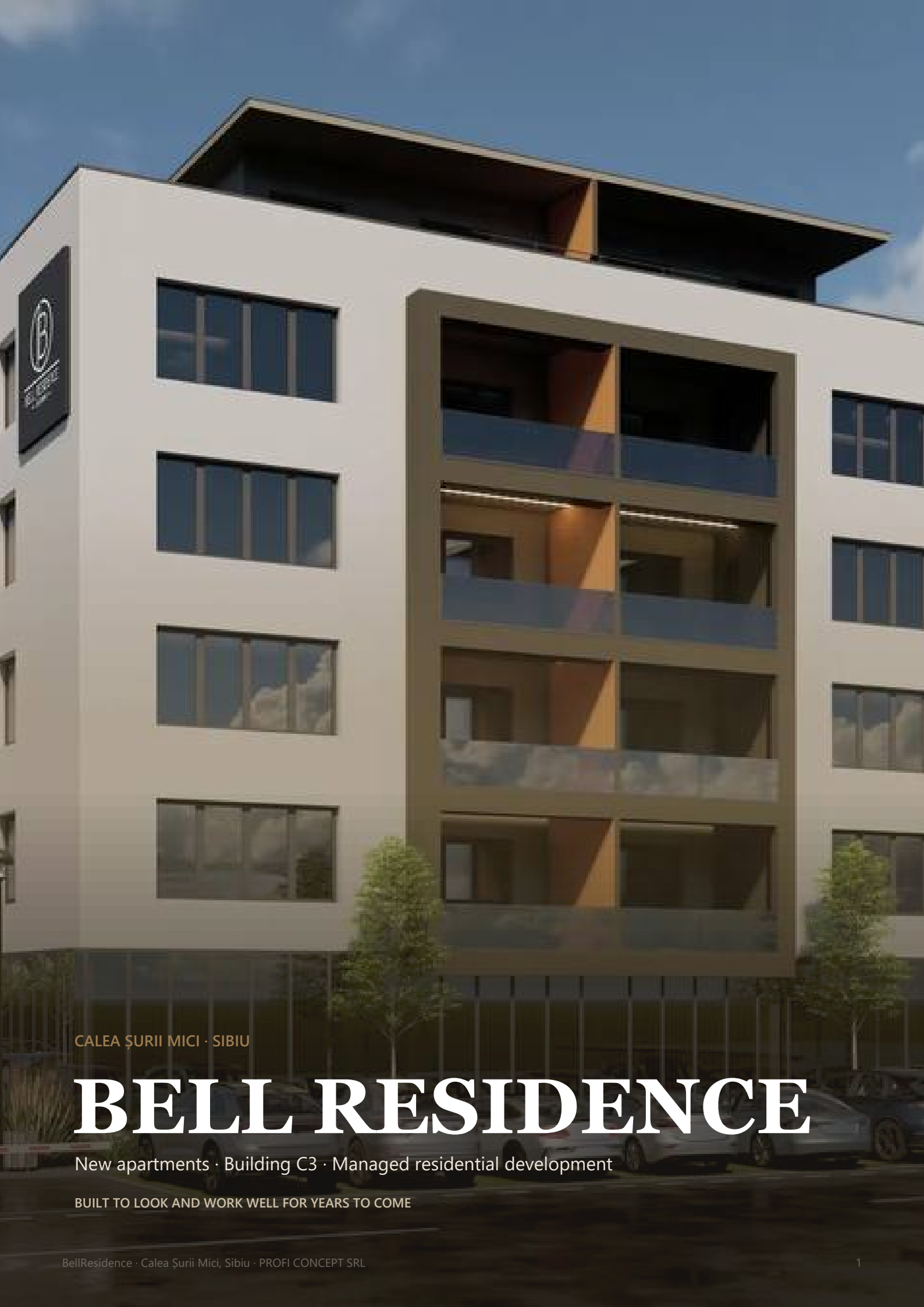




CALEA ȘURII MICI · SIBIU

BELL RESIDENCE

New apartments · Building C3 · Managed residential development

BUILT TO LOOK AND WORK WELL FOR YEARS TO COME



THE DEVELOPMENT

A new standard of living in Sibiu

BellResidence is a new residential development on Calea Șurii Mici, Sibiu, built by Profi Concept SRL: 3 buildings, around 94 apartments, designed as a neighbourhood managed over time. On sale now: Building C3, with 30 apartments — from Studio to Penthouse — delivered semi-finished, optionally turnkey.

