

QUEENS

DISTRICT

created and developed by

SPDWELL

Carefully planting the seeds of community

QUEENS District is a growing, vibrant community that welcomes those who value both connection and serenity. With beautifully designed spaces that inspire and bring people together, we are creating a future-ready neighborhood where life and work flow seamlessly together.

SPEEDWELL is a trusted leading green developer in Romania and Poland, known for its innovative projects that blend residential, office, and mixed-use spaces. Committed to creating sustainable and high-quality urban environments, SPEEDWELL focuses on integrating green spaces, cutting-edge amenities, and top European construction standards.





For the Dynamic

QUEENS District is designed to match your energy and rhythm. **Nestled in the heart of Aviației**, one of the most dynamic areas of the city, QUEENS District offers the perfect balance between your fast-paced professional world and the moments of calm and comfort you need to recharge.

For the Ambitious

QUEENS District is a place for those who aspire to achieve more. Whether you're starting your day with **a morning workout at the nearby gyms or sealing a business deal at a chic nearby café**, QUEENS District is where ambition finds a home.

For the Remarkable

We believe in celebrating individuality and creating spaces that reflect the unique stories of those who live here. Imagine waking up to sweeping views, **enjoying state-of-the-art amenities**, and connecting with like-minded individuals who, like you, are redefining what it means to be extraordinary.

QUEENS District in a nutshell

QUEENS District offers a balanced and dynamic living environment where you will find everything you need. Discover the apartment options available and find the perfect home that fits your life.



Take in all your carefully
curated amenities

QUEENS District offers a range of amenities designed to create a balanced and fulfilling lifestyle.

One-room apartments
(37 sqm; terraces 5 sqm)

Ideal for young professionals or couples seeking a cozy, modern space in a vibrant community.



Two-room apartments
(52-72 sqm; terraces 6-18 sqm)

Perfect for small families or those who want a bit more room to live and entertain.

Three-room apartments
(70-102 sqm; terraces 7-76 sqm)

Designed for larger families or individuals looking for generous living areas and additional privacy.



Four-room apartments
(110-123 sqm; terraces 25-47 sqm)

Luxurious and spacious, these units offer ample space for families and panoramic views.

