



# Technical Specifications



Fully open-plan rectangular floors with no intermediate columns and a width of 16 m.



Clearance of 3.20 m on the ground floor and 2.75 m on the other floors.



Suspended false ceiling in all rooms.



Raised access floor.



DALI lighting system that regulates lighting according to the amount of natural light entering the offices.



LED light fixtures incorporated in a false ceiling with an integrated control system.



Curtain wall façade with prefabricated panel lateral core.



Porcelain or natural stone flooring on the rooftop.



Installation of photovoltaic modules.



Fire detection, protection and extinguishing systems, with sprinklers on floors above ground level.



3 independent electrical panels per floor.



Generator units for essential services.



Installation of Wi-Fi access points throughout the building to guarantee optimal connectivity.



Ducted air distribution and ventilation system with primary air recovery and treatment.



HVRF-Water hybrid air conditioning system, with air/air heat pump with independent heat recovery per office module. Indoor duct units that distribute hot or cold air according to area needs.



Security and access control system throughout the building.



Car park with 214 spaces and 80 charging points for electric vehicles.



Equipped with 4 interior lifts and 1 freight lift from the basement to the rooftop and 1 exterior lift for visitors.



90% of the workspaces have natural light.



Floors that can be divided into 3 modules from 443 to 937 sqm.