

PRESENTATION OF ASTRAL BUSINESS CENTER

ASTRAL BUSINESS CENTER /ABC/ – a boutique Class A business building located in one of the capital’s most attractive and fast developing business zones – the Sofia Airport area, the intersection of Christopher Columbus Boulevard and Prodan Tarakchiev Street, surrounded solely by new business blocks.

Bus stops of lines 84 and 384 and an underground station with planned start-up in 2013 are in close proximity to ABC.

For the past 3 years the Sofia Airport area has been one of the capital’s fastest developing business locations. Around 45% of the modern industrial sites in Sofia are situated in its vicinity.

Several major business projects: Autounion Centre, Porsche Business Centre, Sofia Airport Centre – have been constructed along Christopher Columbus Boulevard. The buildings of a number of top logistics companies - DHL, Unimasters Solutions, TNT – are also located in this zone. Construction of several large-scale projects by international investors has been envisaged.

ASTRAL BUSINESS CENTER is situated on a 1,833 square metre site and has total built-up area of 10,355 square metres, including 2 underground and 10 overground levels.

The building is made up of two parts: a two-story commercial section (showroom and restaurant) and an eight-story office section, 36m in height from the level of its appurtenant site. The main entrances to the office and commercial sections are from the square facing the intersection of Christopher Columbus Boulevard and Prodan Tarakchiev Street in front of the building.

Vehicle access to the two underground levels is via an outdoor car ramp from the southwestern part of the property, i.e. Christopher Columbus Blvd. All building areas feature accessible environment for disabled people as well as the necessary handicap parking spaces.

The structure of the building is reinforced concrete framework, with additional Berlin Wall underpinning applied to the two underground levels.

Main technical characteristics of ASTRAL BUSINESS CENTER

Façades and Roofs

The outer contour of the building features ovals and acute angles to resemble the shape of an eye developed as a decorative element on the roof. This remarkable design has made ASTRAL BUSINESS CENTER one of the most prominent and innovative structures in Bulgaria.

Up to the +9.00 m level, a suspended façade has been constructed from ETEM E-85 aluminium profiles integrating two-barrier low-heat-transfer double glazing and thermal panels made from non-combustible PVDF-coated ENF sheet in the thick sections zone.

An innovative technology uses the energy-saving double façade system for solar protection, for overheating/overcooling prevention and for energy efficiency improvement.

The façade concept for the tall section consists in the construction of a specific double skin façade system offering the following advantages:

- Buffer for overheating prevention;
- Wind protection;
- Solar shield;
- Natural ventilation/cooling during the summer months;
- Energy efficiency;
- Mechanical protection of the inner façade.

The double skin façade consists of an outer 'skin', an inner 'skin' and an air layer between them.

The outer skin is a laminated tempered glass panel - 12/1.76/12 Pl.B.Linea Azzurra and 10/1.76/10 - Pl.B.Linea Azzurra - with integrated sun protection print having 34.5% density.

The inner skin has been constructed from ETEM series E-45 façade aluminium casings and railing strips from ELVAL ENF TM aluminium sheet (non-combustible PVDF-coated ENF sheet) and high-quality thermal insulation.

The ELVAL ENF TM aluminium sheet is non-combustible and fully compliant with the international regulations concerning the fire protection of buildings and construction materials.

Similar double skin façades have been constructed for two other buildings in the world: the Salvation Army Headquarters in London and the Munich Reinsurance Company building.

The roofs are flat, with intensive greenery. For this purpose, the thickness of the light weight soil substrate above the showroom is 60 cm allowing for low and medium-sized trees to be planted. The vegetation planted on a 35 cm soil layer on the +32.67 m level will contribute to the reduction of the harmful CO₂ emission to the atmosphere and will also protect the last floor against overheating or overcooling.

Synergy of spaces and integrated services for their users

The building features 10 overground and 2 underground levels containing areas with different functions aimed at a lasting mix of mutually beneficial services.

The first-class commercial areas suitable for showrooms are located on the ground level and have large windows facing the street.

The business restaurant with coffee lounge and panoramic terrace on the second floor has been designed to cater for both the people working in the building and their business associates.

The conference rooms (294 sq.m.) are situated on the first floor. They are partitioned using Dorma Moveo movable walls and can change their surface area with regard to the specific occasion.

The guarded indoor car park guarantees the safety of personal and company vehicles.

The centralised management including maintenance of the communal areas and systems, cleaning and security, guarantees the high level of customer care and occupancy and security standards.

