

ENERGY
TOWER

SMART OFFICES
GREAT VIEWS
TIMELESS LOCATION



THE VIBE
YOUR
BUSINESS
NEEDS
TO GROW





**CLASS
OFFICE
BUILDING**

- 14 134 - SQM GROSS BUILT-UP AREA
- 10 495 - SQM GROSS LEASABLE AREA
- 630 - 1 340 - SQM FLOOR PLATE SIZE
- 11 - ABOVE GROUND FLOORS
- 2 - UNDERGROUND LEVELS
- 130 - UNDERGROUND PARKING SPACES
- 20 - PARKING LOTS FOR ELECTRIC VEHICLES
- 2 - INDEPENDENT POWER SUPPLY SOURCES AND DIESEL GENERATOR
- 24/7 - SECURITY AND CCTV ACCESS CONTROL FOR COMMON AREAS
- 630 - SQM TERRACES WITH GREAT VIEWS, OPENABLE WINDOWS AND NATURAL LIGHT
- 2.80 - 3.20 m. - CLEAR HEIGHT IN THE OFFICES
- RAISED FLOOR
- SUSPENDED CEILING
- LED LIGHTING
- EFFICIENT VRF SYSTEM WITH TEMPERATURE, HUMIDITY AND CO2 CONTROL
- FRESH AIR SUPPLY
- CAFÉ AND COLLABORATION AREA ON THE GROUND FLOOR



Right next to a subway station and bus stations



8 min. to the city center



15 min. to the airport



Bicycle lanes



A VIBRANT HABITAT

EASY ACCESS

SOFIA
LOZENETS DISTRICT
57 CHERNI VRAH BLVD

LOCATION

- Parks
- Residential projects
- Office projects
- Restaurants & Cafes
- Sport facilities
- Shopping center
- Bank offices
- Healthcare services
- Schools, supermarkets, shops





KEY BENEFITS

PERFECT LOCATION

- Situated in the center of a vibrant business district
- Quick and easy access to all points of the city
- Plenty of amenities

FLEXIBLE

- Efficient use of space from 300 sqm to 1 340 sqm on one floor
- Flexible open space layout
- Dynamic working environment with views over Vitoshka Mountain and Sofia metropolitan

FOCUS ON PEOPLE

- Property management services to constantly improve the quality of life and work
- Healthy environment with remote access and control of building systems

SUSTAINABLE

- Grade A technical specifications
- Focus on natural energy sources and energy saving
- Excellent fresh air supply
- Cycling infrastructure, showers and lockers
- Charging stations for electric vehicles

TECHNICAL SPECIFICATION

HVAC

- VRF MULTI V 5 - by LG
- System with dual sensing control for temperature, humidity and CO2 control
- Zoning control
- 100% fresh air supply

BMS

- High-class building management system
- Monitoring and remote control of all equipment and systems of the property

SECURITY

- CCTV cameras in the common areas
- Access control with turnstiles and access cards
- 24/7 live security service

LIFTS

- Delivered by Schindler
- Destination control and remote access
- 3 modern high speed lifts – 1.6 m/s

OTHER FEATURES

- Fire Alarm & Protection System delivered by Honeywell
- Data Wiring cat 6A
- Category "A" for power supply
- Two independent electrical sources, AVR type
- Diesel generator
- Optical backbone
- Residual-current circuit breakers at all levels



EMPLOYEE FRIENDLY, ECO FRIENDLY

ENERGY TOWER IS DESIGNED WITH FOCUS ON GREEN SOLUTIONS, A PLEASANT PLACE FOR WORK AND RELAX



BICYCLE LANES

Cyclist facilities in the underground levels with showers and lockers. Bicycle lanes to South Park and Loven Park