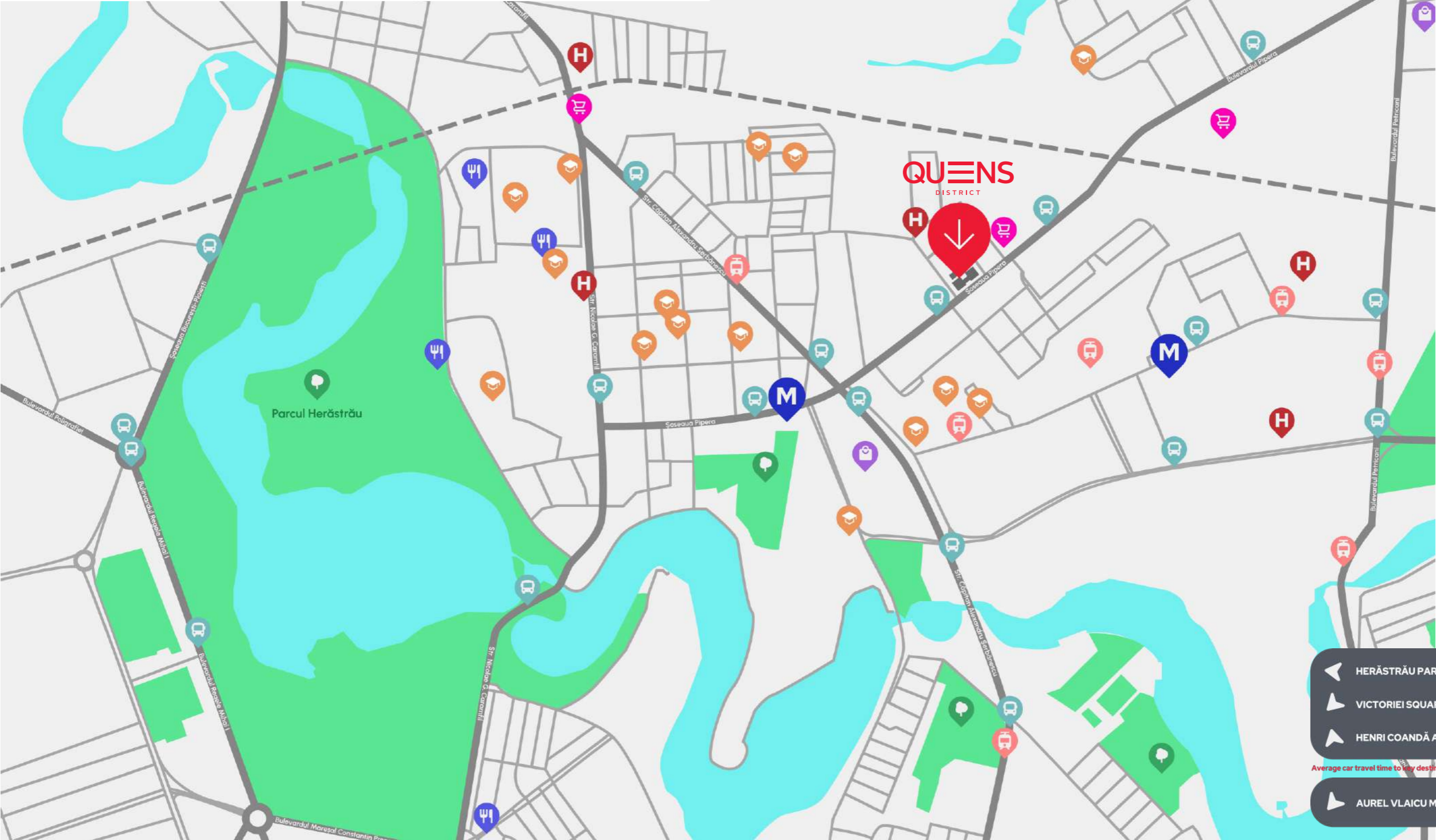
You belong here

Imagine a world where everything is within reach and the sense of belonging goes beyond the walls of your home. This is life in a vibrant **community** that thrives on connection.

The best of two worlds

At QUEENS District, you are not just a resident; you're part of a vision for a **community** where the energy of the city meets the serenity of home.

Designed to blend residential comfort with professional convenience, this is a place where you can achieve a truly balanced lifestyle.



Scan the code to explore the interactive map to find out more about key objectives.

- hospitals
- subways
- busses
- trams
- shops
- malls
- restaurants
- parks
- schools

Your gateway to the city

QUEENS District is in the Aviației neighbourhood, at the forefront of Bucharest's dynamic development.



EDUCATIONAL INSTITUTIONS

In close proximity to some of the best private schools and kindergartens in Romania



HEALTHCARE

10 minutes from new, modern private healthcare facilities. The newest Regina Maria hospital on-site.



SHOPS AND RESTAURANTS

10 minutes walk from Shopping Mall and multiple restaurants.



PUBLIC TRANSPORTATION

10 minutes walk from Aurel Vlaicu metro station and bus stops.



NATURE

10 minutes by car from Herăstrău Park, the largest park in Bucharest.



SPORTS & FITNESS

Very close to a number of sports facilities, including fitness & wellness centers, gyms and tennis courts.

An oasis of comfort in
the heart of Bucharest's
business hub

QUEENS District is a transformative mixed-use project developed by SPEEDWELL, located in the Aviației neighbourhood, Bucharest's thriving business and lifestyle center.



Residential
Building B

Residential
Building D

Residential
Building C

Office
buildings

For the dynamic,
the ambitious,
the remarkable



Smartly sustainable with energy-effective & cost-effective systems

We employ energy-effective and cost-effective systems utilizing performant insulation, LED lighting, and thermostats. Furthermore, the electric heat pumps for each unit ensure both cost-effective operation and environmental protection by providing a carbon neutral approach.



LED lighting



Performant insulation



Individual electric heat pump

Solar panels to add renewable energy to in the mix and water conservation methods such as rainwater harvesting and low-flow plumbing fixtures to reduce water usage.

QUEENS District aims to achieve high environmental standards, including the BREEAM certification, recognized globally for promoting sustainable building practices. This ensures that every aspect of the development meets rigorous criteria for energy efficiency, environmental impact, and occupant health and well-being.



RESIDENTIAL OPTIONS

A new life is waiting for you

This is where memories are made, where mornings start and days end. Your personal sanctuary, designed to offer you the comfort and flexibility you need to live life on your terms.



