



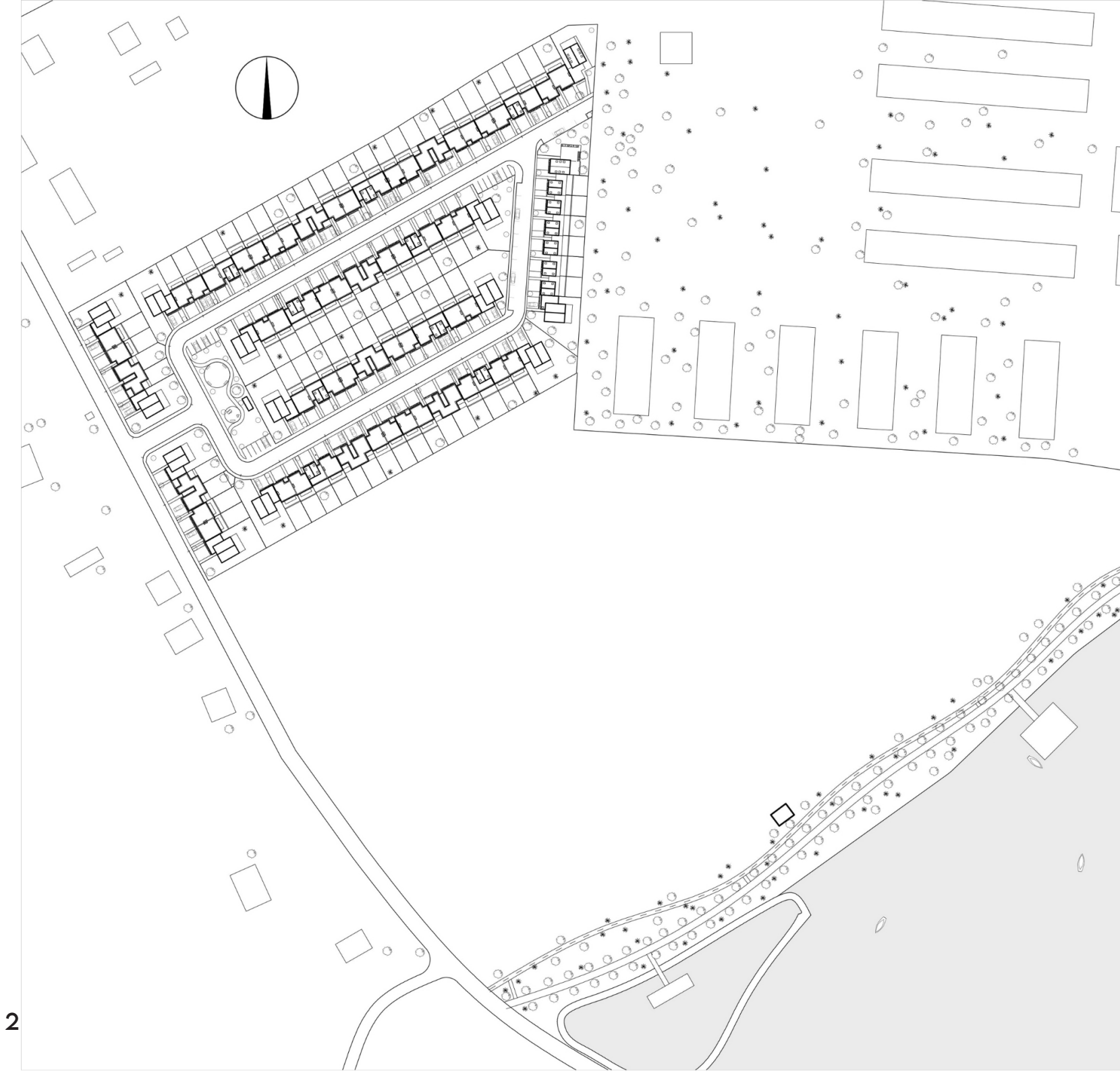
Location Balotești, Ilfov county, Romania

Function Housing

Site area 28 736 sqm

Total floor area 14 750 sqm

Number of housing units 112



*Master plan +
part of the space for
phase II*

Colina Lac reimagines suburban living near Bucharest by placing **community** at the heart of design. With 112 residential units — 9 house typologies and 2 apartment types — the ensemble avoids the pitfalls of uniformity through a carefully curated variety of forms and layouts. Inspired by European city names, each typology contributes to an urban fabric that feels both cohesive and personal.

The project represents the **first phase of a development** that will stretch over 300 000 sqm that will include housing and facilities such as educational spaces, parks, shared-office spaces, club, spa, restaurants, shops and a 1 km long promenade park along the lake.





