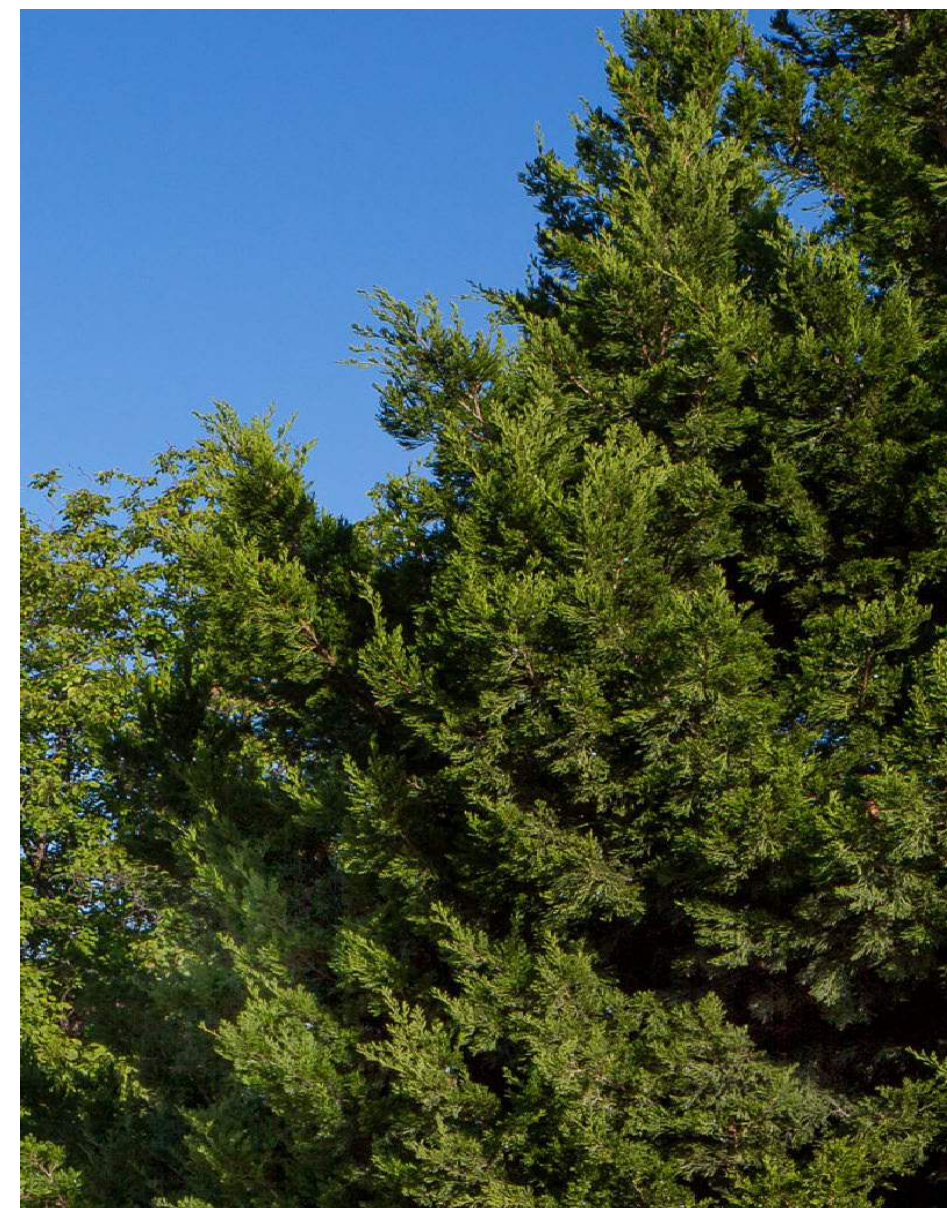


OFFICE PARK
PLOVDIV



www.officeparkplovdiv.com





PROJECT OVERVIEW

Office Park Plovdiv is an outstanding class A office building developed by Galaxy Investment Group, real estate investment company with more than 20 years of experience.

