

ASTARTA
business center
A Class

Space for growth

35 500
square meters
of office premises

2 560
square meters
of retail premises

2017
opening in the
1st quarter





BC ASTARTA – A class business center, total area – 62.5 thousand square meters. Building process includes three stages of construction, and opening of the first stage is scheduled for the September, 2017.

At the moment it undergoes internal decorating works and engineering networks mounting. The business center owns unique technical equipment and modern engineering by leading manufacturers, completely in compliance with European standards of building, energy saving and environmental friendliness, as well as intellectual building management system. It is certified according to BREEAM standard.



Building frontage on Naberezhno-Khreschatytska Street



Building frontage on Yaroslavka Street

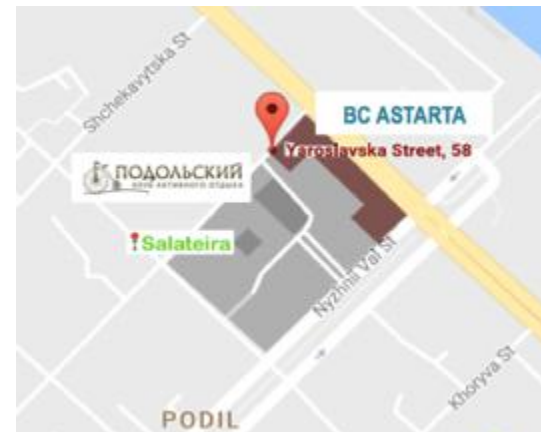


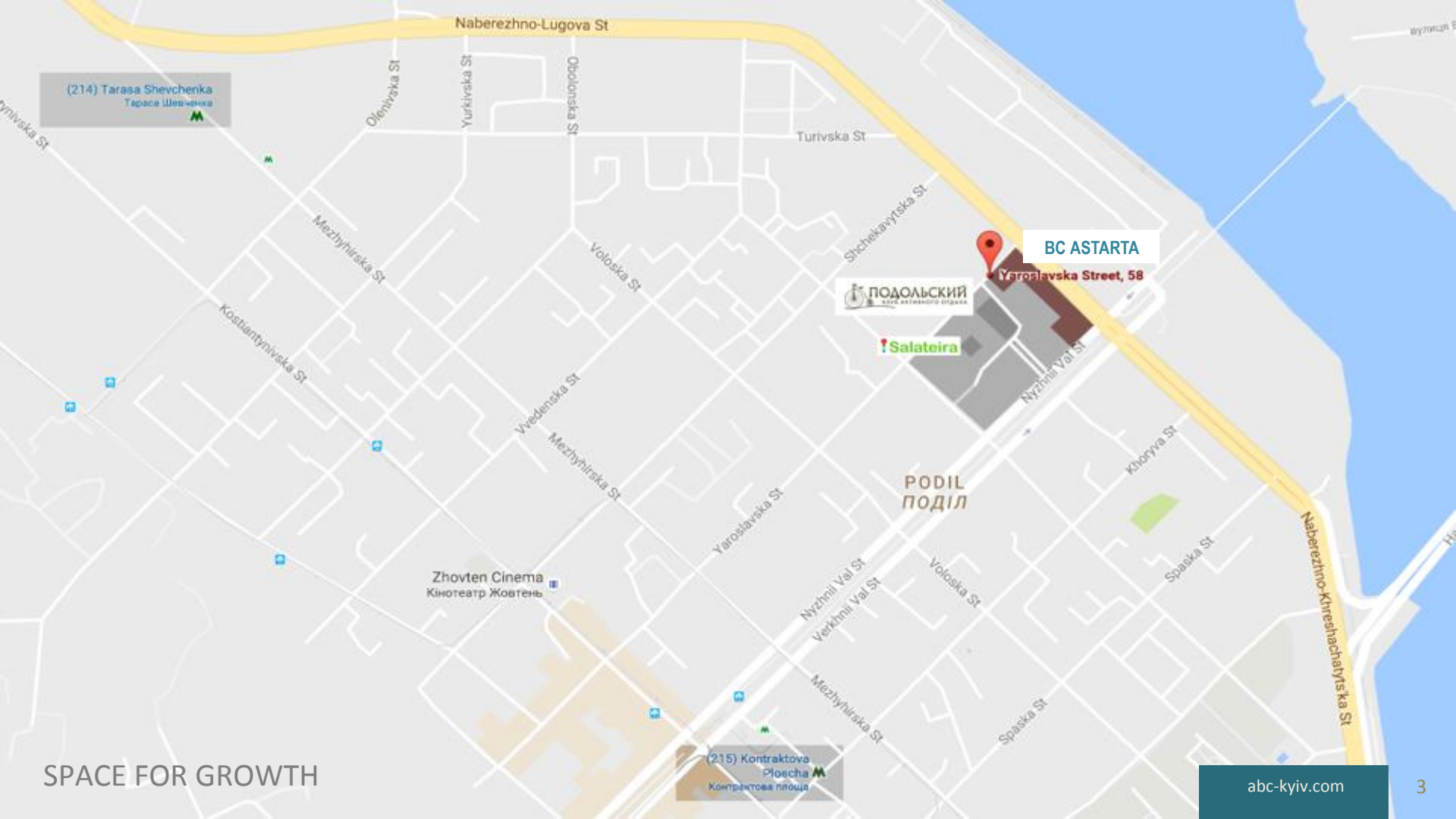
Building frontage on Pochaininska Street



