







1. GENERAL DESCRIPTION

Location	Prime city centre opposite of the Presidential Palace, Hotel Forum and	
	Tatracentrum (headquarter of Tatra Banka)	
Address	81103 Bratislava, Suche Myto 1	
Public Accessibility	Tram stations are opposite the building's main entrance. Given by the	
	location on the main city square the building is within short reach of	
	the airport as well as of the main exit roads	
Total lease area	Floor 0 (ground floor) with 1.773,18 m2 of shopping area	
	Floor 1 – 6 (upper floors) with 8.862,42 m2 of office space	
	183 underground parking places in 3 underground floors	
Building	a modern and high quality class A office building, consisting of <u>three</u> <u>underground garage floors</u> , mainly accommodating 183 secure parking lots and technical rooms, a <u>ground floor</u> where is the retail area, the main passage/lobby area with the reception is located, <u>six</u> <u>office</u> levels which are accessible from the main lobby via four high-speed elevators and an additional service floor on top.	
Floor layout	All office levels can be divided into <u>four independent</u> units, each with fully equipped lavatories, server room, conference rooms etc. The four office units can easily be unified to bigger entities, without crossing public areas.	
Office levent	The building exclusion excepted office levels in the weest flexible form	
Office layout	The building enables a <u>perfect office layout in the most flexible form</u> for all kinds of requirements like cellular rooms, group and combined offices as well as open space offices, together with all secondary rooms needed. This is ensured by the <u>perimeter grid of 1.25 m</u> : in this grid partition walls can be located every 1.25 m along the perimeter fulfilling all layout requirements and guaranteeing <u>highly efficient space</u> for placing a maximum number of workplaces in the building. The <u>raised floor</u> in all office areas in the building enable the flexible <u>location of working desks</u> throughout the floors without limitation. The building also guarantees <u>utmost flexibility after occupation</u> by providing the possibility for <u>movable partitions</u> that can be easily erected on the raised floor and connected to the solid concrete ceiling without any construction works involved – this applies also to the <u>relocation of the partitions</u> at a later stage. The floors boxes that contain all electrical connections for each working place can also be easily relocated later on, the lighting system and the mechanical systems do not require any changes, etc, it needs only adjustments. Low room depth create a generous natural light exposure in all office	



Access	The main entrances are from Suche Myto and from Hodzovo Nam connected by a prestigious passage/lobby area on the ground floor. The passage comprises also a <u>security check point</u> close to the entrance, 5 elegant elevators and a comfortable staircase leading to the office floors. The elevators are <u>suitable for handicapped</u> users as well. The access to the offices is ensured through spacious lift lobbies on each floor.
Parking	Access and exit to the underground car parking is from Drevena street. The three levels provide parking space with lighting, bright colours, altogether a <u>bright and secure atmosphere</u> with video system for surveillance purposes on top of it.
Deliveries	A <u>delivery entrance</u> and surface <u>parking space</u> are located on the back side of the ground floor level.
Garbage disposal	<u>Garbage disposal</u> rooms are located on the first underground level, easily accessible from all elevators. The garbage containers are brought up to delivery entrance of the ground floor level by goods elevator.

2. STRUCTURE AND LOADINGS

Load bearing	The complete load bearing struct	ure is made of reinforced concrete.	
structure	tructureThe underground external walls are made of concrete, resting on a waterproof foundation slab. The superstructure consists of an in-situ		
	reinforced concrete construction	generally	
	using a flat floor slabs supported	by reinforced walls and columns.	
Load bearing	The load bearing capacities exce	ed not only the local but also the	
capacities	German Standards (DIN) by far ar	nd <u>guarantee a multi-purpose</u> use of	
	the building.		
	The capacities in detail are: 5,0 kM	N/m2	
Clear Heights	The clear height of all rooms and	The clear height of all rooms and areas in the building are designed	
	very generously and create ar	n excellent working environment,	
	exceeding the standards by far:		
	Ground floor:		
	Retail area	3,30 m – 4,20 m	
	Corridors and Lavatories	2,40 m – 2,80 m	
	Upper floors		
	Offices	2,75 m – 2,80 m	
	Corridors and lavatories	2,40 m – 2,50 m	



Office depth	Ranging from 5,45 m for cellular offices and group offices to 13,40 m
	for open space offices.

