Join the evolution

COSMOPOLIS
evolia™

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Welcome
to the future of Cosmopolis

COSMOPOLIS
evolia™







COSMOPOLIS EVOLIA

Discover the beauty of a truly urban lifestyle

A new residential chapter where architecture, community, and nature converge for a balanced way of living.

EDUCATION

The best private schools

Living here means access to top-rated educational institutions, blending prestige with international excellence.

QUALITY TIME

Quality shopping and entertainment

Here, refinement guides every choice—from boutique shopping to elegant malls and premium leisure experiences.

BUSINESS LIFE

Next to the business district

Connected to Bucharest's vibrant business core, with access to major office hubs and top corporate headquarters.

COMMUNITY

An exclusive international community

A setting where expats and global leaders create a cosmopolitan community of culture and connection.

LIFESTYLE

Outdoor and indoor sport outlets

A place where exclusive gyms and clubs blend with outdoor facilities, inspiring a healthier, more balanced life.





Everything you need, just around the corner. The Northern part of Bucharest is the sole provider of quality time entertainment.





Education highlights nearby

If your new home is at Evolia you have plenty of options to choose from some of the best international private schools of Bucharest.



0,1 km

Mark Twain
INTERNATIONAL SCHOOL

Mark Twain International School is committed to offering its students a high-performing, yet supportive learning environment, tailored to their individual needs, styles, and goals, that will encourage them to become informed life-long learners.



1,5 km

AMERICAN INTERNATIONAL SCHOOL OF BUCHAREST

AISB stands among Europe's top schools, offering IB programs that nurture curiosity, leadership, and global perspectives.

1,5 km

BSB British School of Bucharest

Renowned for academic excellence, BSB combines the UK curriculum with state-of-the-art facilities and a global outlook.

2 km

ACADEMIA DE POLIȚIE ALEXANDRU IOAN CUZA

The Alexandru Ioan Cuza Police Academy offers elite training in law and public order, fostering discipline and leadership.

1,5 km

OGIS 2001 PER SCIENTIAM AD NATURA

Olga Gudynn Int'l School

At OGIS, a bilingual Romanian-IB curriculum nurtures well-rounded, empathetic students ready for a global future.

