

Biharia Offices Center

Biharia street, no. 26, district 1, Aviatiei , BUCHAREST

GENERAL DATES – Main characteristics

- OFFICE BUILDING – **CLASS A**
- Basement + Ground Floor + 4 Floors+5th Floor Retracted+ 6th Technical Floor
- **Location :**
 - North – Biharia Street
 - South – no 28, Zeletin Street lot
 - East – Trifesti Street
 - West – Zeletin Street
- **Volumetric parameters:**
 - Site Area : 1.827 sqm**
 - Total Gross Area : 7.804 sqm**
 - Total Net Area : 5.513 sqm as following :**
 - Vertical circulations : 120 sqm
 - Smoking balconies : 80 sqm
 - Metalic stairs : 71 sqm
 - Net office Area : 5.242 sqm

For each level the areas are as follows :

Basement :

Built Area	:	1.472,77 sqm
Util Area	:	1.289,56 sqm

Ground Floor :

Built Area	:	846,26 sqm
Util Area	:	692 sqm

Floor 1-4:

Built Area	:	1.055,95 sqm
Util Area	:	891,13 sqm

5th Floor :

Built Area	:	959,5 sqm
Util Area	:	808,66 sqm

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- **Maximum height** : 26 meters
- **Smoking balconies**
- **Server rooms** : for each floor
- **Elevators** : 2 (10 persons each)
- **Façade** :

The facade will be made of mixed semi-structural curtain wall with transparent, thermal hardened glazing and composite parapet wall finished with ceramic tiles (CREATON) . The system will contain thermal protection for the concrete areas of the facade.

- **Parking places** : 75 (40 basement and 35 ground floor)
- **Occupancy** : 1 person / 10 office sqm
- **Exterior arrangements – car circulations**

At the ground floor level will be executed the exterior arrangement with flower stands for 113.40 sqm, alleys from impressed concrete and paving from granite at the main entrance .

- **Finishes :**

The basement – the finishes in the basement will be non-sliding ceramic tiles and special painted concrete.
The walls will be from varnish concrete.
The ceiling will be made from apparent concrete.
The free height of the floor is aprox. 3.00 m.

The ground floor – carpet, granite, ceramic tiles for the floor and raised floor for office space .

The interior walls will be closed with gypsum-board panels finished with washable painting inside, for the bathrooms – ceramics and for the main entrance hall and for the elevator aces walls it will be finished with HPL panels.

The exterior walls are mixed curtain type walls with thermal hardening and transparent glazing and with composite parapet wall with beige and anthracite grey ceramic tiles for the exterior and washable paint for the interiors.

The ceiling will be gypsum-sheathing coffered ceiling and locally of aluminium and will contain cofferes for illuminations and for ventilation.

The floor will be at the entrance hall and the aces halls made by granite stones, and at the bathrooms will be used whetstones. For the offices it will be used carpets and for the server rooms it will be used special carpet.

The free height of the floor is 2.70m, and in the bathrooms is 2.40m.

The floors 1-5 are offices. The interior will be designed in a future place by using light closing panels.

The flooring – raised floor and high traffic carpet in offices, special carpet in servers rooms, ceramic tiles in bathrooms, granite in aces lobby. In balconies will be used exterior ceramic tile with nonskid properties. The interior walls will be gypsum sheathing closures with washable interior paints.

The exterior walls are mixed structural curtain wall type, with transparent thermal hardened glazing and composite parapet wall .

The ceiling will be coffered ceiling of gypsum and will have designed spaces for illumination and ventilations free spaces.

The free height of the floor is 2.70m. In bathrooms the free height will be 2.40m.

The offices have natural illumination and they are ventilated and climatized.

The 6th floor - it's designed to technical spaces.

On the exterior walls will be provided hydro-thermal protection and exterior cement plaster. In the access lobby and bathrooms the ceiling will be coffred of gypsum. In the other spaces the ceiling will be finished with cement plaster and washable interior paint.

All used materials in exterior and in interior works, in hided and finishing works will be of maximum quality, will have certifications ISO 9001 and will correspond to the most exquisite functional and esthetical demands.

- **Equipaments :**

**HVAC : TRANE
HEATING : BUDERUS
LIGHTING : PHILIPS**

- **Bathrooms : 28 toilets + 7 urinals**
- **Civil Protection : ALA SHELTER**

For any details please contact us .