Consisting of two identical, adjacent phases with rentable area of 16 420 sq.m of retail and office space allowing for up to 2 220 sq.m office unit on one level. The building is located in one of the greenest areas of Plovdiv, neighboring a shopping mall, in close proximity to the Rowing canal and the largest outdoor recreational area of the city. The pleasant environment and amenities create unique mix of work place surroundings after working hours experience.

Office Park Plovdiv is distinctive by its modern architecture, functional office spaces, high standards of construction quality, energy efficiency, and smart-tech solutions. We add value to employer branding.



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НЕ Е ВХОД

OFFICE PARK
PLOVDIV

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ПАРКИНГ
ЗА СЛУЖИТЕЛИ И
ГОСТИ НА КОМПЛЕКСА



A STRATEGIC LOCATION

Office Park Plovdiv is located in the new neighborhood "Otdih I kultura", next to the Rowing Canal and Mall Plovdiv. The location is easily accessible through six lines of public transport and three main boulevards, which grant fast access to the rest of the city and Trakia Highway.

POINTS OF INTEREST

Trade centers

1. Mall Plovdiv
2. Mall Markovo Tepe

Hypermarkets

3. Lidl
4. Kaufland

Education

5. Kindergarten Prikazen Svyat
6. Kindergarten Dara
7. Kindergarten Druzha
8. Kindergarten Mir
9. Primary school Vasil Petleshkov
10. Medical university
11. University of Food Technologies – Plovdiv

Sport facilities

12. Bike Park

13. Open Air Gym
14. Plovdiv Stadium
15. Sport center
16. Tennis club
17. Gym Dynamics

Banks

18. UBB – United Bulgarian Bank
19. DSK Bank
20. FIBank

Hospitals

21. Pulmed Hospital
22. St. George Hospital
23. Kaspela
24. Selena

Intercity transport

25. Central station



Plovdiv
Center



Rowing Canal



A modern office interior with large windows, desks, and chairs. The space is bright and airy, with a mix of white and dark wood tones. The windows offer a view of a city skyline. The office is furnished with contemporary desks, chairs, and a large conference table. The overall design is clean and professional.

HIGHLIGHTS

GBA

19 998 sq. m

Architecture design

Atelier Serafimov Architects

Office floors

6

Parking spaces

154

Amenities

Conference hall, recreation areas,
restaurant, bank office

Services

24-hour security, Professional
property management

Completion

Building A Completed in 2016

Building B Completed in 2021

Usable area per office floor

Building A 1 110 sq. m

Building B 1 110 sq. m

Total usable office floor area

Building A 6 660 sq. m

Building B 6 660 sq. m



CONFERENCE HALL

Office Park Plovdiv has a modern conference hall on the ground floor, with a total area of 162 sq.m. For the convenience of the tenants, there is a private entrance from the parking lot, which facilitates logistics and servicing activities of the events. In front of the hall there is a separate lobby, which can be used for registration during events or for coffee breaks. Adjacent common areas are available, as well as a private restroom.

The conference room is positioned in a way that allows for maximum natural daylight, making it extremely suitable for holding corporate trainings, presentation of products and services, seminars and teambuildings. The rectangular shape of the room allows to arrange it in a variety of configurations.

FACILITIES IN THE CONFERENCE HALL

- High speed internet access and WiFi connection
- Digital projector and screen
- Independent temperature control
- Flip chart
- Microphone
- Audio and video conferencing equipment
- Additional technical equipment upon request
- Catering upon request

CAPACITY OF THE HALL



Theatre
60 persons



U-Shape
25 persons



Classroom
40 persons



Cocktail
60 persons

THE BUILDING

Office Park Plovdiv is a project for class A offices. The building is designed to meet the specific requirements of IT and BPO companies seeking open spaces with good location, underground parking lots in pleasant urban environment. Professional property management is taking care of the building.