3 km

LYCÉE FRANÇAIS Anna de Noailles

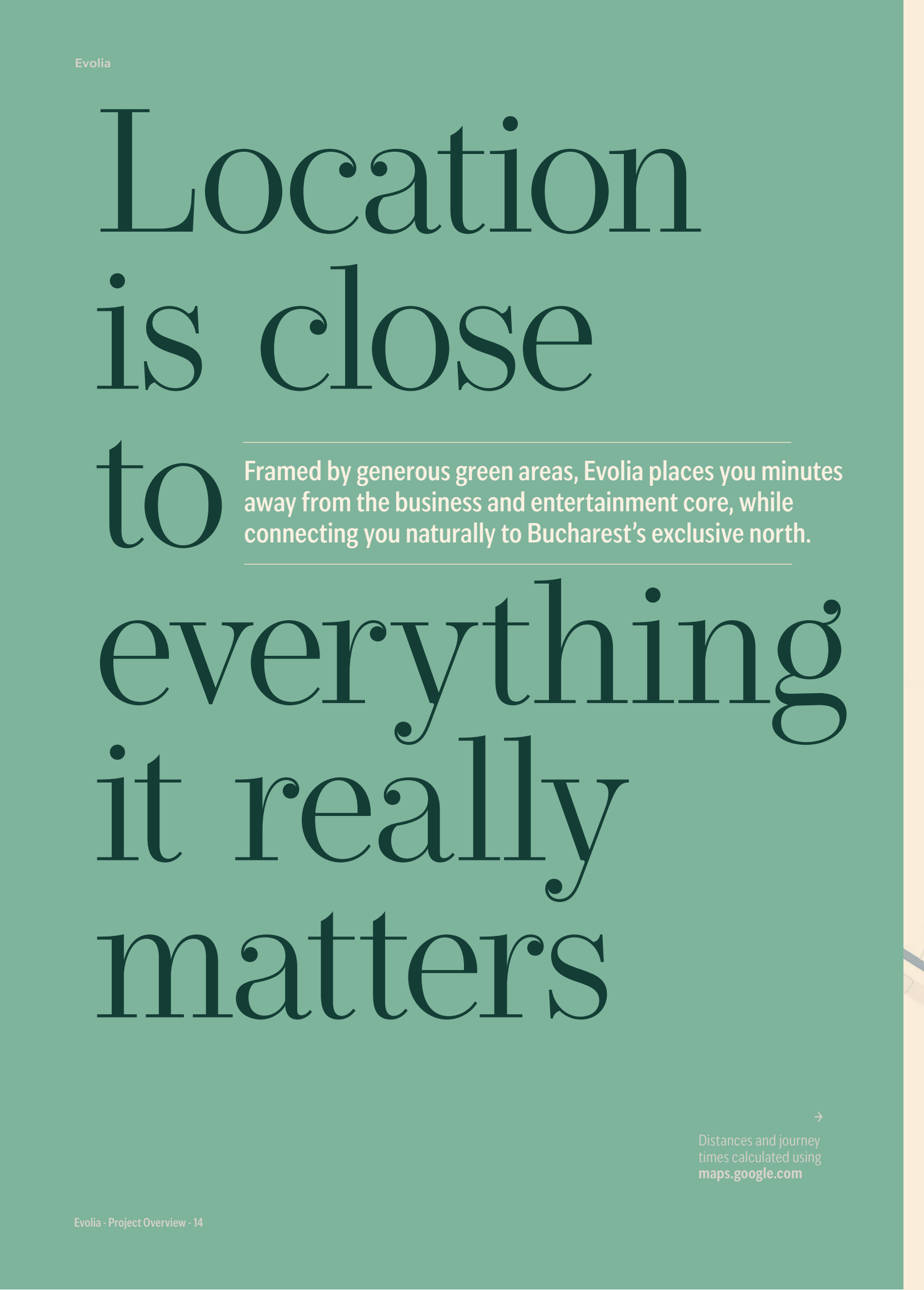
A prestigious French international school, guiding students from early years to high-school in a multicultural community.





Location is close to everything it really matters

Framed by generous green areas, Evolia places you minutes away from the business and entertainment core, while connecting you naturally to Bucharest's exclusive north.



→

Distances and journey times calculated using **maps.google.com**

Just around the corner

1. **COSMOPOLIS PLAZA**
   Shopping & entertainment Mall
2. **WORLD CLASS**
   Fitness & Wellness Center
3. **IKEA**
   Shopping & entertainment Mall
4. **Băneasa Shopping City**
   Shopping & entertainment Mall
5. **ZOO GARDEN**
   Entertainment & Nature
6. **AMC KART**
   Entertainment
7. **Cineplexx Băneasa**
   Entertainment
8. **Mark Twain International School**
   Education Center
9. **International Maarif Schools of Bucharest**
   Education Center
10. **American International School of Bucharest**
    Education Center
11. **Olga Gudynn**
    Education Center
13. **A.I. Cuza Police Academy**
    Education Center




LAKESIDE EVOLIA

Amenities

1

1000 m² of gardens

Set by the lakeside and just outside the city, where open greenery unfolds, Evolia becomes a serene retreat to breathe, relax, and connect.

2

Exclusive designer pool

More than just blue, crystal clear water, the pool becomes a refined setting for leisure and socialising, shaping connections at the heart of the community.

3

Worldclass private gym

With a private gym just steps away from home, staying fit feels effortless – bringing daily energy, balance, and wellbeing into your lifestyle.

4

Coffe and delishop area

From artisan coffee to gourmet deli flavours, this area invites you to enjoy life's small pleasures in the comfort of your own neighbourhood.

5

Kids club and community hub

A safe and inspiring hub where children play and parents find peace of mind – relaxation, fun, and togetherness in one place.

6

Cosmopolis Plaza

A place where you step down for an espresso and end up staying for an evening with friends. Shopping, dining, relaxation–all just steps from home.

7

Mark Twain Campus

At the heart of Evolia lies an 8,000 sqm campus where children learn and thrive from kindergarten to high school, in a world of modern labs, a library, sports and music–an inspiring place for their future.

8

Evolia Resident App

Everything about living, just one click away. Payments, requests, bookings, transport–all in an intuitive app that keeps the community running naturally and seamlessly.