Your space,
thoughtfully crafted

- Quality finishes for modern living
- Green spaces & community areas
- Retail & healthcare proximity

Each unit is designed with flexibility in mind, allowing for personalized interior finishes and layouts, creating a unique home that reflects each resident’s individual style. Large terraces and balconies provide generous outdoor spaces, offering panoramic views and enhancing the feeling of openness.

Guided by a clear design philosophy

The residential design by the top international architecture firm Chapman Taylor embraces both elegance and functionality. With a robust base, open middle sections, and setback top floors, the architecture harmonizes with the urban landscape while promoting sustainable living practices. Outdoor areas and landscaped plazas, connect residents to nature, supporting a balanced lifestyle.



2-Room
Apartment

Residential space

72.4 sqm

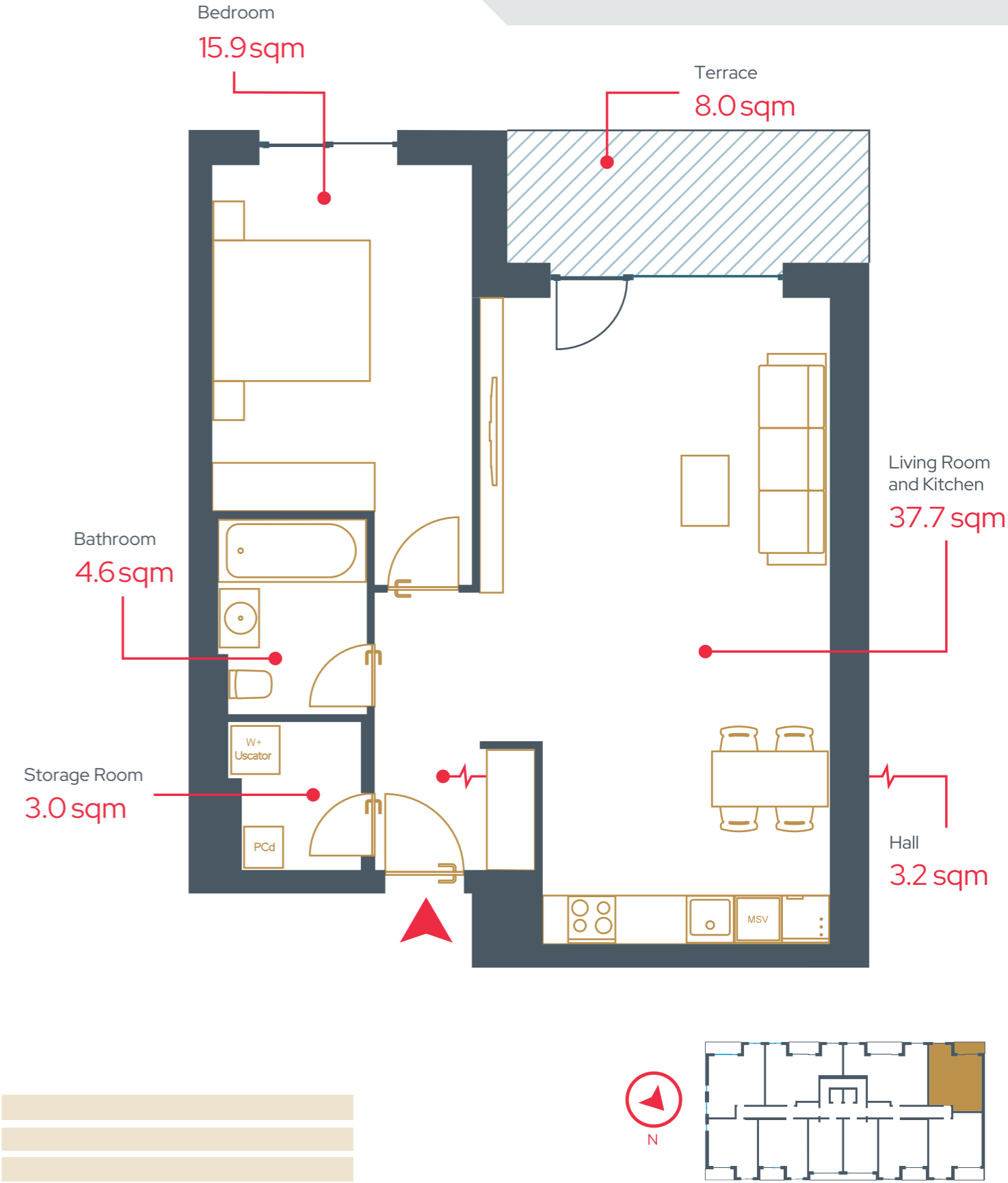
Interior: 64.4 sqm

Building

C

Floor

5



3-Room
Apartment