Building frontage on Nyzhniy Val Street

The building of BC ASTARTA is located **in city centre**, with its building frontages on Naberezhno-Khreschatytska Street, Yaroslavka Street, Pochaininska Street, Nyzhniy Val Street. The design stipulates underground and covered parkings with a sufficient quantity of parking places, well-developed infrastructure, including **premium-class restaurant, dining room, boutique-zone, bank branch, drugstore, dry-cleaner's, beauty salon, notary office etc.** Great advantage of the project is its **green yard with zone for recreation**. There are sport club "Podolsky", shopping mall and the biggest "Salateria" restaurant in Kyiv. **Competitive rental price** is an absolute advantage of BC ASTARTA.





(214) Tarasa Shevchenka
Тараса Шевченка

BC ASTARTA

Yaroslav'ska Street, 58

ПОДОЛЬСКИЙ
центр делового квартала

Salateira

ПОДИЛ
ПОДІЛ

Zhovten Cinema
Кінотеатр Жовтень

(215) Kontraktova
Площа
Конрактова площа

SPACE FOR GROWTH

Total useful area of the premises (including retail zone, office premises, underground and covered parkings)	45,741.6 square meters
Total area of office premises	35,586 square meters
Nominal area per office person	6 – 8 square meters
U facade index (value inverse to surface heat exchange resistance)	0.19 W/m ² K
G facade index	32%
Quantity of passenger lifts:	
• 1 st stage (cargo capacity 1000 kg)	8 lifts (6 passenger and cargo lifts and 2 fire brigade lifts)
• 2 nd stage (cargo capacity 1000 kg)	7 lifts (6 passenger and cargo lifts; 1 fire brigade lift)
• 3 rd stage (cargo capacity 1000 kg)	4 lifts (3 passenger and cargo lifts; 1 fire brigade lift)
Distance between floor structures of office premises	3.6 square meters
Distance between floor structures of trade zone	5.4 square meters
Room height in office premises	2.9 with local level lowering
Window opening ability	Partial
Useful weight bearing capacity of office premises' floors	400 kg / m ²
• Carpeted installation floors in office premises	100mm thick
• Floor in lift halls	Installation floor with granite covering
• Hydro insulation along steel-concrete overlap	50mm underlayment
• Ceramic tiles in sanitary and technical premises	8-10mm
Emergency exits	Three emergency stairs on each level in the 1 st stage of the building Two emergency stairs on each level in the 2 nd and the 3 rd stages of the building
Fire compartments	
• Parking	Parking of the building in subdivided into fire compartments considering distribution into building stages
• Floors	Each floor is a single fire compartment
Sprinkler fire extinguishing	In all premises, except for server rooms
Water fire extinguishing	Present
Smoke detectors	In all premises of the building



BMS and power supply

Power substation capacity – **4MW**, two inputs (**eight transformers 1 MW each**) + **two diesel generators 550 kW each**
 Diesel-generators are designed for 24 hours of energy supply to the building to ensure non-stop operation of servers, main engineering and fire protection systems.