3. FACADE

Generally	The building features a well designed modern facade with generally top quality and high standard materials: The facade facing the south consists of an aluminium construction out of aluminium wave profiles covering the exterior walls and <u>aluminium</u> <u>profiles</u> for all windows and exterior doors, featuring the following high standard figures of building physics:	
	<u>Sound insulation:</u> Windows Other windows	42 dB 38 dB
	Thermal insulation:	
	External walls k≤ 0,35 W/m2 °K	
	Windows	k≤ 1,7 W/m2 °K
Sun Protection	Sun protection: the south-west glass	facade is protected by sun
	protection glass. Sun blinds in other parts of flloor 6.	

4. ROOF

General	The flat roof is designed as non-ventilated flat roof with a slop. On the roof some technical equipment for the building is located.
	The <u>thermal insulation</u> of the roof is k< 0,30 W/M2 °K

5. INTERNAL FINISHES

Walls		
Retail area	None	
Offices and corridors	Mainly open space, all remaining to be designed as plasterboard walls	
	with C-type metal posts (Knauf, Rigips or similar), considering	
	acoustical, fire-protection and thermal insulation prescriptions. Walls	
	are filled, and painted with dispersion paint.	
<u>Lavatories</u>	Hydrophobic finish is applied in wet-zone areas. Ceramic tiles from	
	floor to ceiling.	
Kitchenettes	Dispersion paint with tiles between the kitchen elements	



Technical rooms,	Semi-dispersion paint
garage	
Floors	
Public passage	A combination of different polished natural stones with attractive
	design .
<u>Retail area</u>	None
Offices, foyers and	Fully accessible floor with high-quality carpet, antistatic. Raised floors
<u>corridors</u>	along the facade and the windows.
<u>Lavatories</u>	Ceramic floor tiles for heavy use, Group IV.
<u>Kitchenettes</u>	Floor tiles for heavy use, Group IV
<u>Terrasses</u>	Washed-out concrete slabs.
Technical rooms	Dust-proof coated concrete
Garage	Power coated concrete
Server rooms	Linoleum covering
Ceilings	
Retail areas	None
Offices	Concrete slab filled, plastered and painted with dispersion
<u>Corridors</u>	Suspended ceiling. In case of open space office system there is a jump
	between offices and corridors.
Lobbies, Foyer	Suspended plasterboard ceiling with glass elements and plasterboard
	frieze according to architectural design.
Lavatories	Suspended ceiling,
Kitchenettes	Suspended ceiling

6. ELEVATORS

Passenger elevators	 5 <u>elegant</u> rope elevators. Load bearing capacity of 630 kg or 8 persons. Three of them are serving the garage levels. <u>Top finishes and materials</u>, elevator walls and doors of stainless steel and cut glass mirrors, floor out of natural stone. Elevators are 	
	designed for use by disabled persons.	
Goods elevator	The garbage containers are brought up to the delivery entrance area	
	with the goods elevator in standard design and technology.	



7. HEATING, VENTILATION, AIRCONDITION

General	Primary cooling and heating is done via pre-conditioned air supply and regulated by a <u>4 pipe fan coil system</u> . All fan coils are grouped together for regulation in such a way that one room can be <u>controlled</u> with one thermostat. The fan coils are located on the perimeter walls below the windows, one fan coils in every second grid for flexible location of partitions.
	Windows are generally openable (multi-hinged windows), providing an additional ventilation for all areas and for the general comfort of the people working in the building
Ventilation	Offices areas have natural ventilation by the windows. Kitchen, sanitary rooms and corridors are ventilated separatedly.

