

AQUA by AIC RE in AQUA CULLINAN

MAMAIA NORD · BEACHFRONT

Your seaside getaway.

The investment that works all year round.

FOR SALE · 16 APARTMENTS AQUA by AIC RE · FLOORS 6 AND 8

AIC
REAL ESTATE DEVELOPMENT
[Romania]



AIC Real Estate Development · Alezzi

One apartment. Three sources of value.

01

A beachfront home

Direct beach access, in one of the most spectacular developments on the Romanian coast, in Mamaia. The beach is just a few steps away from your door.

02

A business that works 12 months a year

Hotel-style rentals in summer, long-term lease in winter. KeyStay handles everything. You collect the income.

03

Capital protected against inflation

Rates adjust every season, rents are indexed annually, and the property appreciates over time.

You buy a holiday.

You also get a business.

And you preserve the value of your money.

LOCATION



Constanța & Mamaia Nord



Constanța is the only city in Romania served by every modern mode of transport — road, rail, sea, river and air.

Mamaia is the best-known resort on the Romanian coast: an 8–10 km beach, a cable car, amusement parks, water sports, restaurants and a vibrant nightlife. A destination with steady tourist demand, year after year.

8–10 km

Stretch of beach

15 min

to the airport

Frontline

on the Black Sea

Tourist hub

the most well-known resort on the Romanian coast



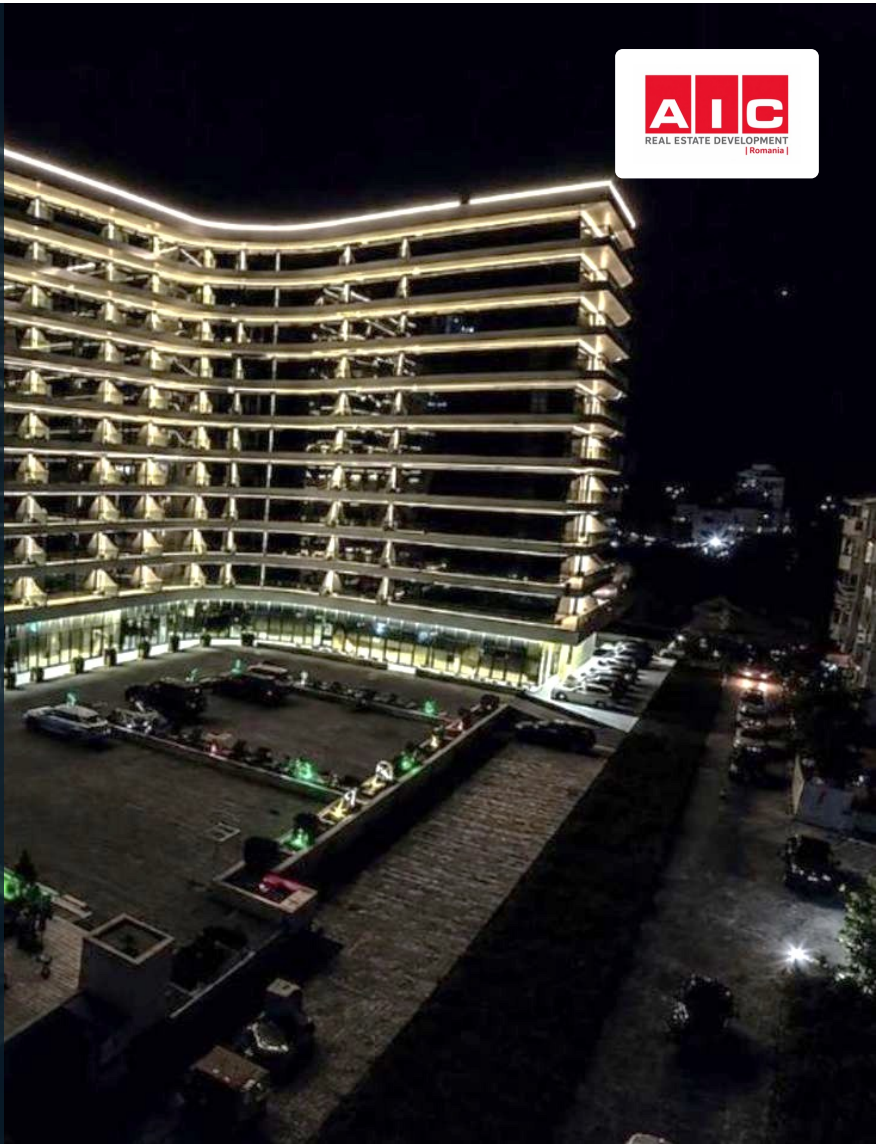


01

The Project

The silhouette of a cruise ship, anchored on the front line of the Romanian coast.

