

Constanta house





Constanța house

Constanța House is a remarkable example of contemporary architecture in Romania, a luxurious single-family home designed to offer comfort, functionality, and energy efficiency within a minimalist yet warm and welcoming setting. Designed by the Arhi Terra team, the house impresses with a clear volumetric composition, a ventilated facade made of natural stone, and panoramic windows that connect the interior harmoniously with nature.

The Layout-Ground Floor

The ground floor is designed for social interaction and everyday functionality. It features a spacious open-plan living and dining area that connects seamlessly to two large terraces, enhancing the indoor-outdoor flow. The kitchen is efficiently placed near the entry and includes a pantry and wardrobe for added storage. A guest bedroom with a nearby bathroom, a technical/laundry room, and a generous dressing room support both comfort and practicality. The integrated two-car garage ensures easy access and convenience.

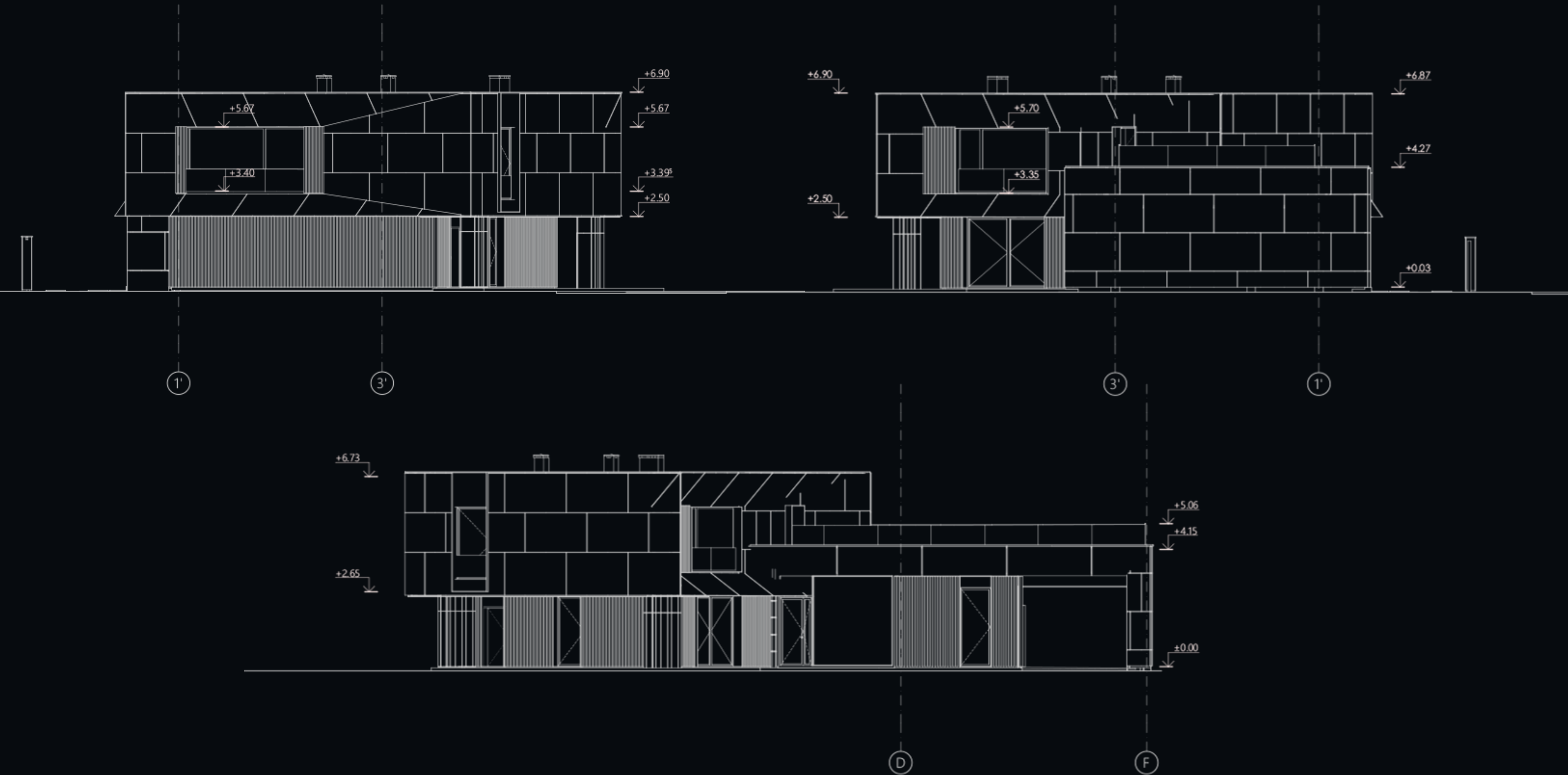


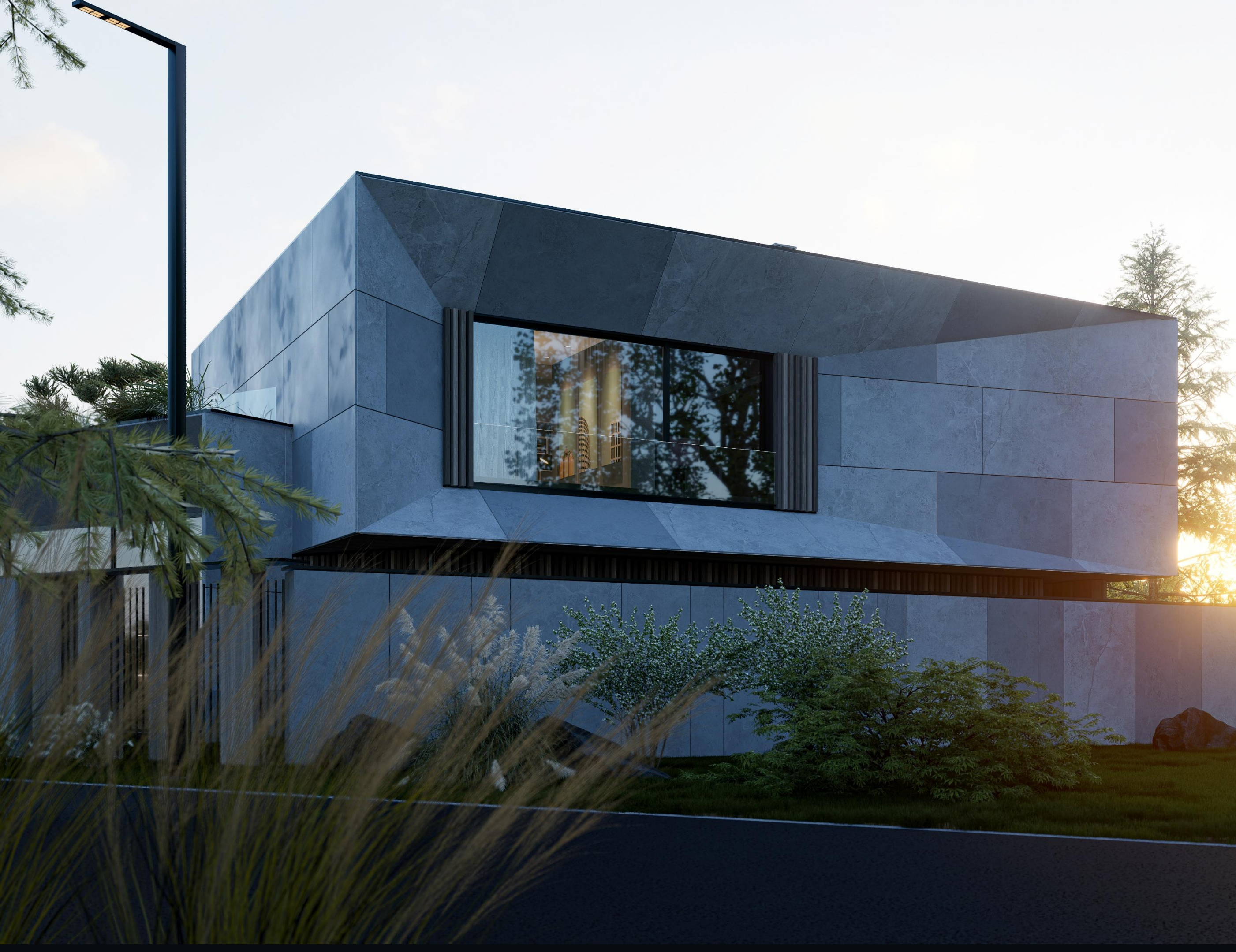
The Layout-First Floor

The upper floor is dedicated to privacy and retreat. It includes a master bedroom with a walk-in wardrobe, a second bedroom, two bathrooms, and a home office. A large corridor connects these rooms while maintaining an open, airy feel. The highlight of this level is the expansive terrace, offering a private outdoor area with wide potential for relaxation, entertainment, or greenery.



Elevations





Ventilated facade and natural materials – enhancing performance and aesthetics

The house design emphasizes the elegant contrast between light gray stone and natural wood. The ventilated facade offers not only an outstanding architectural appearance but also superior **thermal efficiency**, long-term durability, and year-round comfort. The glazing surfaces are **triple-glazed**, contributing to thermal and acoustic insulation of the interior space.



- Built sustainably: green, efficient, smartGreen roof with a layered waterproofing system
- High-performance HVAC system: underfloor heating, condensing boiler, VRV air conditioning
- Heat recovery ventilation (MVHR)
- Smart home system for controlling lighting, temperature, and security
- Solar panels for domestic hot water
- Rainwater harvesting system for irrigation
- Architectural LED lighting and backup generator



Minimalist exterior design – connected with nature
The project focuses on the **relationship with the external environment**, and the garden is landscaped with drought-resistant plants and relaxation areas protected by covered terraces. The panoramic windows create a visual continuity between the interior spaces and the garden, generating an atmosphere of calm and balance.









Labirint 8





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