The implementation is divided into two identical from architectural and engineering standpoint, Γ-shaped buildings (Building A and Building B) designed to operate completely independently, as each one has Gross Floor Area of 10 321sq.m (8 434 sq.m aboveground). The floor-to-floor height of office levels is 3.50 m, leaving 2,85 m of clean height for ample access natural light. Ground level designated for retail is 4.50 m.

The building consists of underground parking, ground floor and six office floors, each office floor with floor area of 1 194 sq. m. In order to meet the needs of tenants and to provide amenities for their employees, the building includes a restaurant, recreation zones, conference facilities, and a bank branch.

Building B was completed in the end of 2021 with the notable extra of exclusive roof top recreation area.



SPECIFICATIONS

OPEN-PLAN FLOOR PLATES

The main structure of the building is designed by the provisions of Eurocode 8 as concrete, no beams, with thickening of columns and reinforced washers mainly in the periphery of the building. This gives maximum flexibility of interior spaces and free reconfiguration of offices according to the needs of the tenants.

NATURAL LIGHT

By rhythmic rotation of open and thick volumes and the emphasis on glazing, the architect has managed to ensure optimum illumination of the interior spaces.

BETTER AIR QUALITY - VENTILATION INSTALLATIONS FOR FRESH AIR

Facilities include filter sections of the discharge and suction side, high-efficiency section with regenerative heat recovery from exhaust air with an efficiency rate of > 67%. In winter, fresh air is preheated for the protection of recuperator from freezing. After recuperation, the air is fed for further processing to the inner channel units that are part of the VRV floor system.

STRUCTURAL CABLING SYSTEM

CAT 6 going under raised floors with each office having dedicated server room.

TWO SOURCES OF POWER

In the basement of the building, there is a separate room, which has MDB, powered by the existing power station. Concurrent power of the entire building is 1 145 kW. The main distribution board is divided into two sections, as the second one is secured with power from diesel generators. The used electrical equipment is LEGRAND. The building has energy monitoring system equipped with SCHNEIDER ELECTRIC components. Alternative power is provided by an automatic three-phase diesel generator GREEN POWER, Italy with engine VOLVO, primary power 550kVA / 440kW and UPS device Borri Ingenio 30kVA / 27kW. Tenant has the option to install UPS equipment. The building is constructed with passive lightning protection installation.

PARK LANDSCAPE

The realized landscaping of the property itself covers an area of over 1,500 sq. m, using higher and lower plant groups, which include species such as royal red maple, cypress, sycamore, weeping sycamore and weeping birch, Magnolia and others.

FIRE DETECTION AND ALARM SYSTEM

The fire alarm peripherals are configured by addressable optical smoke detectors, manual push-button fire detectors and signaling devices, interlock and control of external power devices. It is manufactured by Hochiki with an additional emergency alerting system from Bosch.

INDIVIDUAL AIR-CONDITIONING SPLIT SYSTEMS

The main air-conditioning installation is designed with a three-pipe system DAIKIN VRV IV - inverter ducted heat pump units with heat recuperation and variable refrigerant flow (VRV HR). The system will allow simultaneous heating and cooling in different rooms, leading to energy savings in the transitional seasons.

ARTIFICIAL LIGHTING

For facade and common areas of the building, energy-efficient LED lighting of Osram, Marreli and Philips is used. The distribution of luminaires complies with the standards for artificial lighting, so as to give maximum comfort to the working environment. The supply of workstations is provided by cavity floor boxes LEGRAND, and switches and sockets are LEGRAND, series Mosaic.

ACCESS CONTROL

The system covers the parking and building entrances, office entrances, technical rooms, staircase areas, exits, etc. It is based on identification of staff by means of RF-ID radio frequency identification, contactless card or other identifiers at the doors of premises.