04



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[Romania]

THE PROJECT



Endless Luxury on the shore of the Black Sea

AQUA CULLINAN brings together approximately 400 residential units across 10 levels: studios, 2- and 3-bedroom apartments.

Its curved silhouette, cascading terraces and maritime-inspired architecture make it one of the most recognizable developments on the Romanian coast.

The apartments offer views of both the Black Sea and Lake Siutghiol.

2

Pools (indoor and outdoor) & fitness center

400

units

10

levels

2,000 sqm

Retail spaces, restaurants, cafés and services



THE DEVELOPER

Built by AQUA

Aqua Cullinan is developed by the AQUA group — one of the leading real estate developers in Constanța, Mamaia and Mamaia Nord.

Over 9 years of experience and five landmark developments on the Romanian coast, built with attention to detail, innovative architecture and high finishing standards.

- **Infinity Resort & SPA**

Over 400 apartments, completed in 2022, beachfront.

- **Odyssey**

579 units, delivered a year ahead of schedule.

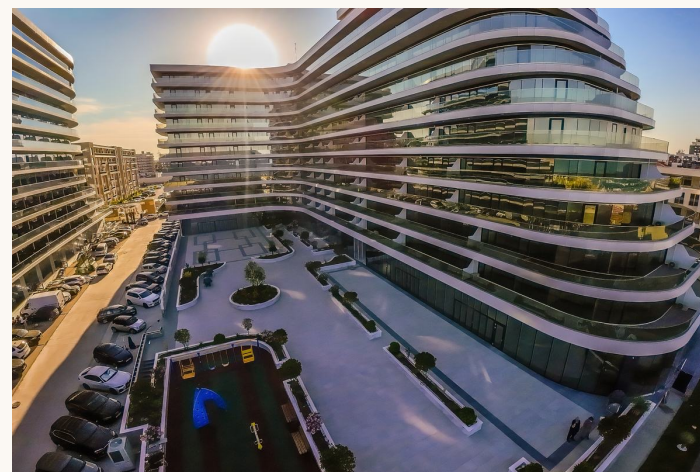
- **Towers**

284 apartments, rooftop pool on the 9th floor.

- **Beach Resort · Nord10**

Developments completed and fully sold in Mamaia Nord.

Quality. Sustainability. Community.



9+

years of experience

5

landmark developments

Beachfront

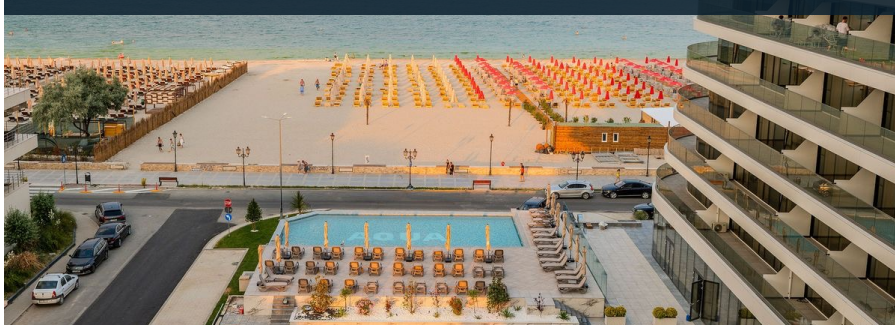
on the Black Sea

AMENITIES



A resort, not just a building

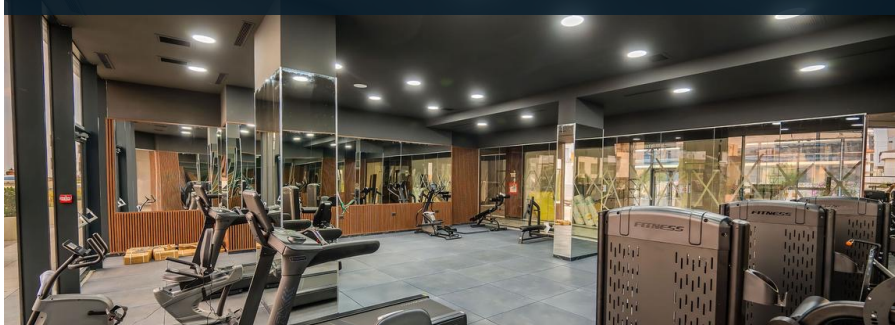
Outdoor pool · Direct view of the beach and the sea.



