



ENTERING NEW SPHERES

SKYTOWER BUCHAREST

www.skytower.ro



BUSINESS IN THE HIGHEST SPHERES

**INTRODUCING THE TALLEST
BUILDING IN ROMANIA**

Rising 37 floors high, the SkyTower redefines the skyline of the City of Bucharest. This powerful new landmark introduces a completely new business perspective and is designed to attract corporate tenants looking for premium quality, maximum space flexibility, innovative architecture, excellent location and perfect visibility for their offices.

With its impressive architecture and elliptical shape the SkyTower meets both the highest aesthetic and technical standards to create the perfect modern office building.

The SkyTower provides state of the art office spaces with unique panoramic views over Bucharest, a first class restaurant with a skybar, a conference area on the top floors and a prime location in the north of Bucharest.

FACTS & FIGURES

Gross building area	50,400 sqm
Rentable area	41,200 sqm
Space per level	1,200 sqm
Skybar on 35th/36th floor, rentable area	1,200 sqm
Conference area on 35th/36th floor, rentable area	1,060 sqm
Cafeteria on ground floor/1st floor, rentable area	380 sqm
terrace	80 sqm
Building height	137 m
Floors	GF + 36 + technical floor
518 parking spaces underground (5 basement levels)	
21 parking spaces outside	







WIDE SPHERE OF ACTION

PERFECT VISIBILITY – THE LOCATION

The SkyTower became the main point of attraction in the new business district of Bucharest and is not only the landmark of the city, visible virtually from all parts of Bucharest, but also provides its tenants and visitors with a unique view over the city thus creating a strong corporate presence and identity.

Located in the rapidly developing urban and residential area of Northern Bucharest, the SkyTower and its surroundings offer everything you would expect from a perfect business environment.

The SkyTower is located between two of Bucharest's important arterial roads, Calea Floreasca and Barbu Văcărescu street. Great infrastructure, exceptionally easy access by public and private transportation and the green surroundings of nearby Lake Floreasca make this an ideal location for today's modern business needs.

INFRASTRUCTURE ADVANTAGES

- Excellent accessibility by public and individual transport
- Tram immediately adjacent to the entrance Barbu Văcărescu street
- Metro: 2 minutes walk from Aurel Vlaicu metro station (300 m)
- Bus on Calea Floreasca and Barbu Văcărescu street
- Downtown Bucharest: 10 minutes by car
- Bucharest Henri Coandă International Airport can be reached in 20 minutes by car; Baneasa Airport within 10 minutes
- New Promenada Shopping Mall nearby

UNIQUE SPHERE OF COMPETENCE

PERFECT COMFORTS – THE BUILDING

THE GROUND FLOOR

The ground floor features a generous entrance lobby, access to the high speed elevators, as well as a reception and security desk. Access to the upper floors is provided by security screening. The reception lobby of the SkyTower also offers a bi-level café, located on the ground and first floors.

VERSATILE DESIGN

The generous floor plate offers natural day lighting in all office spaces and several partitioning options, tailored to the needs of each client. Each floor features a symmetric arrangement of auxiliary facilities such as restrooms, LAN rooms and storage spaces, thus guaranteeing an optimum functionality for a wide range of floor designs.

GENEROUS PARKING

SkyTower has ample parking for up to 518 vehicles on 5 basement levels. Additional parking spaces are available for visitors at the ground level (23 parking spaces).

PROMENADA SHOPPING & ENTERTAINMENT

Right next to Skytower the new Promenada Mall is a very modern shopping mall offering splendid shopping and entertainment possibilities.



AREAS BREAKDOWN

Levels 2 to 7 house the new headquarters of Raiffeisen Bank Romania.

Level	rentable floor area sqm	minimum unit sqm
GF	75	75
1st floor	735	735
8th–18th floor	1,160	580
19th floor	370	370
20th–23rd floor	1,210	605
24th floor	1,200	600
25th–28th floor	1,210	605
29th floor	1,200	600
30th–33rd floor	1,210	605
34th floor	1,200	600
35th floor	1,200	1,200
36th floor	1,060	1,060

INFRASTRUCTURE ADVANTAGES

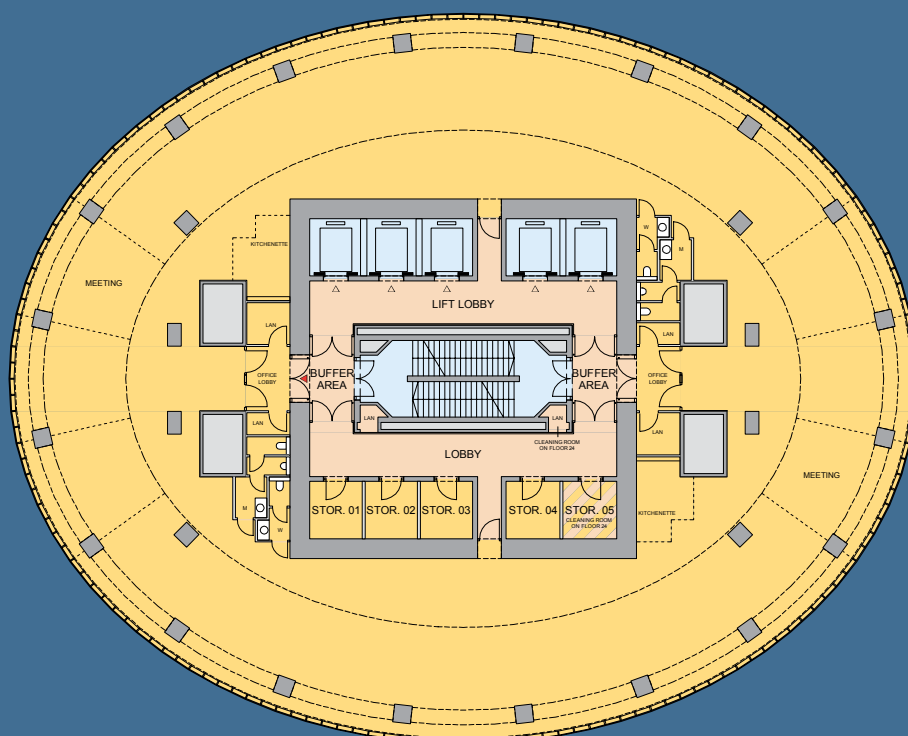
- Rentable units starting from 290 sqm
- 2 meeting rooms per floor
- Schüco façade
- Office clearance height typical floor/office: 3.00 m
- Partitioning flexibility: every 3.2 m
- Raised floors
- Illumination 500 lux
- Internal sunblinds
- Chiller beams and convector heaters for independent cooling and heating of office premises - air exchange in office area: 6 m³/h/sqm
- 5 low rise and 5 high rise elevators
- Building Management System (BMS) and Security Management System (SMS)
- Controlled access system

TYPICAL FLOOR

Rentable area 1,200 sqm

GREEN BUILDING AWARDS

- LEED Pre-certificate Gold level Award for Shell & Core - SEE Real Estate Awards 2012





BENEFITS FOR TENANTS

- Automatic light activation in corridors and lobbies
- High speed elevators with optimized destination control
- Building Management System (BMS) ensures efficient power consumption
- Automatic climate control for all rooms
- Solar control glass simultaneously reduces solar impact while maximizing natural lighting
- LEED® Green Building Pre-Certification: Gold Level
- All work stations benefit from natural light
- Heating and cooling possible at the same time
- Reduced velocity of air circulation
- High level of fresh air supply
- Parking spaces with convenient access
- Security Management System (SMS)
- Flexible partitioning



SkyTower

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