

Specifications

Building Data

Site Area	: 20,235 sqm
Gross Floor Area	: 30,355.55 sq. m.
Net Office/ Commercial Area	: 23,504.93
No. of Storeys	: 15
No of Car parks	: 610
Storey Heights	: Floor to Floor - 1st Storey = 4.2 m Upper Storeys = 3.9 m Floor to Ceiling - 1st Storey = 3m Upper Storeys = 2.6 m

Building Finishes

External Façade	: Reflective glass curtain wall and fluorocarbon coated aluminium panel cladding system. Articulated granite cladding at 1st and 2nd Storey columns and fascia 1st Storey Concourse stone
Flooring	: - Quality polished marble/granite Saleable/Tenanted Area - Quality polished marble/ granite at lift lobbies. - Cement/ sand screed ready for tenant's/occupant's floor system to office and tenanted areas.
Walls	: 1st Storey Concourse - Quality polished granite marble cladding to walls and columns - Toughened/ tempered glass screen, glass door to the exterior Saleable/ Tenanted Area - Lift Lobbies: Quality polished granite/ marble cladding - Offices: Cement/ sand plastered wall with emulsion paint finish
Ceilings	: 1st Storey Concourse & lift Lobbies - Specially designed calcium framing, monolithic finish with emulsion paint. Saleable/ Tenanted Space - Mineral fibre board ceiling with aluminium - suspension framing.

Mechanical & Electrical Services

Electrical Provisions	: Individual distribution board and recessed ceiling mounted fluorescent lighting will be provided to the premises Full capacity stand-by generator will be provided to supply power to the whole complex in event of power failure
Fire Protection System	: The complex is fully protected by an automation sprinkler system.Wet-riser, hydrants, hosereel and alarm call points are also provided in accordance with local regulations. Public address/ voice communication systems are also provided
Air-Conditioning System	: Central air-conditioning system is provided for the whole complex, with ability to cater to tenant's custom requirements. Centralised locations are provided for tenants to install individual "split system" air-cons, where required
Lift Installations	: Each tower block is served by 3 high †speed lifts and a service lift. All lifts will open at all office floors 2 lifts (1 passenger and 1 service lifts) will serve right to the basement car park
Building Automation System	: A computer-based building automation system is installed to monitor and/or central all the mechanical and electrical operations systems in the complex
Telephones / Telecommunications System	: Telecommunication riser and telecom cabling are provided to all tenanted premises.
Television, Radio, Cable Television	: Centralised television and radio antennae, cable television connection points are available on all floors

Other Services

Security System	: 24-hour security service will be maintained. Other services include monitoring of strategic areas by CCTV cameras and watchman patrol
Services	: A separate service area is located at the ground floor, adjacent to the service lift of each block for delivery of goods to the premises
Landscaping	: Water features/fountains will be integrated into the landscaping