Indoor pool & SPA · Jacuzzi, sauna, year-round relaxation.

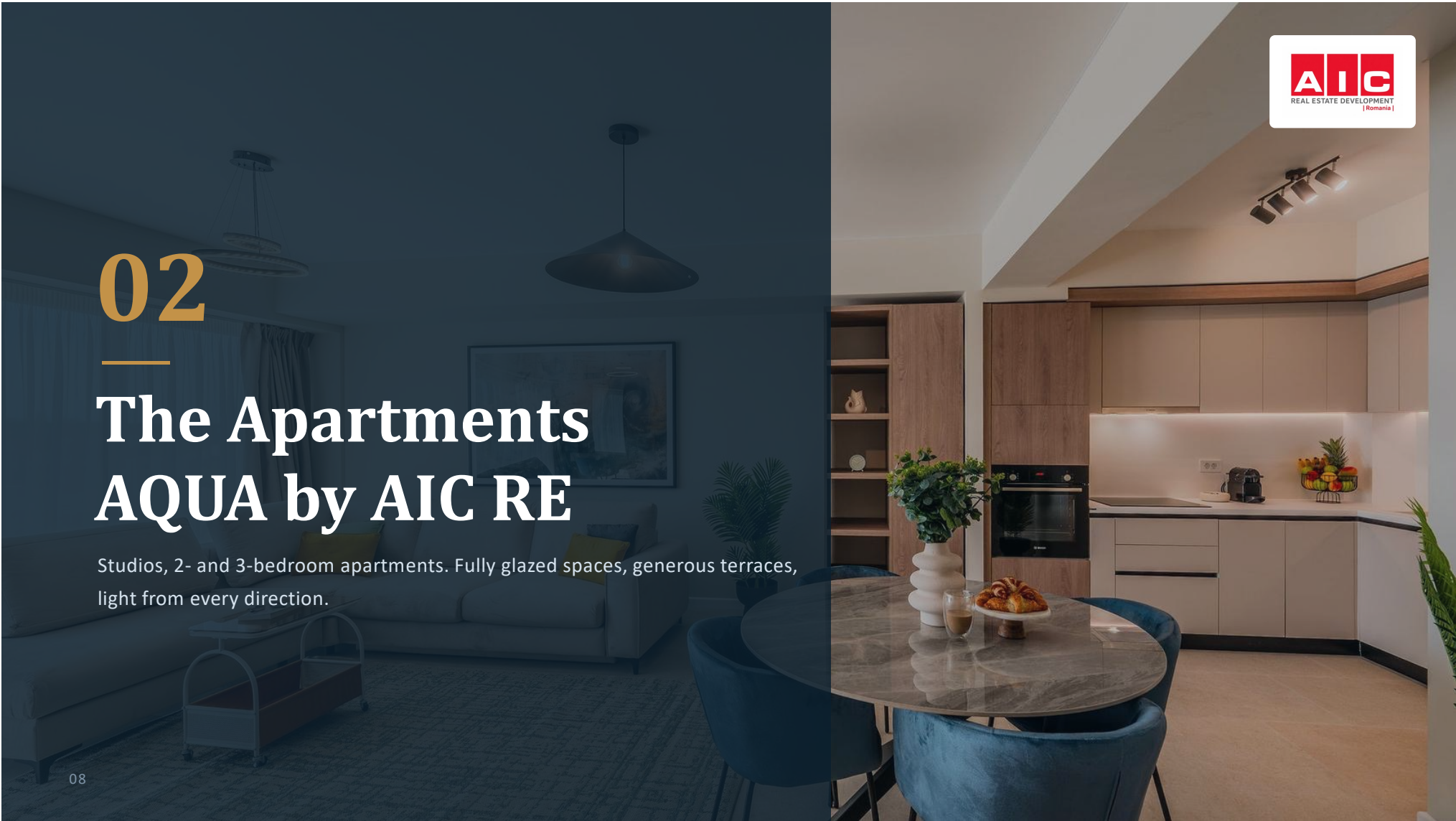


Fitness center · Fully equipped gym, for residents.