Average specific heating power of heating system	45 W / square meter
Designed electric loading	110 W / square meters, with ability of increase to 150 W / square meter upon renter's request
BMS lighting control	Stipulated
Power sockets	
Public zones	Stipulated
Office zones	According to the renter's project
For server rooms	According to the renter's additional request, supplement power supply, cooling and ventilation could be provided
Providers	Free access
Fresh air supply	70 m ³ /hour per 1 office person and double air exchange in trade premises
Air humidity	Is being supported not lower than 40%
Fan coils in trade and office premises	VRV systems with internal channel type blocks; on the average one block per each 64 square m
Total monitoring of air conditioning system functioning with BMS	Present
Total control of air conditioning system functioning with BMS	Present
Average amount of cold per 1 square meter of rented area	150 W
Size of conditioning zone	All zones, except for parking
Reception and security service working hours	24 x 7
Burglar alarm system	Present, seal switches and motion sensors in public zones
Video monitoring system	24 hours video monitoring of main and additional access entrances to business center and office premises
CCTV internal	Present
CCTV external	Present
Environmental friendliness certification of the building according to BREEM international standard	
Application of modern energy-saving technologies:	Working schedules equipment, temperature regimes, programming of work of the systems etc.
Water- and power saving	Sensors, zonal accounting of power resources , programming etc.
Recuperation of heat and cold	All ventilation machines are equipped with high-efficiency recuperation appliances
Application of environmental-friendly materials	European standards, certificate of conformity and quality, fire security etc.



Comfort

Internal yard and recreation zone	Building's internal yard board on the level of the 2 nd floor
Smoking zone (with separate ventilation system)	On each office floor
Parking	Two-level covered parking for 190 parking places

Infrastructure

Transport scheme	Comfort transport and pedestrian scheme with well-organized entrances/exits from Iaroslavka Street and Nyzhniy Val Street
Retail zone	Coffee shops, dining room, zone of consumer services, bank branch, notary office, copy-center, different shops
Very close to metro station	Kontraktova Ploshcha metro station – 8 minutes walking distance
	Shevchenko square metro station – 15 minutes walking distance

