



arion.green  
OFFICE BUILDING



## Your Green Office In The Heart of The City

arion.green Office Building. The new sustainable eco-friendly home destined, exclusively, for tenants seeking a unique building to house their business. arion.green is a 8-story class A office building, applying the most advanced 'green' technologies coupled with design features setting new standards in Romania. arion.green is prestigiously located in the city center, only few minutes away from the famous Bucharest National Theatre, Universitatii Square and the historical center, ensuring excellent access both by public and private transport.

Scheduled Date of Completion - December 2011	
Summary of Areas	
No. of floors	2UG+GF+5F
Gross Built Area	1,854m <sup>2</sup>
Total Rentable Area	1,075m <sup>2</sup>
Parking	14 underground car parking spaces



## Location

arion.green is located at no. 24 Italiana Street, in the immediate vicinity of Universitatii Square, only 2 minutes walking from the Intercontinental Hotel and the American Embassy. Consistent with their status, high-profile tenants always choose the city center in order to gain exposure and client access.

arion.green is situated near the Old Town and the main Bucharest's shopping arteries, such as N. Balcescu Blvd., I.C. Bratianu Blvd., Regina Elisabeta Blvd., Carol Blvd. or Calea Victoriei.



## Accessibility

All major means of public transportation are available to arion.green tenants as the Universitatii and Rosetti Squares are only a few minutes walking distance from arion.green.

Universitatii Square is one of the main junctions of the city and an important transportation hub. The M2 subway line, linking the North with the South, allows easy access from and to arion.green to all Bucharest. Both the 16 and 21 tram lines have stops in close proximity of the site, while busses lines number 311, 336, 137, 138, 268, 61 and 91 have main stops at Univeristatii Square or Rosetti Squares. Furthermore, Univeristatii Square is conveniently located with easy access to Bucharest International Airports.

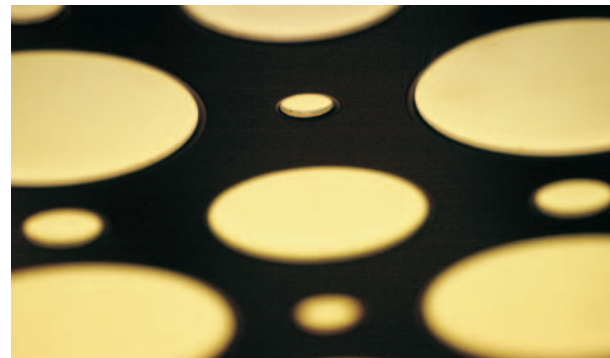
### City Spots Distances from arion.green Building

Universitatii Square	0.4km
Unirii Square	1km
Victoriei Square	2.2km
Baneasa International Airport	6.9km
Henri Coanda International Airport	15.5km

## First Class Fit-Out

arion.green offers all technical features expected from a modern class A truly sustainable office building, which can satisfy even the most demanding clients:

- under floor heating system;
- under floor cooling system combined with water cooled dehumidifier units;
- fresh air supply with heat recovery;
- ventilation/dehumidifier unit for each floor;
- exhaust ventilation system for spaces with an advanced degree of pollution: restrooms, garage;
- central mechanical room with geothermal heat pump supplied by ground water drills;
- exterior low-E glass curtain-wall;
- suspended ceiling with embedded illumination bodies;
- energy meters for each floor;
- Building Management System;
- external thermal insulation with no thermal bridges;
- dynamic blinds louvers;
- card control access;
- CCTV system;
- smoke detectors and fire alarm system;
- Kone elevator for six persons;
- green roof / terraces.



*The above images are used for the presentation purpose only.*



### Working in a Quality Environment

Green buildings have stronger occupancies rates and lower utility costs with higher claims of employee productivity of up to 16%, as a result of a happier and healthier working environment.

In particular, for arion.green building, HVAC systems are designed to provide excellent working conditions in the least invading manner – without cold or hot air streams and with ample fresh air. At the same time, in mid seasons, natural ventilation schemes will provide top quality comfort with no need of using the heating or cooling systems.

Natural light distribution is achieved by northern slender openings, minimizing artificial lighting loads. During summer, dynamic shading of the western and southern facades ensures minimum heat input through solar radiation. The green terraces and the green roof are meant to decrease the interior temperature during summer and to increase the thermal mass reducing the cooling/heating loads of the building.



### Savings

Besides the qualitative benefits offered by a 'green' building working environment, the quantitative advantages are equally important.

HVAC represents 75 to 80% of the annual energy consumption of an office building. Through its innovative green technologies such as the geothermal heat pump supplying the heated /cooled floors or the sliding panels, arion.green building will have significantly lower energy costs.

arion.green's annual energy consumption savings, as compared to a conventional high quality construction building are around 31%, while as compared to a conventional low quality construction building they are around 42%.





## ARION.GREEN OFFICE BUILDING IN A NUTSHELL

### Project

- Truly sustainable eco-friendly office building
- Prestigious location in the center of the city
- Western European class A standards

### Location

- Easy public transportation access - subway, tram and bus stations within walking distance
- Minutes walking distance to major retail arterial roads
- Vicinity of charming residential areas and the Old-Town

### Office Space

- 1,854 m<sup>2</sup> GBA, modern design
- 1,075 m<sup>2</sup> total rentable area
- 14 underground parking spaces
- Double toilets, kitchenette and server room per each floor

### Technical Specifications

- Under floor heating / cooling system
- Geo-thermal pump
- Fresh air supply with heat recovery
- Building Management System
- Dynamic blinds – louvers

### Building 'Green'

- Up to 42% lower utilities costs
- Green terraces and green roof
- Minimum carbon foot-print
- Outstanding working conditions and environment, proved to highly positively influence the working productivity





### Developer

arion.green is an office building developed by GAIA Pro Invest, which is an independent real estate development and property management services company based in Bucharest, Romania.

GAIA's mission is providing investors with turn-key solutions to property investments and to provide customers with quality living and working premises. GAIA lays the foundations of its business on the grounds of the following key attributes: Green, Aspiration, Integrity and Accomplishment.

GAIA has a long-standing experience in the development of high end residential and office projects in Romania. For more information about GAIA Pro Invest please visit our website, [www.gaiateam.com](http://www.gaiateam.com).



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