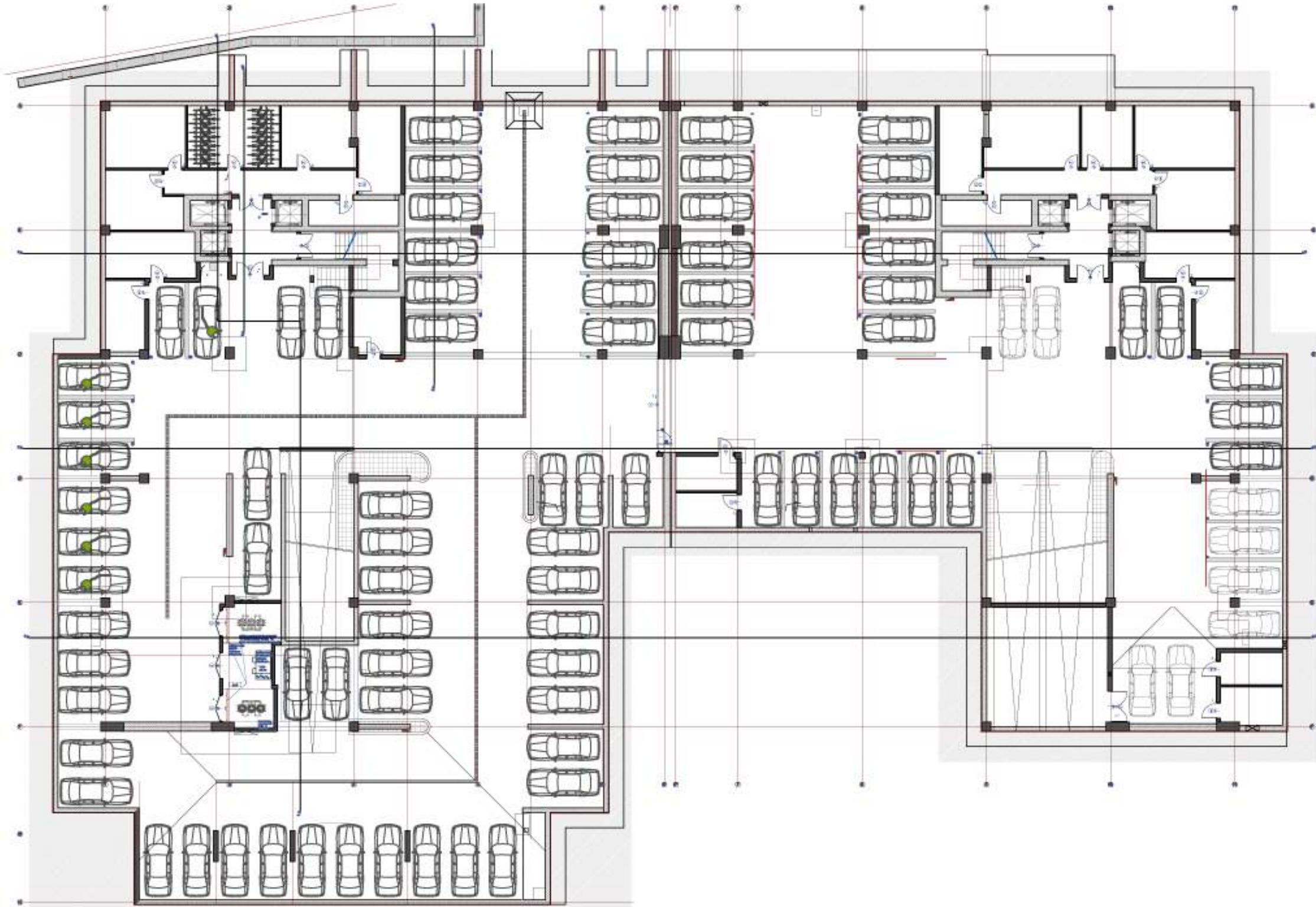
SECURITY AND PROTECTION SYSTEMS

A video surveillance system Hikvision is built, which monitors all the areas on the periphery of the building and common areas in real time. The building has a Paradox security alarm system.