Axonometric view of phase I

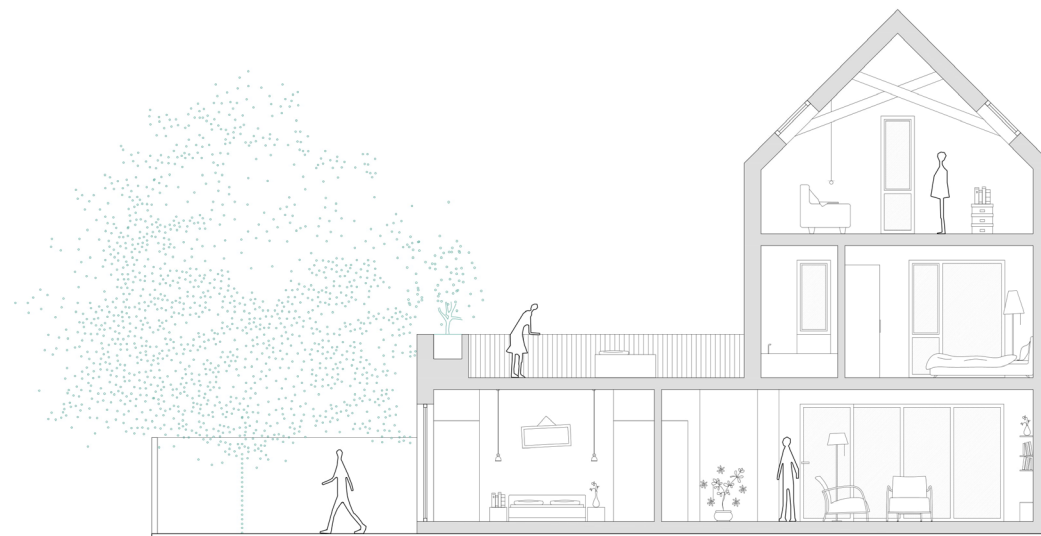


How can we design public space that people actually use?

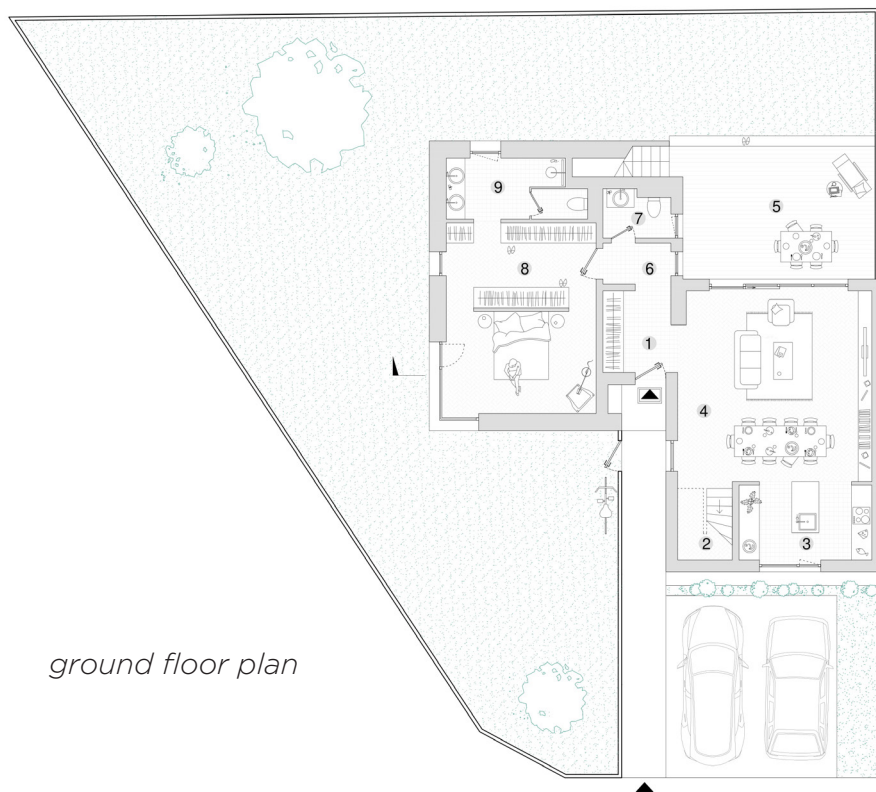
Instead of being decorative or residual, the public space at Colina Lac is integral to daily life. It is not only visually attractive but functionally successful — it invites play, movement, conversation, and rest. This is achieved through scale-sensitive layouts, green micro-spaces, and semi-private thresholds that mediate between home and street.



