

Technical Specifications

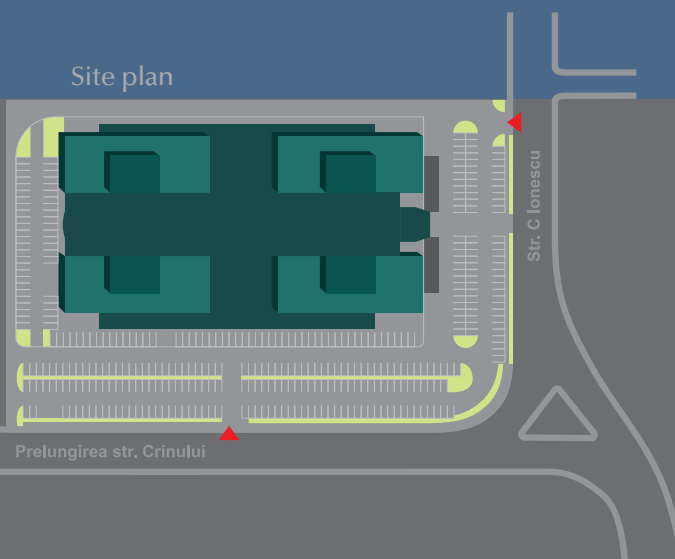
- ✓ Efficient lay-out
- ✓ Professional property management
- ✓ Accessibility for disabled people
- ✓ Fully integrated HVAC system
- ✓ Security Video Control
- ✓ Building management system
- ✓ Detection and alarm systems
- ✓ Modern elevators
- ✓ Safety power supply

The first phase consists of:

- Offices Towers I & II in the front with six floors each.
- Business Center: business lounge, office related services, restaurant & bar on ground floor, offices on mezzanine.
- Parking, technical rooms and storage on underground level.

The second phase will consist of:

- Offices Towers III & IV with six floors each.
- Conference & exhibition center on ground floor and mezzanine.



Description of the commercial spaces

Construction type	New
Structure type	Metal
Pillar interaxle	9.0 x 7.5m
Floor slabs	Metal / reinforced concrete
Facade type	Shop window at the ground floor, thermal insulated panels at mezzanine/Gypsum board
Partitioning	Gypsum board, light masonry, carpentry
Level height	4.50m
Ceiling structure	Suspended, made of gypsum board, mineral fibres or metallic Height under false ceiling general - 3.00m minimum (some circulation areas and secondary areas) - 2.40m
Lighting	electrical connection for lighting.
Electricity	220V metered on space. Optionally 380V Safety supply for breakdown
Heating	Integrated HVAC system with cooled beams, distributed control
Floor	Grit stone tiles. Optionally, stratified flooring, PVC carpet on common areas.
BMS	Advanced system of administration and monitoring of the building. Detection and alarm system. Support for telephone and data cables.
Sanitary groups	Sanitary groups for the personnel and public at the ground floor and mezzanine. Cold water, hot water, ventilation.
Parking	670 places in total
Access	Access facilities for disabled persons
Services	Cleaning, non-stop guard, reception, non-stop monitoring in the common spaces
Sprinkler system	Yes.

Brief description

Location	Brasov, C. Ionescu Street
Land surface	24,000 square meters
Footprint of building	10,000 square meters
Height status	Basement + ground floor + mezzanine + 6 floors
Total built area	62,000 square meters on 2 phases

Office description: Class A

Total office surface	28,000 square meters
Unitary office surface:	75-7,000 square meters
Surface of a level	1,150 square meters
Construction type	New
Structure type	Metal
Pillar interaxle	9.0 x 7.5m
Floor slabs	Metal / reinforced concrete
Facade type	Curtain wall
Partitioning	Gypsum board, light masonry, carpentry
Level height	3.60m
Ceiling structure	Suspended, mineral fibres
Height under false ceiling	general - 2.70m minimum (some circulation areas and secondary areas) - 2.40m
Lighting	embedded bodies in the suspended ceiling.
Electricity	220 V metered on the space and/or level (max.100w/ square meter) Safety supply for breakdown
Heating	Integrated HVAC system with cooled beams, distributed control
Floor	Traffic carpet, flights of stairs and hall with grit stone tiles Possibility to have raised floors
BMS	Advanced system of administration and monitoring of the building. Detection and alarm system. Support for telephone and data cables.
Elevators	2 elevators for 10 persons, min. 1m/s, per tower
Sanitary groups	1wc+1washer every 300 square meters, on every level, men and women. Cold water, hot water, ventilation. Optionally, dish washing machine in the cabin.
Parking	670 places in total
Access	Access facilities for disabled persons
Services	Cleaning, non-stop guard, reception, non-stop monitoring in the common spaces
Sprinkler system	Optional.