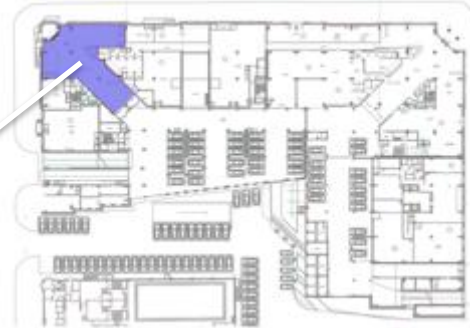




GREEN YARD
WITH RECREATION ZONE



SPACE FOR GROWTH



LOBBY:
THE FIRST STAGE



SPACE FOR GROWTH

2200m²

PLAN OF THE 1ST (GROUND) FLOOR



TRADE PREMISES



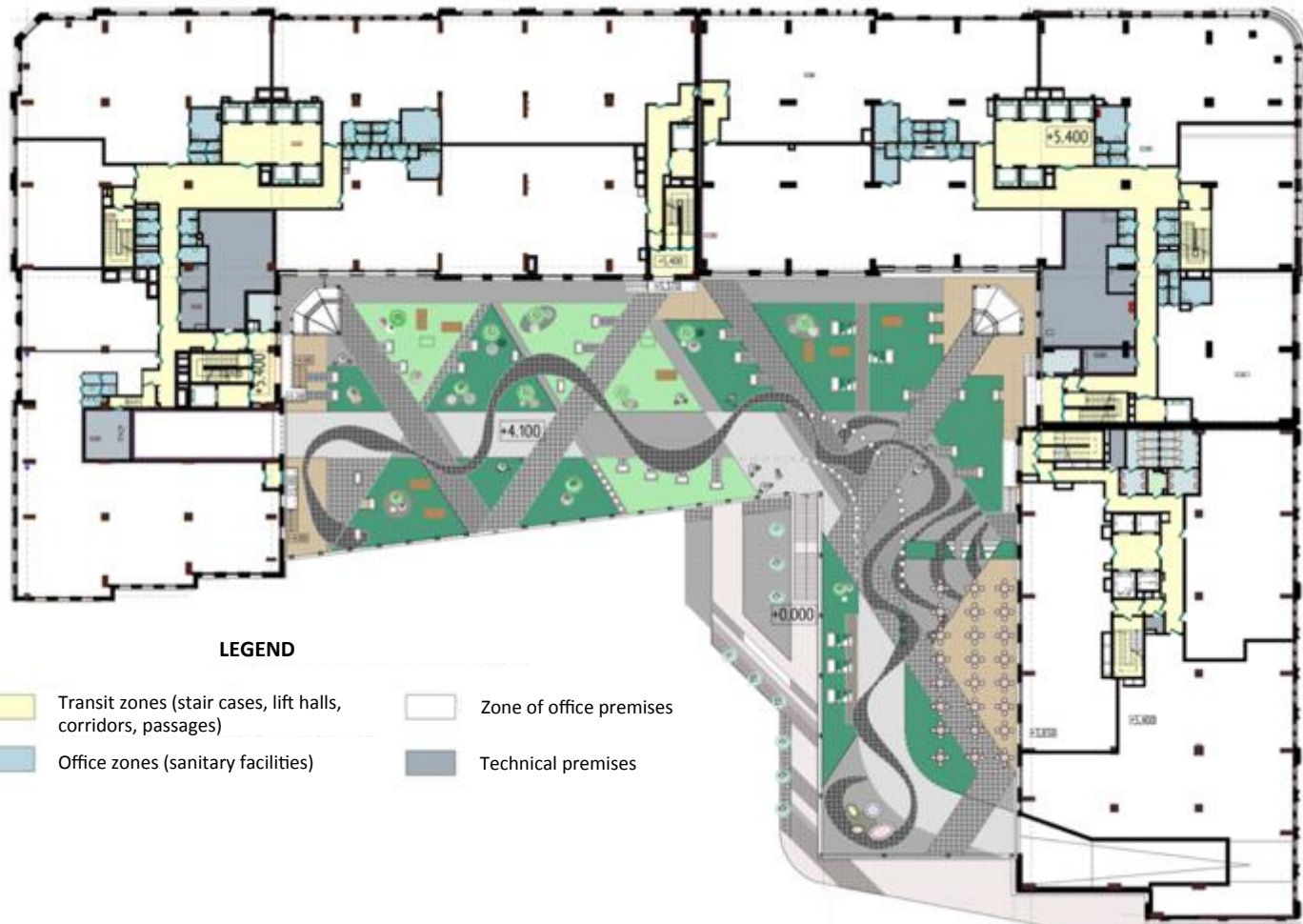
SPACE FOR GROWTH

3900m²

PLAN OF THE 2ND FLOOR



OFFICE PREMISES



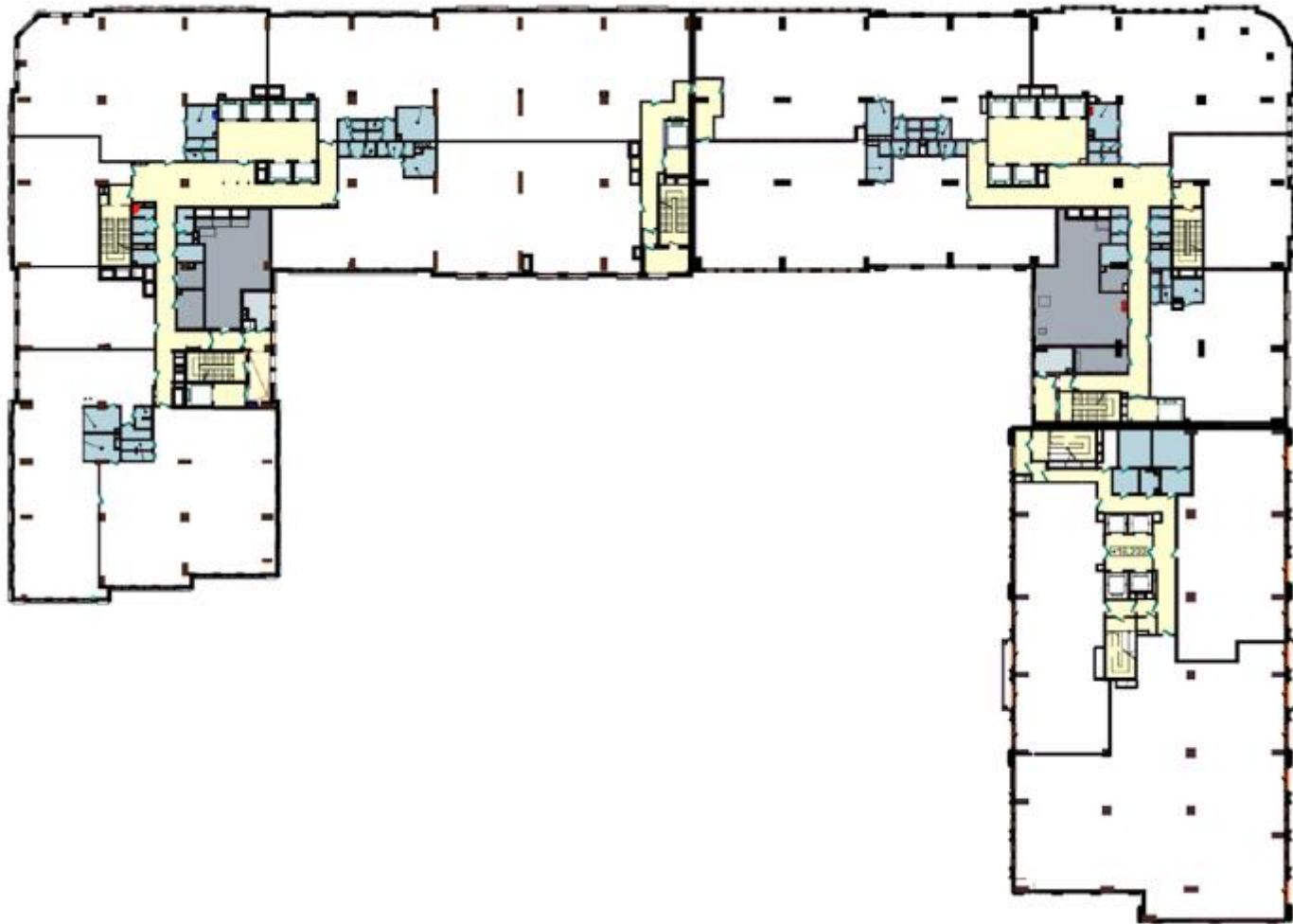
SPACE FOR GROWTH

4100m²

Plan of a typical floor from
the 3rd to the 9th



OFFICE PREMISES



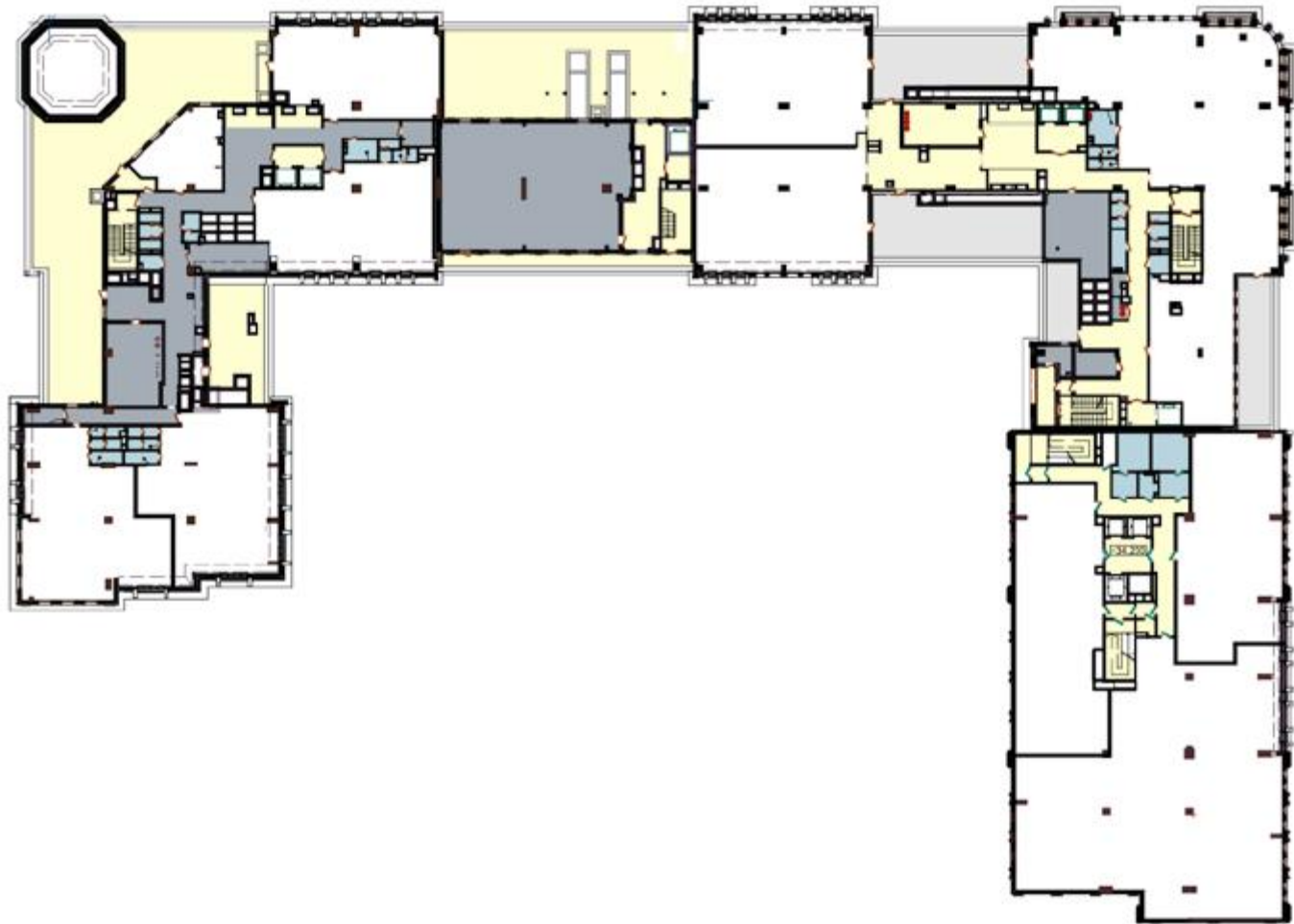