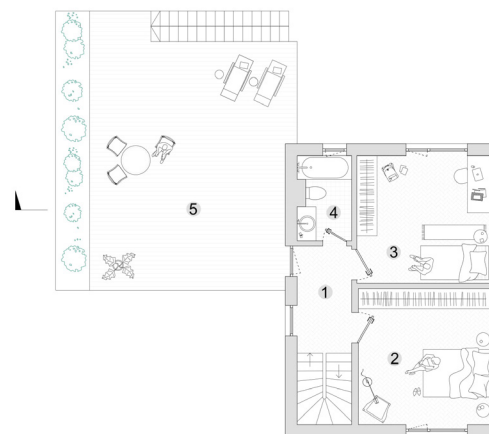
house Ghent - one of the 3 types of row-end houses



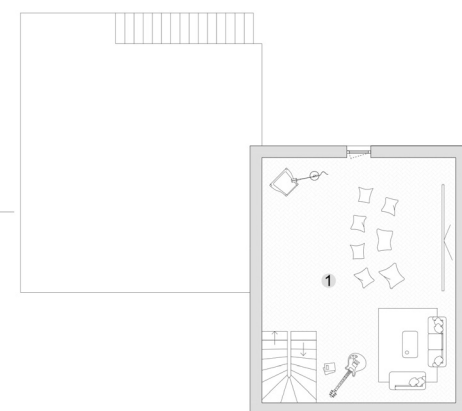
section



ground floor plan



first floor plan



attic plan



How can we rebuild a sense of community in new residential developments?

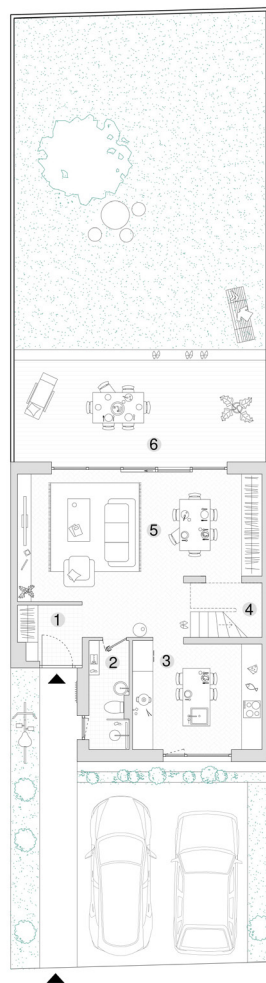
Colina Lac restores the village-like social fabric through its spatial strategies. The lack of front fences fosters casual encounters and removes psychological boundaries between neighbors. The design of the street as shared space — safe, accessible, and walkable — encourages children to play together and adults to interact, mimicking a communal lifestyle that has largely vanished in Bucharest. This is not a theoretical outcome — it is evidenced by how people live in the neighborhood: they know each other, share the space naturally, and feel a sense of belonging.



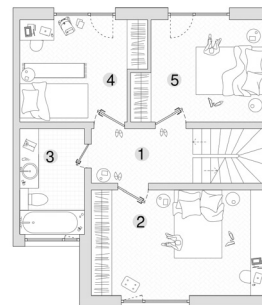
house Delft - one of the 6 types of row houses