5 high-speed lifts of the latest KONO Mono Space model with an interesting interior concept: FOUR SEASONS.

Modern office spaces

ASTRAL BUSINESS CENTRE offers modern class A office spaces allowing for:

- different configurations of small and big office spaces of up to 4 offices per floor;
- flexible workstation arrangement within an office: raised floor with category 7 computer and high-tension wiring.
- spacious rooms with finished floor to ceiling distance of 2.80 (3.50 m between two slabs). The glass façade along the entire height of the office floors provides natural light and a possibility for safe ventilation of the rooms.
- individual billing and cost control, independent management of the microclimate within the rooms using the BMS / Building Management System
- low utility costs – the double skin façade system with an air buffer in the middle protects the rooms against overheating and overcooling.
- high security level – fire alarm and fire extinguishing system, CCV cameras in the common areas and along the building's perimeter; SOT security, 24-hour manned security service, access control.

First-class commercial areas

The ground floor of the building includes a commercial area suitable for vehicle, furniture or equipment showrooms. The room has clear height of 4.50 m, usable area of 671.79 m² and leasable area of 725.06 m².

Part of the showroom windows face a main road: Christopher Columbus Boulevard and Prodan Tarakchiev Street, and their total surface area is 472.5 square metres. The shop has two entrances: northern and southern, with automatic sliding doors and 2 emergency exits, and can be split into two smaller shops.

Like the offices, the commercial area also allows for individual billing through the BMS, video surveillance, and SOT security. Its proximity to both terminals of Sofia Airport and its key location at an intersection make it perfect for its tenants whose targets are both Bulgarian and international clients.

Restaurant and Coffee Lounge

Gross leasable area: 674.70 square metres (including a 258.82 square metre panoramic terrace overlooking Vitosha Mountain), usable area: 603.26 square metres and a 373.71 hall including a restaurant, cloakroom, and toilet facilities for guests. Seating capacity within the room: 150; seating capacity of the terrace: around 100.

Conference centre

ASTRAL BUSINESS CENTRE offers its tenants a contemporary conference centre with usable area of 294 m² which can be partitioned into 4 smaller rooms using Dorma Moveo movable walls, or used as a single room. The conference rooms are at the tenants' disposal and no meeting rooms need to be separated within the offices. This will result in economical and efficient usage of the space leased.

Finishing materials and interior

The suspended AMF Thermanex ceilings and raised floors in the office areas allow for system integration and office space flexibility.

The fitted carpeting in the offices and halls is made from natural anti-static, highly wear-resistant materials of a high fire safety class.

The installation solutions and systems guarantee that the building will function in compliance with the highest class A modern standards:

- BMS (Building Management System)
- air conditioning throughout
- high-speed lifts
- state-of-the-art fire fighting systems
- two independent power supply sources.
- an up-to-date security and access control system.

Contemporary interior solutions have been offered for the common areas of the building and the conference unit. The high-quality and precious materials enhance the air of prestige:

- natural stone flooring has been laid both in the lobby interior and in front of the building;
- highly acoustic lining from Resap TOPAKUSTIK with natural veneer in the central lobby;
- KNAUF Cleaneo acoustic suspended ceiling;
- decorative interior glass lining with AGC Lacobel coat of varnish in all floor lobbies;
- KONE FULL FRONT DOOR stainless steel sheet lining round the lift doors;
- OIKOS decorative interior paints;
- modern visual communication: totem, information boards, notices;
- DEKKO lighting fixtures.

Investor

The building's Investor is ASTRAL PROPERTY MANAGEMENT LTD, part of AH Holding, which also includes ASTRAL Holidays JSC: a leading Bulgarian tour operator.

The building and interior designs were created by a team headed by architect Atanas Panov- "LP Consult" /"Sector Arh", winner of a number of Building of the Year awards.

The Project Management was performed by MIX Consulting Group JSC with General Manager Engineer Rumén Hórev.

General contractor of construction: ARNAUDOV Construction Company LTD. (General Manager: Vasil Arnaudov)

Other partners: façade: Kristian Neiko 90 Ltd.; lifts: Alex EA Ltd.; electrical fittings: Italmodaluce Bulgaria Ltd.; dry construction: Nitera Bild Ltd.; HVAC: Stanilov Ltd. and Geo Sys Ltd.; BMS: New Systems Ltd. with SIEMENS equipment.

Thank you in advance for your positive interest!

With all my best regards:

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