WHY BELLRESIDENCE

- ✓ Premium façade with a mixed solution and generous glazing
- ✓ Photovoltaic system for the common consumption
- ✓ Controlled access, well-kept common areas and outdoor spaces
- ✓ Underfloor heating, individual boiler and lift
- ✓ SYSTEXX fibreglass wall system
- ✓ Guaranteed parking space, managed, cleaned and maintained within BellResidence

30

APARTMENTS IN C3

33.8–111.7

SQM SURFACES

3

BUILDINGS

AC 422

PERMITTED 2025

Estimated handover: Q3 2027 (estimated term, confirmed in the pre-contract).



BUILT TO LAST

Details that matter for years

We do not optimise for the lowest cost per square metre, but for a development that looks and works well ten years on: a high-performance envelope, quality installations, energy for the common areas and a neighbourhood managed over time.



Premium façade with a mixed solution

Premium façade with a mixed solution, combining ventilated cladding with a high-performance thermal insulation system for a modern, durable and energy-efficient look.



Underfloor heating

Even comfort without radiators, with an individual boiler in every apartment and room-by-room temperature control.



Photovoltaics for common consumption

The energy produced powers the building's common consumption (lighting, lift, access) and lowers maintenance costs.



SYSTEXX reinforced walls

Professional fibreglass-based system: uniform surfaces, resistant to micro-cracks, easy to refresh.

Lift

Controlled access and intercom

Well-kept common areas and outdoor spaces

Development managed over time

Guaranteed, maintained parking space





DEVELOPER

An experienced developer in Sibiu

Bell Residence is developed by Profi Concept SRL, a company active in construction and real estate development since 2013.

In recent years we have developed and delivered over 200 homes in Sibiu and its surroundings, with quality of execution and keeping our commitments to clients as the main goals.

The experience gained in residential development and property management is the guarantee of a purchase made safely and professionally.

12+

YEARS OF EXPERIENCE

200+

HOMES DEVELOPED

2013

ACTIVE SINCE

AC 422

PERMITTED PROJECT

Profi Concept SRL · We build responsibly and deliver what we promise.





APARTMENT TYPE

Studio & Studio Plus

Surface: 33.8 sqm · 36.7 sqm

Two versions of the same idea: compact, bright, efficient. The Studio (33.8 sqm) integrates the living and sleeping areas; the Studio Plus (36.7 sqm) adds a separate sleeping area — privacy without moving up to 2 rooms.

Studio

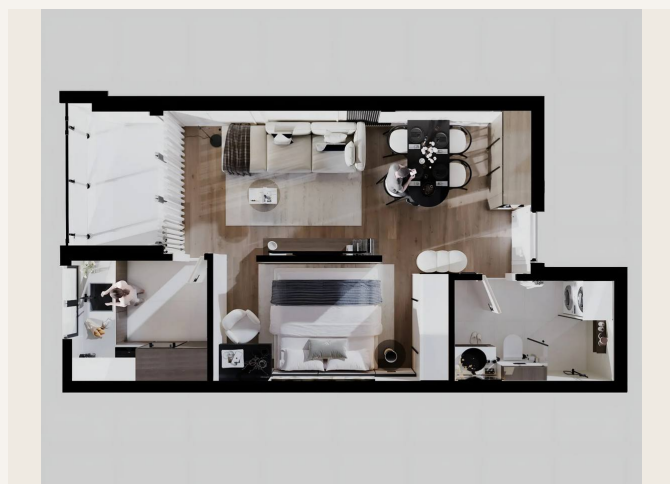
33.8 sqm

integrated living and sleeping area

Studio Plus

36.7 sqm

separate sleeping area



Indicative furnished plan — Studio (33.8 sqm); the Studio Plus plan is sent on request