Children's playground · In the complex's inner courtyard.





02

The Apartments AQUA by AIC RE

Studios, 2- and 3-bedroom apartments. Fully glazed spaces, generous terraces,
light from every direction.

AIC
REAL ESTATE DEVELOPMENT
[Romania]

Three unit types, one standard of quality



Studio

Bright open-plan layout, fully integrated kitchen, full bathroom and balcony with a view.



2-bedroom

Separate bedroom, living room with open kitchen, marble bathroom and generous balcony.



3-bedroom

Two bedrooms, spacious living room, dining area and panoramic terrace.

Built area from 59 sqm (studio) up to 170 sqm (3-bedroom), balconies and terraces included. · Standard features: anti-burglary doors, underfloor heating, air conditioning, fully fitted bathrooms, internet and TV.

S U N S E T

**The view never
depreciates.**

Every evening ends with a spectacular sunset from your balcony.
The only asset that can't be built twice.

03

The Furniture

The interiors of Aqua by AIC RE are fully designed by ROVERE — the largest supplier of Italian furniture in Romania.



Design without compromise.

ROVERE *"Settle for more."*

- Over 20 years as a supplier of premium furniture and complete fit-out solutions in Romania.
- A portfolio of over 130 international brands.
- 13 showrooms nationwide.
- For Aqua Cullinan, Rovere coordinated the selection and integration of all the furniture.
- Complete fit-out solutions: living room, dining area and bedrooms.
- A premium experience, from day one of ownership.

20+

years in the Romanian market

130+

international brands

13

showrooms nationwide



CUSTOM-MADE FURNITURE



Terniti by Rovere.

Furniture, 100% custom made.

TERNITI
by ROVERE

- A manufacturer specialized in custom furniture for residential and hospitality (HoReCa) projects.
- Its own factory of over 7,000 sqm, with three production sections: wood, metal and stone.
- Over 100 dedicated specialists.
- Produced all of the project's made-to-order furniture: kitchens, walk-in closets and all fixed elements.
- Every piece designed and manufactured specifically for Aqua Cullinan.
- A unified concept, defined by functionality, precision and premium finishes.

7,000 sqm

production facility

3 sections

wood · metal · stone

100+

specialists



Kitchen fully made to order by Terniti by Rovere.

Delivered move-in ready. From day one.



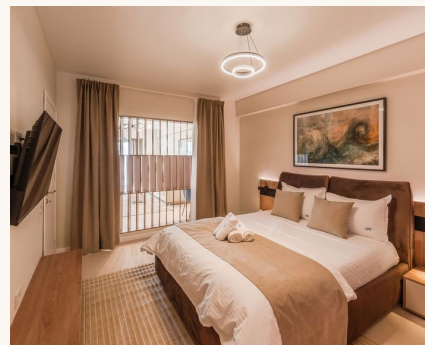
Rovere's expertise in premium residential interiors ensures that every Aqua Cullinan apartment is delivered as a fully finished home — defined by craftsmanship, timeless design and meticulous attention to every detail.

No hidden fit-out costs.

No construction site. No waiting.

The apartment is ready to rent
from the very first day of ownership.

Your home, ready for the holidays



Interiors fully furnished by ROVERE. Photos from the Aqua by AIC RE.

INCLUDED FEATURES



Everything is already there

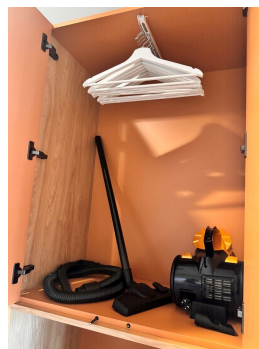
Fully equipped kitchen

- Built-in refrigerator
- Built-in induction hob
- Built-in multifunction oven
- Dishwasher
- Nespresso machine
- Electric kettle and toaster
- Complete set of dishes, cutlery, crockery, glasses and more



Comfort & Convenience

- Washing machine
- Vacuum cleaner
- Iron and ironing board
- Hair dryer



Entertainment & Terrace

- Smart TV 4K
- Premium outdoor furniture
- Furnished terrace



The furniture and fittings are supplied by ROVERE and are contracted separately from the apartment, depending on the unit type.