9

Affidea Medical Center

Health and wellbeing, always close to home. With Affidea Medical Center on site, access to trusted medical services becomes simple, fast and reassuring.



Embrace



THE APARTMENTS

evolution

INTERIOR ARCHITECTURE

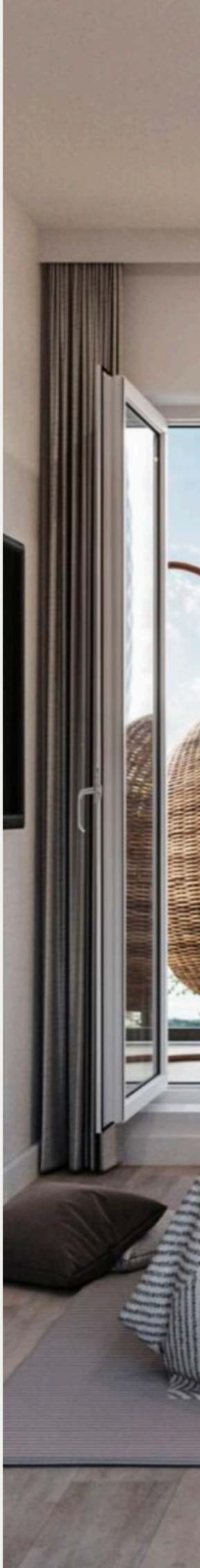
The smart space concept

With layouts envisioned by London-based Wild Fifteen, Evolia apartments are crafted with character, smart proportions, and airy intimacy – each home reflecting your lifestyle.

TECHNOLOGY

Energetically efficient

At Evolia, sustainable energy use enhances daily comfort, with homes built under the European NZEB standard—nearly zero-energy buildings, designed for a balanced, healthier lifestyle. Such efficiency means a stable indoor climate year-round, cleaner air, and a home that supports both your wellbeing and the environment.







Residences Studio

A compact home that proves simplicity can be both stylish and practical.

Designed for modern simplicity, the studio offers all essentials in a bright, functional layout. It’s a space created for effortless, balanced everyday living.



2-Room Apartments

A perfect match for a lifestyle that asks for just a little more.

When life becomes richer, space adapts. The two-room apartment offers a generous, well-structured layout for comfort, balance, and new possibilities.