CURRENT PRICE · VAT INCLUDED

The price of every apartment is published and updated on

bellresidence.ro/en/preturi

Live availability:

bellresidence.ro/en/apartamente/disponibilitate

ROOMS

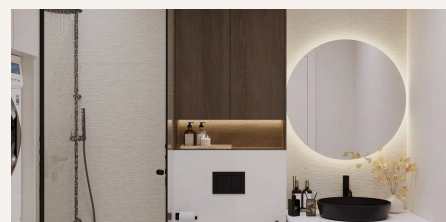
Living + sleeping area

Kitchen

Bathroom

Balcony

INTERIOR RENDERS — STUDIO (33.8 SQM)





APARTMENT TYPE

2-room apartment

Surface: 59.6 sqm

Spacious living room, separate kitchen and master bedroom — a balance of space and comfort for couples and young professionals.



Indicative furnished plan

CURRENT PRICE - VAT INCLUDED

The price of every apartment is published and updated on

bellresidence.ro/en/preturi

Live availability:

bellresidence.ro/en/apartamente/disponibilitate

ROOMS

Living room

Kitchen

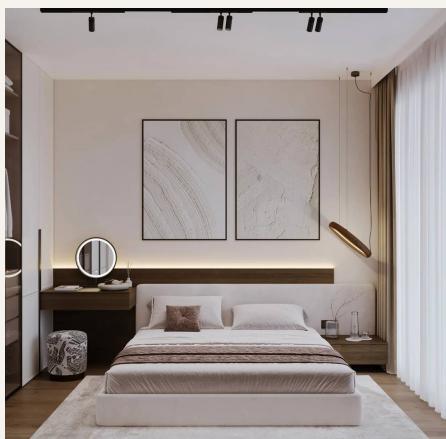
Master bedroom

Hallway

Bathroom

Balcony

INTERIOR RENDERS





APARTMENT TYPE

3-room apartment

Surface: 71.1 sqm

Generous open space, two bedrooms and two bathrooms — for families who want well-organised space.



Indicative furnished plan

INTERIOR RENDERS



CURRENT PRICE · VAT INCLUDED

The price of every apartment is published and updated on

bellresidence.ro/en/preturi

Live availability:

bellresidence.ro/en/apartamente/disponibilitate

ROOMS

Open-space living

Master bedroom

Children's bedroom

Bathroom 1

Bathroom 2

Balcony



APARTMENT TYPE

Penthouse

Surface: 94.7 sqm · 111.7 sqm

Two units on the top level of Building C3 — 94.7 sqm and 111.7 sqm — with the largest surfaces in the development. The plans and full details are sent on request.



CURRENT PRICE · VAT INCLUDED

The price of every apartment is published and updated on

bellresidence.ro/en/preturi

Live availability:

bellresidence.ro/en/apartamente/disponibilitate

AT A GLANCE

Top level of Building C3

Two units

Largest surfaces in the development

Plans on request

The images on this page are exterior renders of the development. The plans and full details of the two penthouses are sent on request or presented at the viewing.



Prices & payment

Type	Surface	Price
Studio	33.8 sqm	current, online
Studio Plus – separate sleeping area	36.7 sqm	current, online
2 rooms	59.6 sqm	current, online
3 rooms	71.1 sqm	current, online
Penthouse	94.7 sqm · 111.7 sqm	current, online

Prices are shown with VAT included, per apartment, and are updated in real time on bellresidence.ro/en/preturi. Live availability of every unit: bellresidence.ro/en/apartamente/disponibilitate.

PARKING

Guaranteed parking space, managed, cleaned and maintained within BellResidence. The parking space is not included in the apartment price and is available separately, by rent/subscription, as part of the managed development.

THE PAYMENT MODEL

1 Minimum deposit 5%

Minimum deposit of 5% of the apartment price, when signing the pre-contract.