SPACE FOR GROWTH

2600m²

Plan of the 10th attic floor



OFFICE PREMISES



SPACE FOR GROWTH

TECHNICAL AND ECONOMIC INDICATORS

	1 ST STAGE	2 ND STAGE	3 RD STAGE	BC ASTARTA
TOTAL S (GBA)	27 692.50	19 958.10	15 034.70	62 685.30
TOTAL RENTAL S (GLA)	16 135.46	12 633.02	8 997.36	37 765.84
TOTAL RENTAL S (GLA) FIRST (GROUND) FLOOR	930	890.6	358.7	2 179.3
TOTAL RENTAL S (GLA) SECOND FLOOR	1 737.25	1 287	861.62	3 885.87
TOTAL RENTAL S (GLA) TYPICAL FLOOR (FROM 3RD TO 9TH)	1 819.77	1 300.9	973.47	4 094.14
TOTAL RENTAL S (GLA) ATTIC FLOOR (10TH)	729.82	898.83	962.75	2 591.4
TOTAL RENTAL S (GLA) ELEVENTH FLOOR	-	450.29	-	450.29
QUANTITY OF PARKING PLACES	86	46	58	190



BC ASTARTA is a part of ASTARTA quarter and makes a sole complex with buildings like BC CANYON, office premises of **ASTARTA-KYIV** agri-industrial holding

The project is performed by architectural firm **KRAMALJ STUDIO** jointly with **SCG INTERNATIONAL** STRATEGIC CONSULTING GROUP

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