This is an interior illustration of the proposed design for **Evolia**





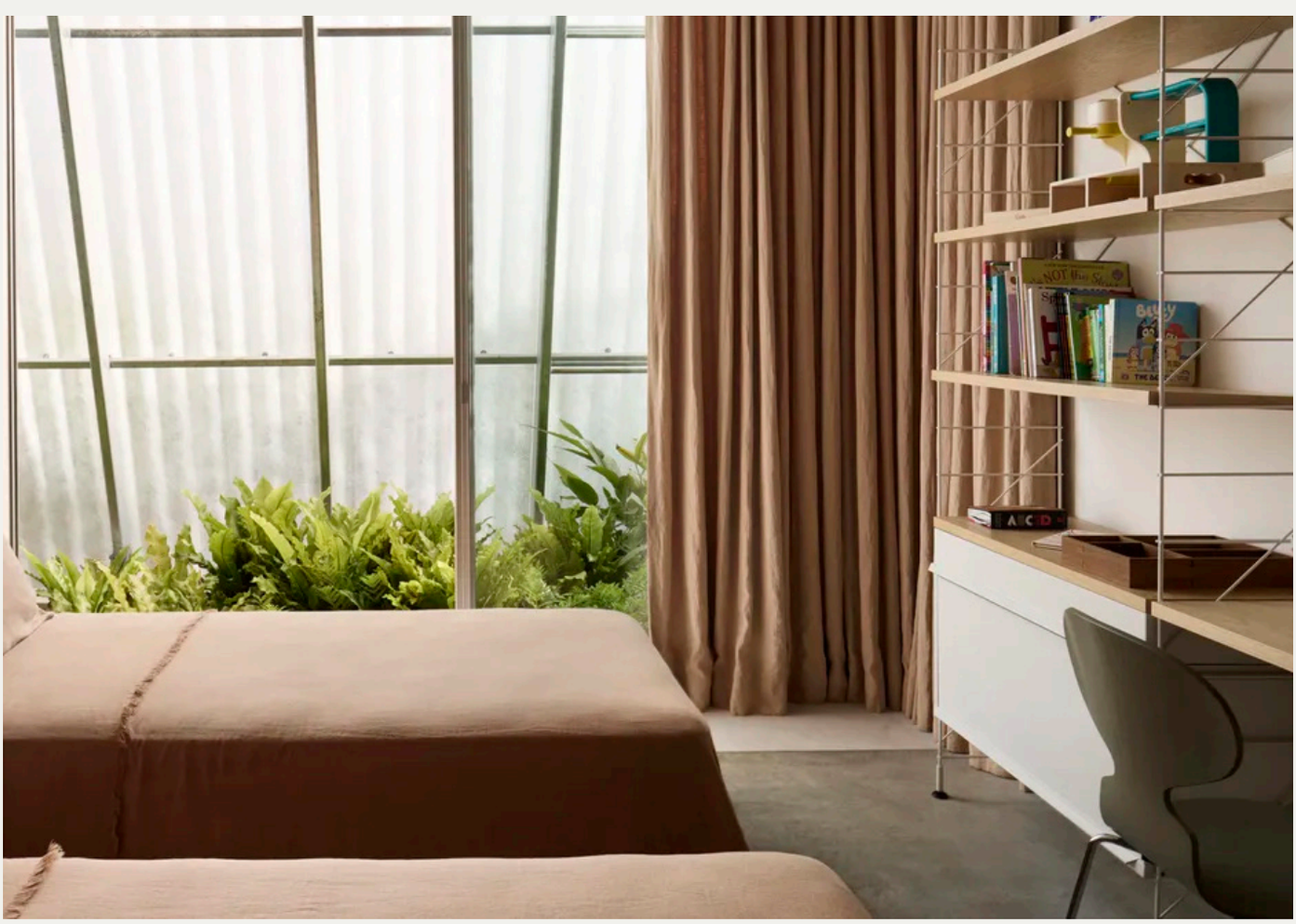


→
This is an interior illustration of the proposed design for **Evolia**

3-Room Apartments

The right space for family life, where balance meets togetherness.

For those building a family or embracing new milestones, the three-room apartment brings light, space, and flexibility. Every detail is designed for harmony between shared moments and personal comfort.





Villas. Designed for evolving families

Villas tailored for growing families, with generous interiors and private gardens that bring nature closer to home.

This is an exterior illustration of the proposed design for **Evolia**

INTERIOR DESIGN

The home experience

Cosmopolis Evolia villas are more than living spaces—they're life scenarios in harmony with light, rhythm, and belonging. With interiors envisioned by the same acclaimed London studio, they flow into private gardens, shaping a home that reflects your lifestyle.

SUSTAINABILITY

Energy-conscious homes

Sustainability meets comfort in every villa. Smart energy use ensures harmony between your lifestyle and the natural environment.

OUTDOOR EXPERIENCE

Your own garden escape

Here, nature becomes part of your home. Private gardens provide balance, relaxation, and the joy of outdoor living.

FUNCTIONAL LIVING

Plenty of storage space

Order meets design in every villa. Thoughtful storage creates clarity, comfort, and freedom in your everyday home life.









Late mornings on the terrace, rooms filled with light, private gardens, and interiors designed for peace and belonging. Each villa tells a unique story—one that adapts to your lifestyle, your family, and the way you choose to live.

This is an interior illustration of the proposed design for **Evolia**

The villa collection offers a variety of models, all united by the distinctive signature of London-based Wild Fifteen, one of the UK's most acclaimed architecture studios. Set in nature yet connected to everything that matters, the ensemble strikes a rare balance between intimacy, comfort, and the refinement of thoughtful choices.



→
This is an interior illustration of the proposed design for **Evolia**







Deluxe detailing as standard

Evolia homes are made for the future. They're designed to assure excellent quality and sustainability. *

1 Interior finishes

→ Premium flooring – High-quality wood or durable porcelain floors that combine elegance with long-lasting comfort.

→ Designer bathrooms – Contemporary tiles, premium fixtures, and refined details that transform daily routines into moments of wellbeing.