ENERGY SAVING

Energy saving electrical equipment, LED lighting

Energy efficient and soundproof facade



TERRACES

Terraces with great view over Vitosha mountain



HEALTHY INSTALLATIONS

Healthy air-conditioning, excellent fresh air supply

Openable windows with great daylight



PARK AREA

South park and Loven park are in walking distance



ELECTRIC VEHICLES

Charging stations for electric vehicles on the underground levels

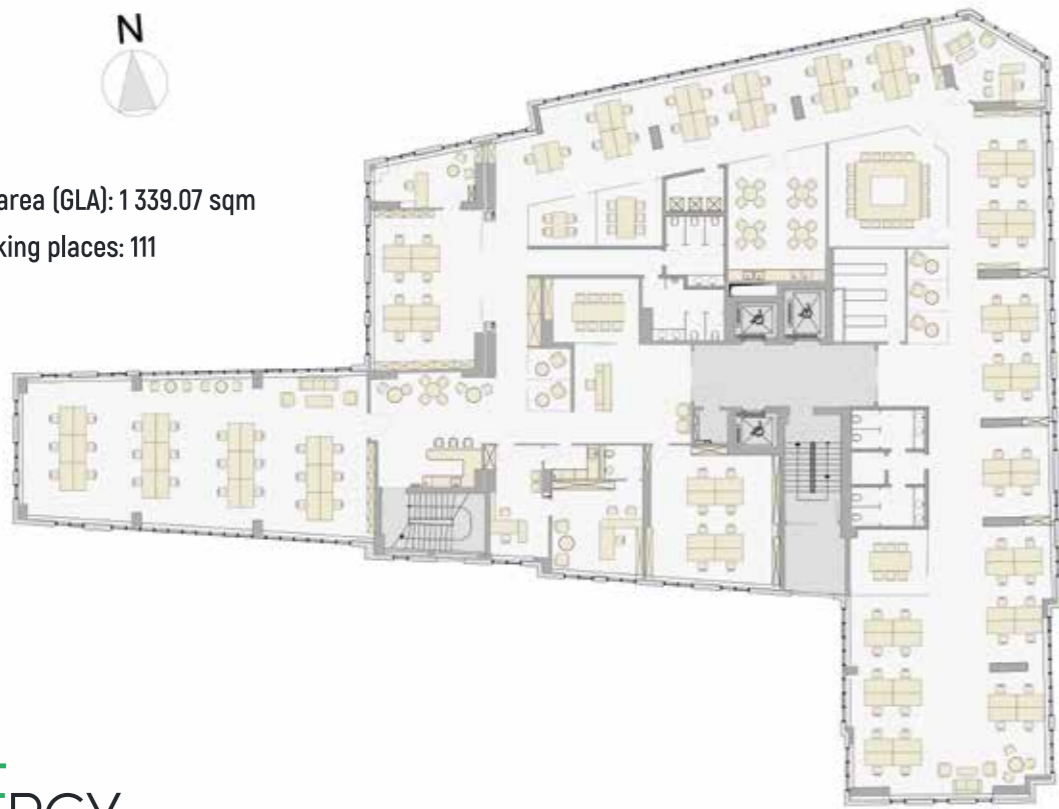


SAMPLE
FLOOR
LAYOUT

3rd floor

Gross leasable area (GLA): 1 339.07 sqm

Number of working places: 111



ENERGY
TOWER

SAMPLE
FLOOR
LAYOUT

5th floor

Gross leasable area (GLA): 1 146.33 sqm

Number of working places: 87



ENERGY
TOWER

AMENITIES IN THE AREA

DIRECTLY OUTSIDE ENERGY TOWER

- Restaurants, cafes and lunch options
- Paradise Shopping Center
- Tennis club "Maleevi"
- Sport boxing club "Pulev"
- Orange Fitness Center with pool
- South Park and Borisova Garden
- Maison Sofia Hotel
- Petar Beron private school and preschool
- St. George International School & Preschool
- Tokuda hospital
- Vita hospital
- Billa and Lidl supermarkets
- Bank offices
- Pharmacies
- Cinema





ENERGY
TOWER

WHO WE ARE



Investor: **SMART Development Group**

www.sdg.bg

35 Nikola Vaptsarov Blvd.

Sofia 1407, Bulgaria

office@sdg.bg

+ 359 887 55 89 61

vamos
architecture & design

Architects: **Vamos Architecture & Design**

www.vamosbg.com

32 Osogovo str.

Sofia 1000, Bulgaria

office@vamosbg.com



Exclusive Broker: **ProReal**

www.proreal.bg

23 Sitnyakovo Blvd.

Sofia 1505, Bulgaria

office@proreal.bg

+ 359 898 63 55 63

The logo consists of the letters 'SD' in a large, bold, serif font, with the word 'GROUP' in a smaller, all-caps, sans-serif font directly below it.

SD
GROUP

**SMART
DEVELOPMENT
GROUP**