

# VIVIDO General TECHNICAL SPECIFICATIONS

## 1. Building Structure

<b>Construction &amp; Structure type</b>	NEW built 2017; steel concrete;
<b>Façade</b>	SUCHO windows with automated shading system on the SV facade, concrete, decorative coating, areas with ventilated façade;
<b>Partitioning &amp; layout</b>	open floor plates, efficient layout;
<b>Ceiling structure</b>	exposed ceiling (concrete with plastering), heights from 2,9 m in office area to 4 m in lobby

## 2. Building Systems

<b>Lighting systems</b>	LED, pendant lightning fittings, 500 lux in working areas (according to BOMA standards)
<b>Electric system</b>	voltage 220 V (optional 380 V), intermediate voltage (medie tensiune )
<b>Thermal comfort / amenities Comfort thermic (HVAC System)</b>	Integrated high performance HVAC Denco - Office Cool system (cooling, heating, fresh air) - underfloor air-conditioning system (Technical specs attached)
<b>Telecom/Internet providers</b>	2 high quality telecom providers (TBA)
<b>Power supply</b>	2 trafo x 640 KVA, 1 independent Generator system for standard emergency back-up
<b>Fire Security System</b>	According to Romanian legislation: smoke detectors in all rooms, interior and exterior hydrants, fire alarm; Optional extra charge: we can provide sprinklers in office areas (TBA)
<b>Building management system (BMS)</b>	Advanced system of administration and monitoring the building including the following systems: HVAC, lightning, windows external shades, utilities metering, Fire system
<b>Security Systems</b>	<ul style="list-style-type: none"><li>- modern security systems and access control (CCTV at entrance and parking)</li><li>- access control (number recognition) with barriers in parking</li><li>- access control on each entrance door in building (access control for entrance doors of Tenant will be provided by Tenant)</li><li>- turnstiles control before elevators access in lobby area</li><li>- valet parking and security 24/24</li><li>- reception - 8 h / 5 days/week</li></ul>
<b>Elevators</b>	3 Schindler elevators, each for 9 persons; all elevators are appropriate for disabled access
<b>Floor</b>	Raised floor (30 cm h in office areas), no carpet included, ceramic floor tiles in common spaces;
<b>Restrooms / Kitchens</b>	Restrooms for each rented space, standard fully equipped, one disabled toilet / floor; optional extra charge: small kitchen at Tenant request (TBA)

## 3. Parking & Access

<b>Parking</b>	Organised secured underground parking <ul style="list-style-type: none"><li>- 79 parking places (few located above ground)</li><li>- Bicycle racks</li><li>- Electric car parking</li><li>- Disabled parking places</li></ul>
<b>Access &amp; Vicinities</b>	Very convenient vehicle and public access, access for disabled persons, 2 minutes from BUS station, next to 2 Universities campus, 5 min walking from Iulius Mall

## 4. Services & Amenities

	A class, high quality offices BREEAM certification: EXCELLENT Very low utilities consumptions systems Coffee house Conference/meeting room at ground floor Valet parking for underground double parking lots Property management Services -administration, cleaning of common areas, maintenance etc.
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