04

The Operator

KeyStay manages the apartment on the owner's behalf — hotel-style in summer, long-term in winter.

KeyStay. You don't have to worry about a thing.



KeyStay manages over 500 accommodation units in Romania — Bucharest, Braşov, Constanţa, Poiana Braşov, Mamaia and the Danube Delta.

It handles the entire process: marketing on over 60 booking platforms, guest communication, check-in and check-out, cleaning, linen, maintenance and additional services.

The owner uses the apartment whenever they wish and earns income the rest of the time.

www.keystay.com



Summer • Hotel-style

Daily rate, high turnover, maximized income.
KeyStay commission: 20% of income.



Winter • Medium / long term

Monthly rent, continuous occupancy, stable income.
KeyStay commission: 10% of income.

The KeyStay commission is entirely performance-based: it is calculated exclusively as a percentage of the income collected.

How much an apartment generates, per year

Unit type	Rate / night (season)	Rent / month (off-season)	Net owner income (per year)
Studio	100 €	600 €	10,500 €
2-bedroom	150 €	800 €	15,120 €
3-bedroom	200 €	1,100 €	20,370 €
3-bedroom — premium position	200 €	1,200 €	21,000 €

Example — Studio

Season: 84 nights × €100 = €8,400 → -20% commission = €6,720

Off-season: 7 months × €600 = €4,200 → -10% commission = €3,780

Net owner income: €10,500 / year

Calculation assumptions

- Season: June 1 – September 30 (approx. 120 days), 70% occupancy rate → 84 nights billed.
- Off-season: October – May, rental income for 7 of the 8 months.
- KeyStay commission deducted: 20% in season, 10% off-season.
- The income shown is net of the KeyStay commission.
- One month of the off-season remains at the disposal of the owner.
- The rent increases annually based on inflation
- The value of the apartment appreciates over time

Estimates based on an occupancy rate of 70% (84/120 nights) for the season and 7/8 months in the off-season. These are averages achieved by KeyStay on similar properties managed on the Mamaia coast. They do not constitute a guarantee of income. Actual income depends on the evolution of the market.

An asset that keeps pace with inflation

01

Income continuously repriced

Accommodation rates adjust every season. Your income follows market prices, it doesn't lag behind them.

02

Rents indexed annually

Long-term off-season leases are updated with the inflation rate.

03

The apartment appreciates

Like any quality beachfront real estate asset, the property's value increases over time.

***You buy a holiday home. You also get a business.
And you protect the value of your investment against inflation***

SECTION 05 • THE OFFER

16 apartments. Floors 6 & 8.

Upper floors, panoramic sunset views. Units sold individually.

196,000 – 249,000 €

Apartment price, excluding VAT

Payment in full on delivery,
including via bank mortgage.