Residential space

89.4sqm

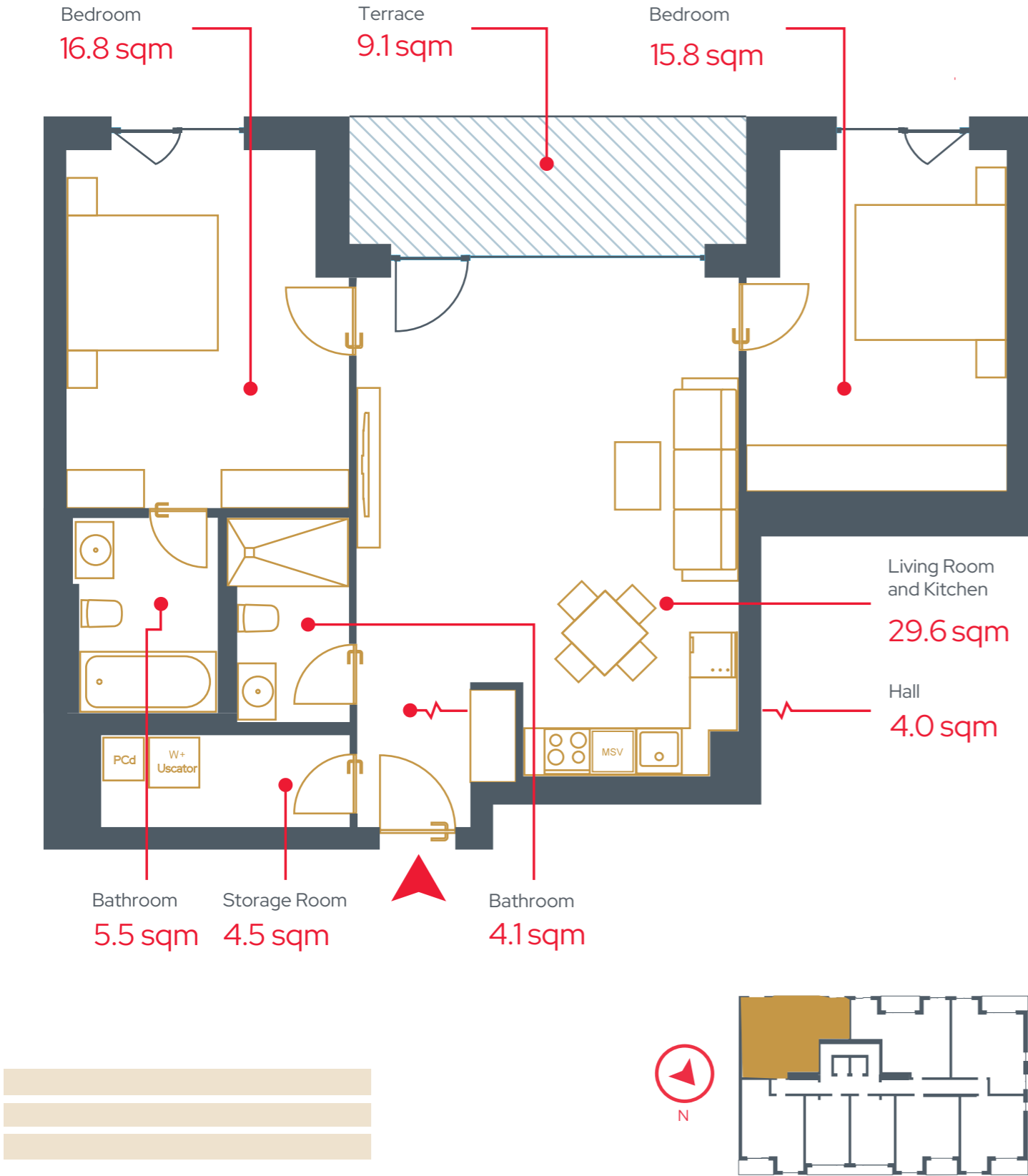
Building

D

Floor

4

Interior: 80.3 sqm



4-Room
Apartment

Residential space

157.2sqm

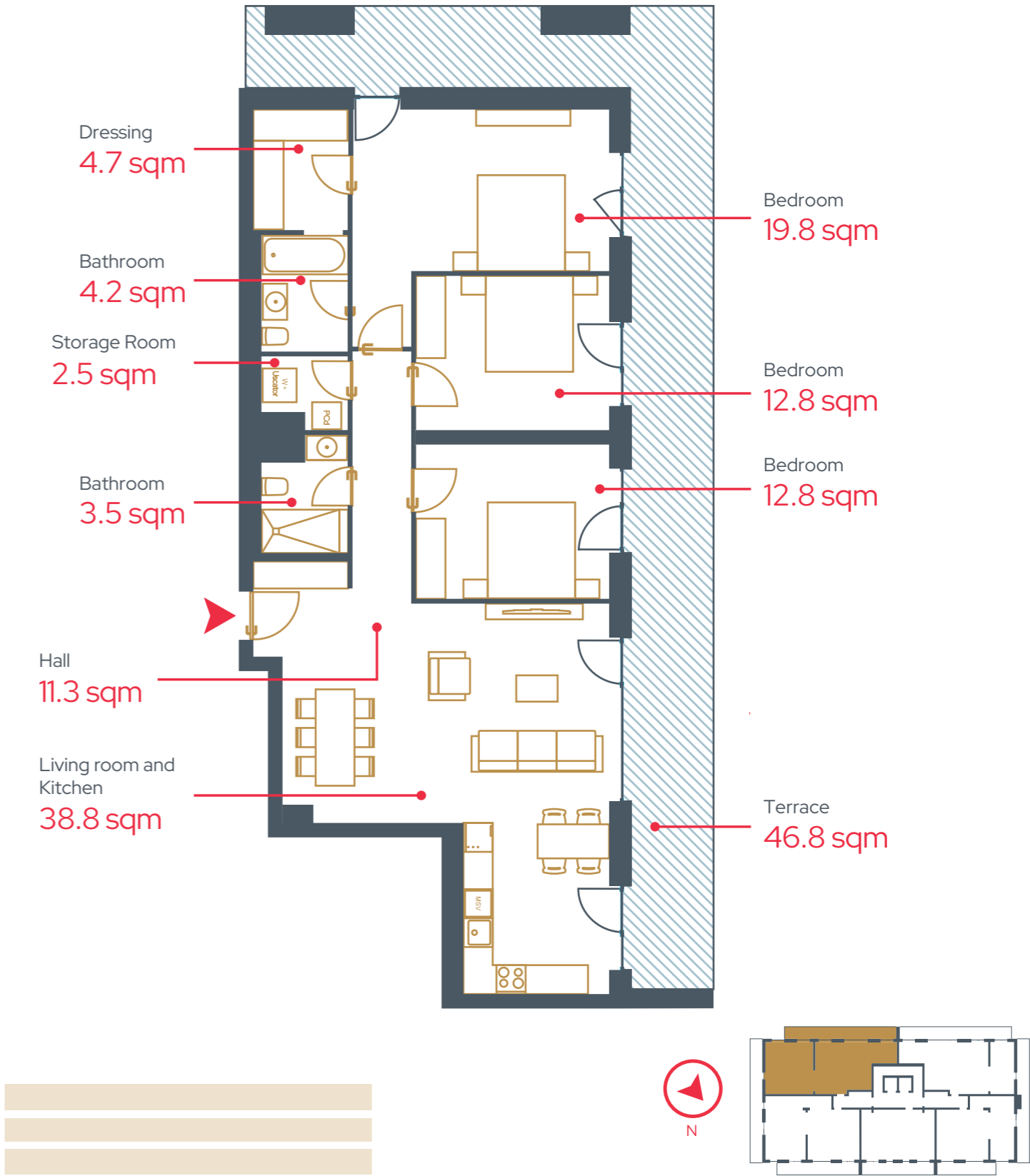
Building

C

Floor

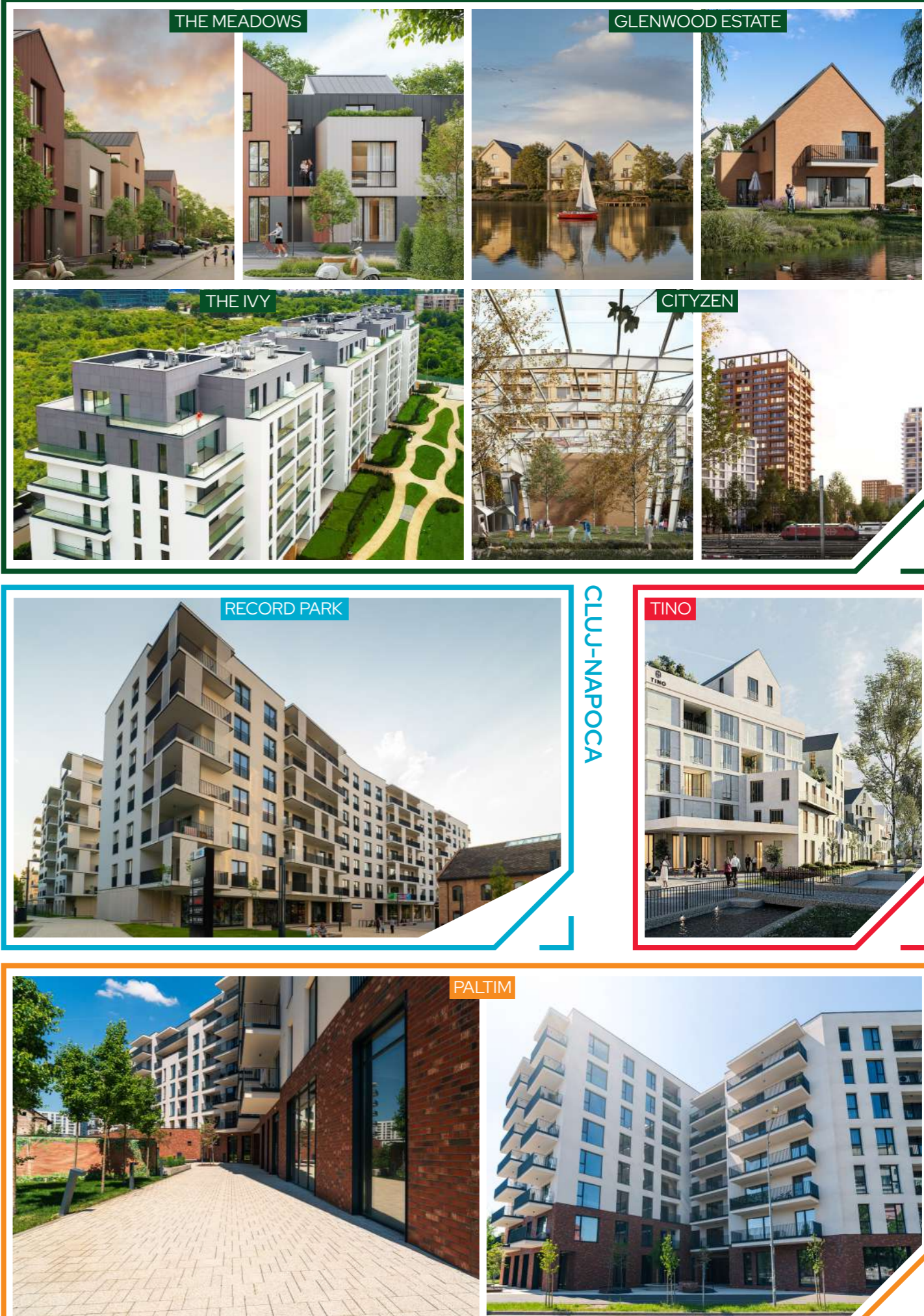
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Interior: 110.1 sqm



Our vision

After 20 years of experience in Eastern Europe and 25 years of experience in real estate Didier Balcaen and Jan Demeyere joined forces and founded SPEEDWELL. They have combined the rationality and the creativity to create an unique team and become an a-typical developer. SPEEDWELL has grown to be a team with in-house architects, designers, legal and fiscal advisors, an in-house commercial team and project managers, thus covering the full spectrum of the real estate development process.



BUCUREȘTI

BRAȘOV

TIMIȘOARA

Sales Department

Șos. Pipera no. 59
Tel.: 031.005.26.49
home@queensdistrict.ro
www.queensdistrict.ro

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