UNDERGROUND LEVEL

BUILDING B

BUILDING A



GROUND FLOOR



BUILDING B

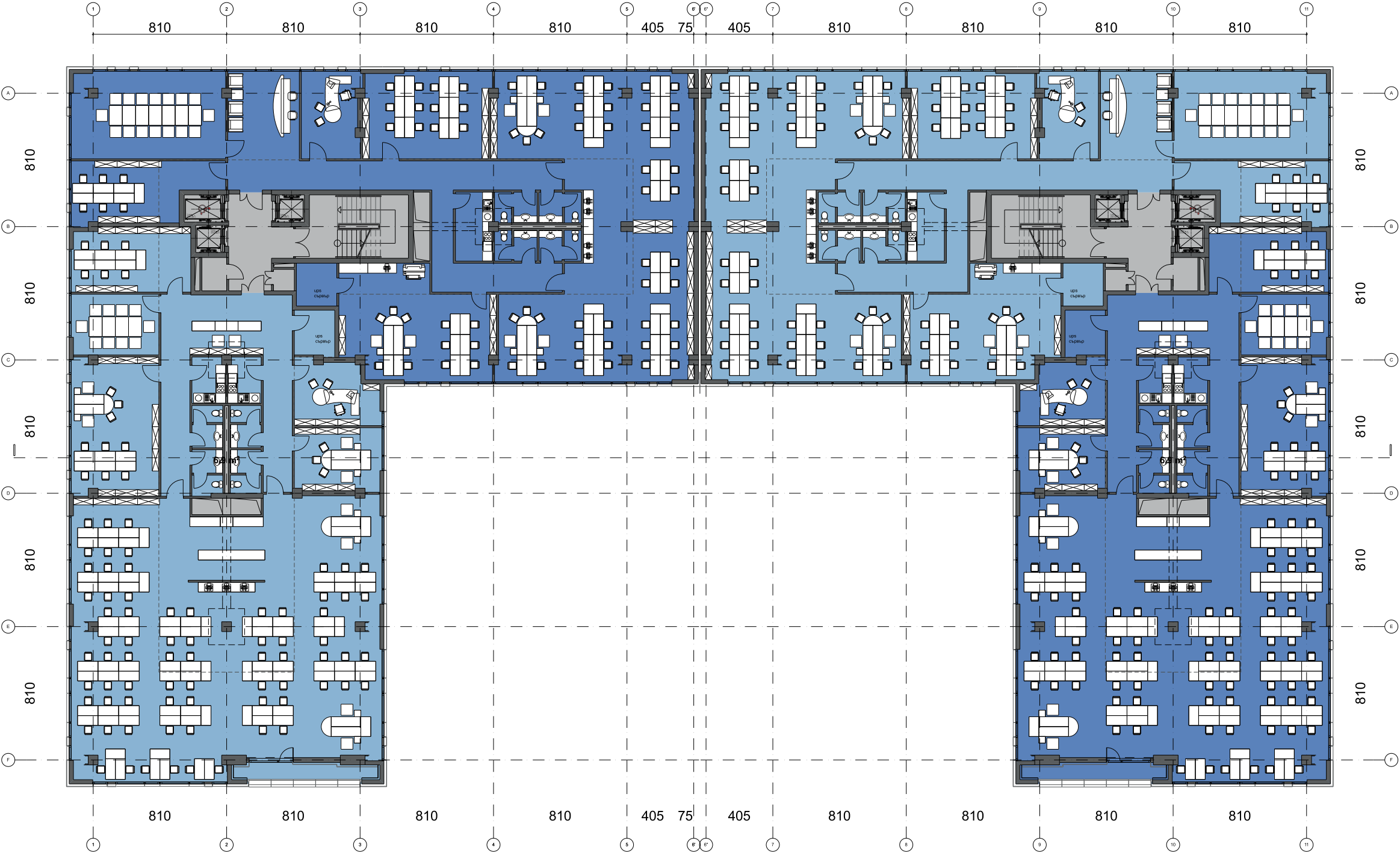