8. SANITARY INSTALLATIONS:

Water supply	The water supply is provided by the municipal water supply system.	
Lavatories	For the equipment of the sanitary rooms a high-quality standard shall	
	be provided.	
Fire fighting	Fire hoses are located in cabinets at the stairwells of each floor. Fire	
installations	extinguisher are mounted on the walls.	
Waste water	Any foul water, rain water and condensation shall be routed to the	
	public sewage system in accordance with legal regulations.	
Fitting out of sanitary	toilets	
rooms	 washbasins with taps Grohe brand 	
	equipment:	
	soap dispenser	
	paper dispenser	
	wastebasket	
	toilet paper dispenser	
	toilet brushs	
	coat hooks	
	cristal mirrors	
	pissoirs incl. Sensors	
Cleaning rooms	 stainless steel washbassins with tabs Grohe brand 	
	electrical boilers	



9. HIGH-VOLTAGE ELECTRICAL INSTALLATIONS

General	The power supply is effected via connection to the public network. A	
	supply from two independent sources shall be provided for	
	emergency purposes.	
Cabling	In the office areas cabling and wiring is installed in the raised floor	
	which allows flexible location of floor plugs for each work place. In the	
	corridors, kitchenettes, lobbies etc. all cables are installed in conduits	
	and cable trays under the suspended ceiling, or in the floor.	
	In all secondary rooms (mechanical, garage) the electrical installations	
	are mounted on the wall in conduits and cable ducts.	
Workplace	Each work place will have the following connections:	
connections	 2 double push sockets for regular power supply 	
Lighting		
Offices	Ceiling mounted lighting fixtures for direct/indirect light, providing	
	500 lux on the work places.	
Corridors	Down-Lights integrated in the suspended ceiling	
Lobbies	Down-Lights integrated in the suspended ceiling	
Lavatories	Down-Lights integrated in the suspended ceiling	
Kitchenettes	Down-Lights integrated in the suspended ceiling	
Staircase	Lighting with time control.	
Emergency Lighting	According to authority prescriptions and building codes a security	
	lighting for the escape routes of the building will be installed in case	
	of emergency	
Lightning Protection	A lightning protection system will be installed according to the	
	authority prescriptions and building codes	

10. LOW-VOLTAGE ELECTRICAL INSTALLATIONS:

Fire Alarm System	The building features a fully automatic and <u>high-class fire alarm</u> system providing full security and fulfilling all authority prescriptions						
	and building codes, with smoke and temperature detectors, acoustic signage in the whole building, a central unit located in the facility						
	Managers office on the ground floor.						
Entrance control	The building entrances as well as the garage entrance and exit will be						
System	equipped with a centrally controlled magnetic card system.						
Video control system	A video control system shall be provided for controlling the garage entrance and exit. The monitors are located at the receptionist / security checkpoint on the ground floor.						
CO-warning system	The garage will be equipped with CO-warning system including lighted						
	signs in accordance with customary regulations						



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TV	A TV system will be provided in the building with a satellite dish on
	the roof and one antenna connection in each of the four office units
	per floor.
Acoustic warning	The warning in case of fire takes place via a recorded evacuation text,
system	and in addition emergency calls can be effected from the reception /
	security checkpoint.

Floor schedule

					Lettable area		
floor	Parking lots	Garage	Common areas	Technical rooms	retail	Office	Total usable area
		m²	m²	M ²	m²	m²	
-3	34	867,57	20,36	392,81			1 280,75
-2	78	2 149,30	155,25	566,84			2 871,42
-1	71	2 021,50	212,87	176,33			2 410,70
GF			455,92	318,18	1 650,77		2 424,87
+1			447,88	95,34	122,41	1 722,96	2 388,59
+2			282,72			1 873,04	2 155,76
+3			233,48			1 877,59	2 111,07
+4			303,90			1 796,24	2 100,14
+5			786,40			945,18	1 731,58
+6			336,81			647,41	984,22
+7			6,35	180,42			186,77
total	183	5 038,37	3 241,94	1 729,92	1 773,18	8 862,42	20 645,87
Total lettable area:				10 63	35,60 m²		