ROVERE furniture and fittings

contracted separately

Silver Shadow

20,000 €

Silver Spirit

25,000 €

Parking space

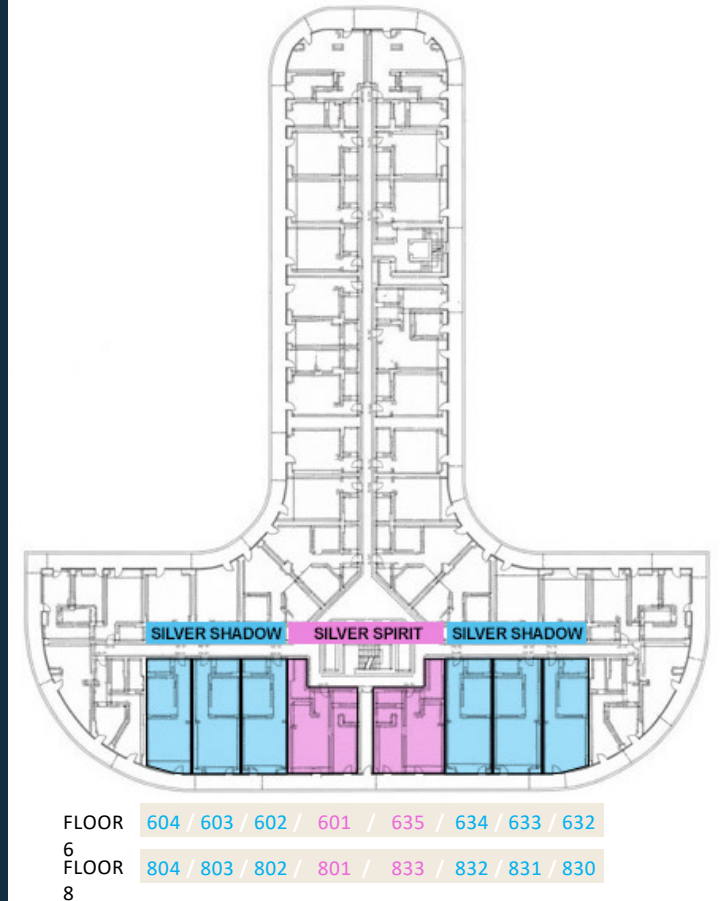
optional

25,000 €

+ VAT

All prices are quoted excluding VAT. Offer valid while apartments remain available.

1.

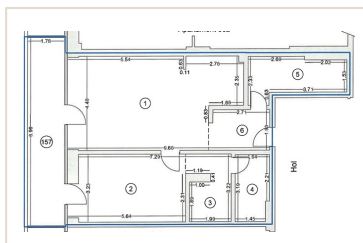


Sunset View

Apartments 601 – 604

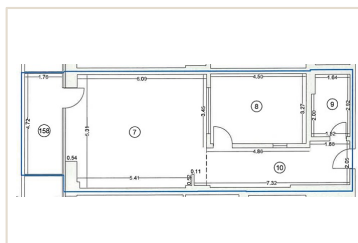
AP 601

106,3 sqm built



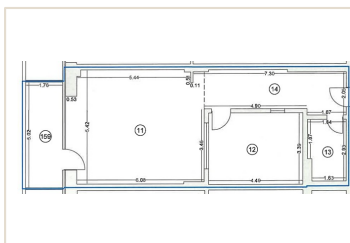
AP 602

87 sqm built



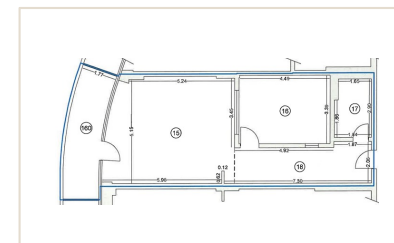
AP 603

86,4 sqm built



AP 604

86,4 sqm built



Apt.	Built area	Price apt.	Furniture	Parking (optional)
601	106,3	245.000 €	25.000 €	25.000 €
602	87	196.000 €	20.000 €	25.000 €
603	86,4	196.000 €	20.000 €	25.000 €
604	86,4	196.000 €	20.000 €	25.000 €
Total		833.000 €	85.000 €	100.000 €

Rental income is not your only gain.

Rents and rates adjust year after year, in line with inflation thus income grows over time.

The apartment appreciates over time: you are protected against inflation

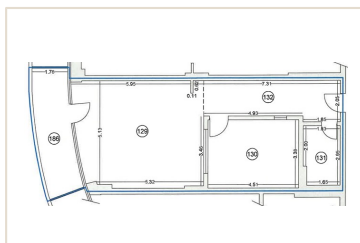
Total gain = rental income increasing over the years + capital appreciation

2. Optional underground parking (25,000 € + VAT). Built area according to the cadastral survey. All prices excluding VAT.

Apartments 632 – 635

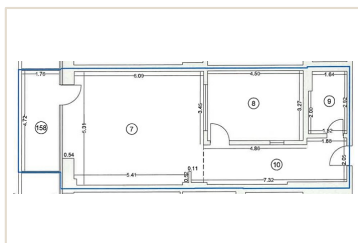
AP 632

87 sqm built



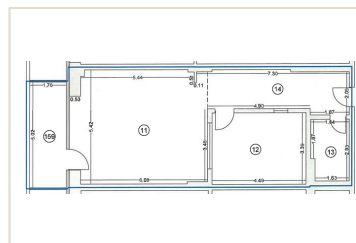
AP 633

86,6 sqm built



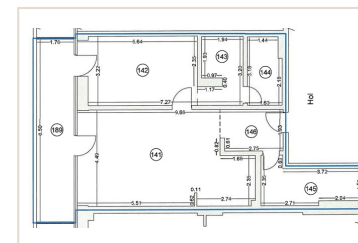
AP 634

86,6 sqm built



AP 635

104,9 sqm built



Apt.	Built area	Price apt.	Furniture	Parking (optional)
632	87	196.000 €	20.000 €	25.000 €
633	86,6	196.000 €	20.000 €	25.000 €
634	86,6	196.000 €	20.000 €	25.000 €
635	104,9	245.000 €	25.000 €	25.000 €
Total		833.000 €	85.000 €	100.000 €