2 Until handover

The difference up to a maximum of 25% of the price can be paid until handover, interest-free, directly to the developer. Example: 5% now + up to a further 20% until handover = a maximum of 25% total own contribution.

3 Balance at handover

The balance is paid at handover, from own funds and/or a bank loan, when signing the sale contract.

Lending conditions and the required own contribution are set by each bank; Bell Residence does not guarantee financing approval. The price does not depend on the payment method.

Estimated handover: Q3 2027 (estimated term, confirmed in the pre-contract).

BOOK A VIEWING

+40 724 127 215 · vanzaribellresidence@gmail.com

bellresidence.ro · PROFI CONCEPT SRL · AC 422/10.11.2025

HANDOVER

Semi-finished handover

Handover takes place when the notarised sale contract is signed, in semi-finished stage (plastered and painted white), with the following works completed:

INTERIOR

- ✓ Individual boiler and underfloor heating (as per the technical design)
- ✓ Plumbing to stub-outs; electrical installation with sockets and switches fitted, intercom and access control
- ✓ Walls prepared with the SYSTEXX system and painted white; tiles on the balcony; metal entrance door
- ✓ Triple-glazed windows; generous glazed surfaces

ENVELOPE & UTILITIES

- ✓ Contemporary façade with a mixed system: ventilated areas and a high-performance thermal insulation system, integrated into a unified architectural composition
- ✓ All utilities connected to meter level (water/sewage, electricity)

WARRANTIES & COMMON AREAS

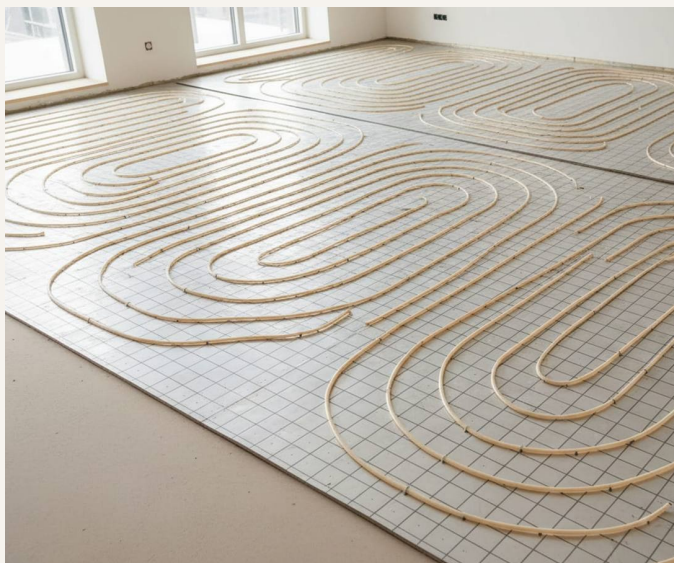
- ✓ Works warranty, technical book with reports of concealed works
- ✓ Hallway and staircase finished turnkey, lift, controlled access; paved alleys, green areas, playground and parking (as per permit)

TURNKEY OPTION

Optionally, the apartment can be delivered turnkey: floor and wall tiles, parquet, sanitary ware, light fittings and, on request, furniture. Budget and solutions are agreed with each client.

CONSTRUCTION PROGRESS

Building C3's structure is under construction (September 2026). Updated site photos: bellresidence.ro/en/stadiu.



NEXT STEP

Let's talk

See live availability and current prices:
bellresidence.ro/en/apartamente/disponibilitate

Book a viewing on site or at the showroom — we show you the plans, finishes and execution details.

Reserve the apartment you want: pre-contract with a minimum deposit of 5%; the difference up to a maximum of 25% of the price is paid until handover, interest-free, directly to the developer; the balance at handover, from own funds and/or a bank loan.

Book a viewing

Ask for live availability and prices

Reserve your apartment

Tap a button to open WhatsApp with the message ready.

DIRECT CONTACT

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vanzaribellresidence@gmail.com · bellresidence.ro

PROFI CONCEPT SRL · VAT no. RO32366949 · Trade Reg. J32/916/2013 · Building permit 422/10.11.2025
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