→ Custom kitchens – Modern cabinetry and quality countertops designed for both functionality and timeless aesthetics.

→ Generous natural light – Large windows and bright interiors that highlight finishes and create a sense of airy comfort.

→ Refined details – From door handles to lighting, every interior element is chosen to enhance the sophistication of your home.

2 Electrical & Heating

→ Energy-efficient systems – Modern installations designed to ensure optimal performance while supporting a sustainable lifestyle.

→ Smart heating control – Homes prepared for intelligent thermostats that adapt to your daily rhythm for comfort and balance.

→ Underfloor heating option – Even warmth and an overall cozy feeling, available as a refined alternative to traditional systems.

→ High-quality wiring – Safe, durable electrical infrastructure, ready to support today's needs and tomorrow's technologies.

→ Discreet design integration – Heating and electrical solutions are seamlessly integrated, preserving the clean, elegant look of each space.

3 Bathrooms

→ Premium ceramics – High-quality tiles and finishes that combine durability with refined aesthetics.

→ Designer fixtures – Modern sinks, mixers, and showers chosen for both functionality and elegance.

→ Walk-in showers & tubs – Options that bring the comfort of a spa into the privacy of your own home.

→ Ambient lighting – Thoughtful lighting solutions that create a relaxing and welcoming atmosphere.

→ Refined accessories – Every element, from mirrors to storage, is integrated to complete a harmonious bathroom design.

4

Living & Bedrooms

→ Spacious layouts – Rooms designed to maximize comfort, with well-balanced proportions for everyday living.

→ Natural light – Large windows that fill interiors with daylight, creating an airy and welcoming atmosphere.

→ Acoustic comfort – Walls and windows designed to ensure privacy and a calm, restful environment.

→ Versatile design – Spaces that adapt to your lifestyle, from family gatherings in the living room to peaceful rest in the bedroom.

5

Communal Areas

→ Integrated urbanism – Masterplanned by London-based architecture studio Wild 15, where living, nature, education, and mobility connect in long-term harmony.

→ Leisure & shopping – Everyday needs met within the ensemble, with cafés, shops, and spaces for quality time.

→ Relaxation by the pool – A splash of leisure and design, shaping a place for connection and calm.

→ Green landscapes – Gardens, walking paths, and outdoor areas that balance urban life with closeness to nature.

→ Community spirit – Shared spaces designed to encourage interaction, belonging and a sense of togetherness.

6

Security

→ 24/7 on-site security – Round-the-clock protection ensures peace of mind, knowing your home and community are always protected.

→ Controlled access – A gated environment that safeguards privacy and creates a safe, exclusive atmosphere.

→ Secure community living – Safety woven into everyday life, allowing you to focus on comfort, family and belonging.

→ Discreet protection – Security measures integrated seamlessly, so you feel protected without ever feeling constrained.

From the little things like energy efficient lightbulbs, to noise reducing internal walls and floors, we've carefully considered every aspect ofyour new home to ensure its quality and energy efficiency.

→ EFECTIVE WALL INSULATION

High-performance wall insulation keeps interiors comfortable year round, enhancing both energy efficiency and acoustic privacy.

→ EFFICIENT HEATING

Heating solutions that combine reliable performance with energy conscious design, keeping your home warm and balanced.

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Evolution comes with time



After shaping one of Romania's most vibrant private communities, we are now taking the next step forward. Evolia is designed as a new benchmark in quality, sustainability, and the art of living.

Cosmopolis has proven that a city within the city can thrive, offering not just homes, but a true sense of belonging. With Evolia, we continue this journey, adding a new dimension to what residential life can mean. More intimate, more refined, Evolia is conceived as an urban retreat where design carries personality and every detail has purpose. Here, light, space, and nature are in constant dialogue, creating harmony and comfort at every step.

Sustainability is not an option, but a foundation, ensuring that the homes we build today remain relevant and responsible tomorrow. Evolia reflects our belief that evolution is not about changing direction, but about moving forward with clarity, balance, and vision.

AHMET EMRE BUYUKHANLI
Chairman of COSMOPOLIS



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RESORT

Contact

Evolia Sales Point
Cosmopolis
E: info@opus.com.ro

Telefon direct:

+40310 052 170

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