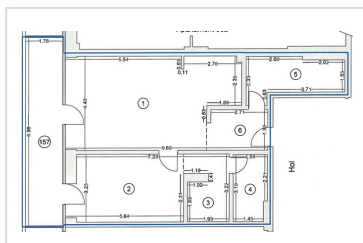


3. Optional underground parking (25,000 € + VAT). Built area according to the cadastral survey. All prices excluding VAT.

Apartments 801 – 804

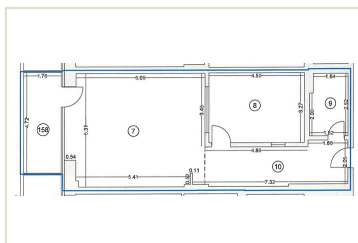
AP 801

105.9 sqm built



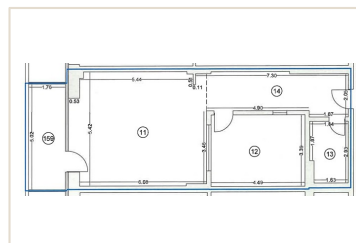
AP 802

86.1 sqm built



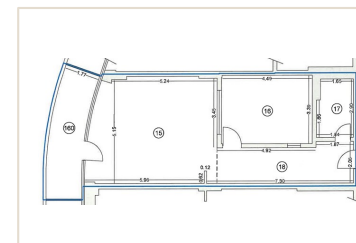
AP 803

87.6 sqm built



AP 804

87.3 sqm built



Apt.	Built area	Price apt.	Furniture	Parking (optional)
801	105,9	249.000 €	25.000 €	25.000 €
802	86,1	199.000 €	20.000 €	25.000 €
803	87,6	199.000 €	20.000 €	25.000 €
804	87,3	199.000 €	20.000 €	25.000 €
Total		846.000 €	85.000 €	100.000 €

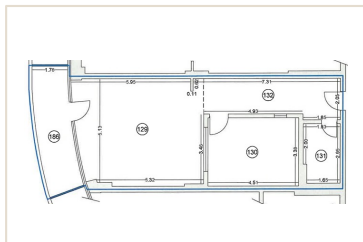


4. Optional underground parking (25,000 € + VAT). Built area according to the cadastral survey. All prices excluding VAT.

Apartments 830 – 833

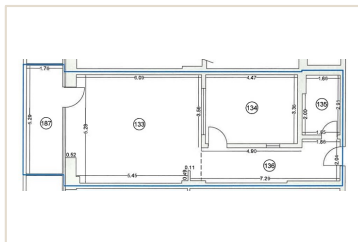
AP 830

86,9 sqm built



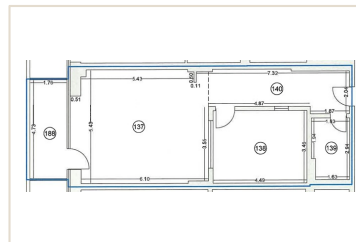
AP 831

86,2 sqm built



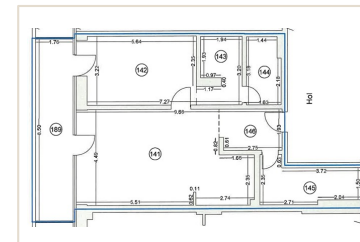
AP 832

87,4 sqm built



AP 833

105,1 sqm built



Apt.	Built area	Price apt.	Furniture	Parking (optional)
830	86,9	199.000 €	20.000 €	25.000 €
831	86,2	199.000 €	20.000 €	25.000 €
832	87,4	199.000 €	20.000 €	25.000 €
833	105,1	249.000 €	25.000 €	25.000 €
Total		846.000 €	85.000 €	100.000 €



5. Optional underground parking (25,000 € + VAT). Built area according to the cadastral survey. All prices excluding VAT.



We look forward to welcoming you at the seaside.

For viewings, the full price list and bookings:

ELIZA IȘFAN

eliza.isfan@aicsn.ro

+40 749 273 087

www.aicre.ro

AQUA CULLINAN · MAMAIA NORD · AIC REAL ESTATE DEVELOPMENT