

TYPE	DETAILS
Foundation & Structure	Reinforced concrete (building core, slabs, columns and beams, foundation slabs)
Walls and Partitions	Brickworks and gypsum board partition systems
Facade finishes	Natural stone cladding or alternative analogue, complemented by energy-efficient windows and glazing 3 m height
Parking	Underground parking for 45 car spots. On the ground floor level there are 16 car spots + bikes parking area
Common areas	The common areas will include CCTV and security systems. The ground floor lobby will include a reception and building directory
Roof	The building includes a spacious, covered and open roof area suitable for events, featuring panoramic views of the sea and city
ENGINEERING SYSTEMS	
Elevators and Vertical Connections	The building includes two KONE (or similar analogue) elevators with the 10-12 persons capacity each, providing vertical connections from the basement parking to the roof
Mechanical, Electrical and Plumbing systems	• Fire suppression system (hose reel cabinets and fire pump station) • Public Alarm and Public address systems • Electrical supply system • Ventilation and Air Conditioning systems • Domestic water supply and drainage • Rain water system • Photovoltaic systems • CCTV for common areas • Access Control • Internet connection Engineering systems brands: LG, Wilo, Legrand, ABB or EU certified analogues

TYPE	DETAILS
INTERNAL FINISHES AND WINDOWS	
Ceiling	Ground floor ceiling height is 5.75 m (FFL to slab). Levels 1, 2 and 3 with clear height of 3.4 m
Glazing and windows	RABEL or equivalent energy-efficient glazing
OFFICE SPACES FIT-OUT	
Finishes & lightning	The office spaces will be delivered with a basic fit-out, including raised floors, neutral whitish wall finishes, open ceilings with exposed engineering systems, and contemporary track pendant lighting
WC	Private toilets will be provided in each office lot unless otherwise instructed by the Owner/Tenant
Terrace	Each office unit includes a private covered terrace