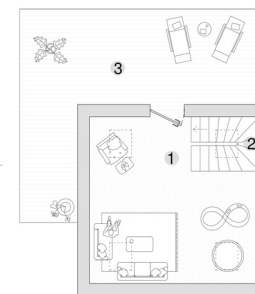
section



ground floor plan



first floor plan



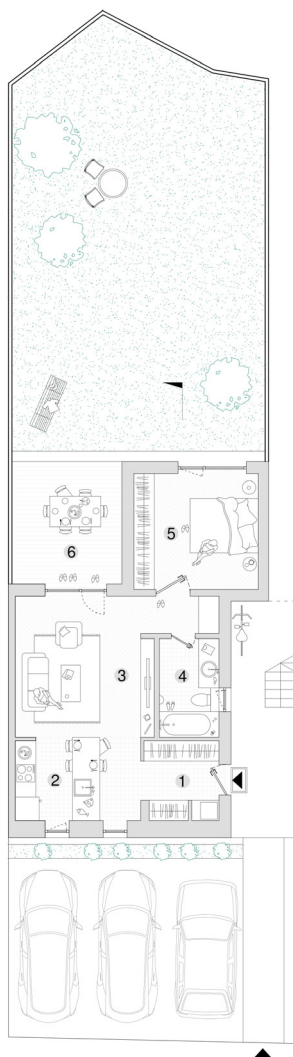
attic plan



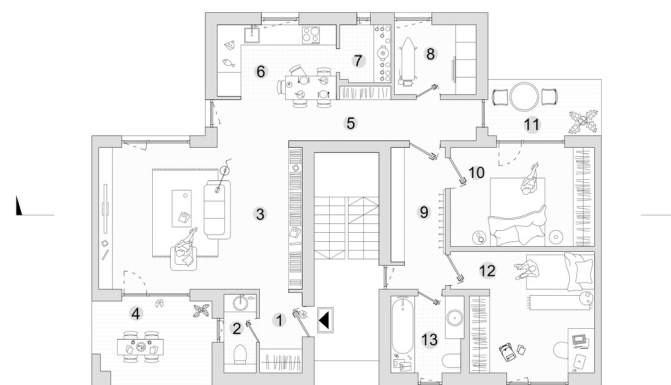
How can architecture encourage both openness and privacy?

The absence of fences in the front is balanced by private back gardens, allowing each family a personal retreat. Homes are carefully oriented and distanced to offer visual comfort while preserving social connection — a subtle but powerful spatial negotiation between the private and the communal. One of the project's most defining features is the deliberate absence of front fences. This architectural decision dissolves physical barriers between public and private space, inviting spontaneous interactions and reinforcing a sense of openness.





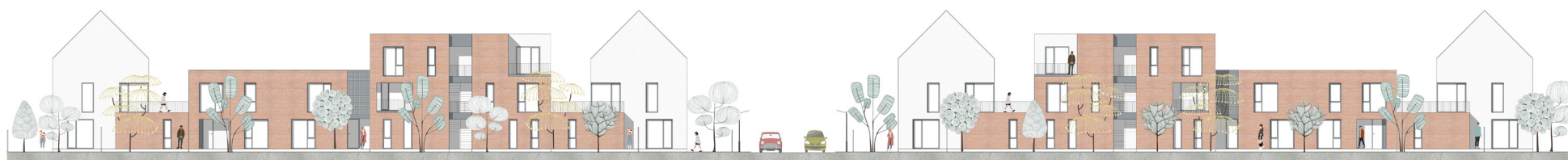
garden apartment -
1 bedroom ap at the ground floor



terrace apartment -
2 bedroom ap at the first or second floor

Brick, as used in the facades of Colina Lac, carries both emotional and architectural weight. It is a real, tactile, and familiar material, deeply rooted in local tradition yet timeless in its appeal. Its textured surface and natural variation give warmth and depth to the architecture, grounding the buildings in their context and offering a sense of permanence and honesty. Brick evokes a collective memory — of urban streets, rural homes, and solid craftsmanship — making it instantly relatable. In a contemporary setting, its use becomes a quiet but powerful statement: one of authenticity, durability, and respect for the human scale. It invites touch, ages gracefully, and creates a visual coherence that feels both new and known.







The houses at Colina Lac derive their full meaning and **identity from their collective presence**. Individually, each unit is intentionally modest; it is in relation to its neighbors that it gains character, rhythm, and coherence. The architecture is designed not as isolated objects, but as parts of a larger composition — a streetscape, a community. Removed from this context, a single house loses its architectural richness, which lies not in singular expression but in the dialogue between forms, materials, and shared space.





Can diversity in housing coexist with architectural cohesion?

Yes — through nine distinct house types and two apartment typologies, Colina Lac offers variety without chaos. Each unit is different, yet designed within a consistent material and compositional language, balancing individuality with unity. This strategy avoids the monotony of large-scale developments while maintaining visual harmony.



In a real sense, this is not just a housing project — it is **a living community**. Residents report that they know their neighbors by name. Children from different homes form tight-knit play groups. The development cultivates the kind of social ties once associated with villages, now reintroduced in a contemporary context.

Material honesty, sustainable landscaping, and attention to detail further root the project in environmental and long-term value. But perhaps Colina Lac's greatest success is human: it restores trust in shared space and shows that architecture, thoughtfully done, can still **bring people together**.







One of the project's most defining features is the deliberate absence of front fences, something that is not common in Romania. This architectural decision **dissolves physical barriers between public and private space**, inviting spontaneous interactions and reinforcing a sense of openness. Children playing freely in the shared streetscape — a scene rare in Bucharest today — is a testament to the success of this urban strategy. Instead of retreating behind walls, families engage with their surroundings and their neighbors. The presence of private rear gardens maintains the balance, ensuring that personal retreat remains intact even within an open community model.

The public space is not a leftover residue between buildings, but a functional connector and active social engine. Pedestrian-friendly paths, intimate courtyards, and green pockets encourage movement and gathering, weaving together the lives of residents in subtle yet profound ways.