BUILDING A



TYPICAL FLOOR/ 1ST-6TH FLOOR

BUILDING B

BUILDING A

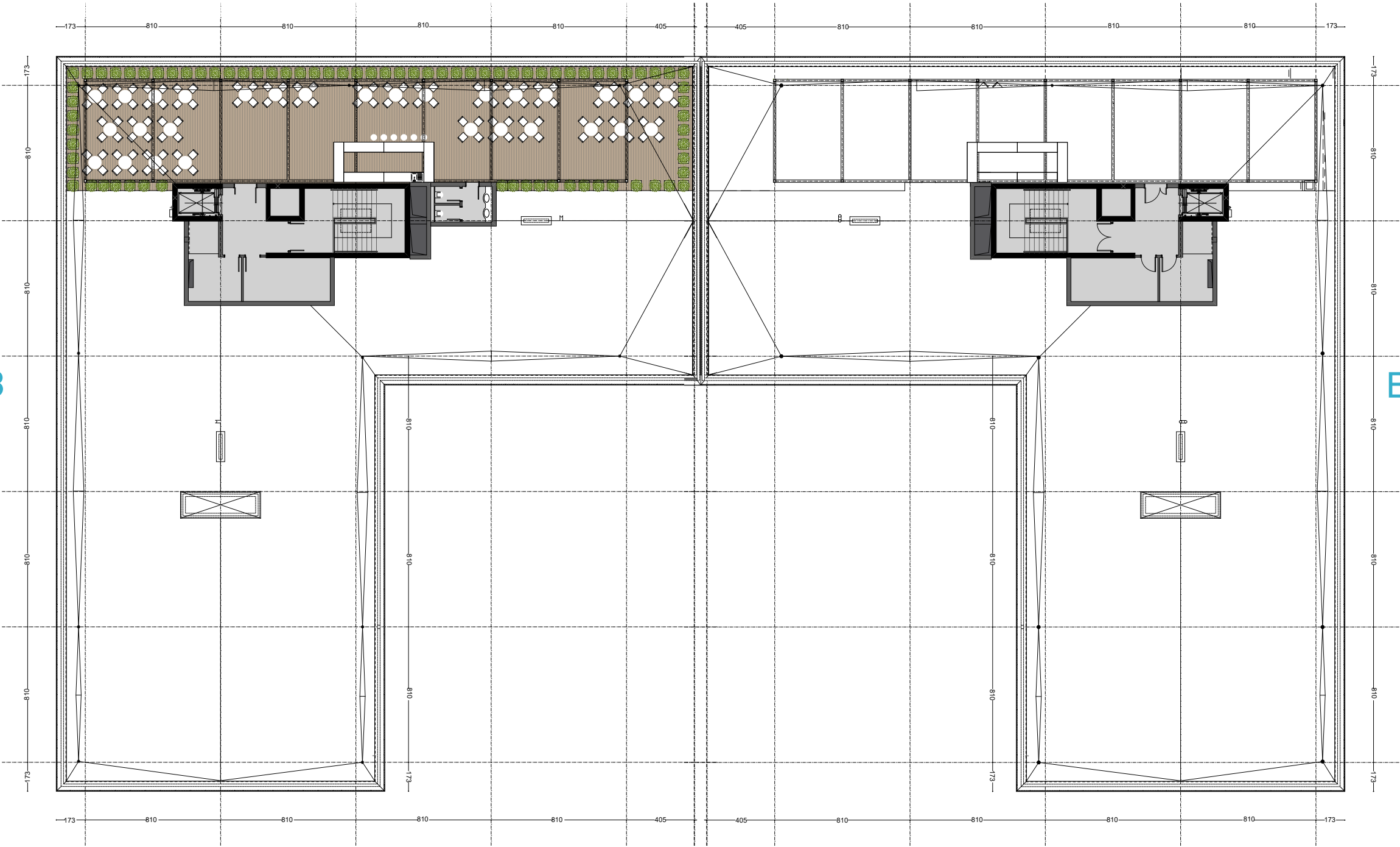


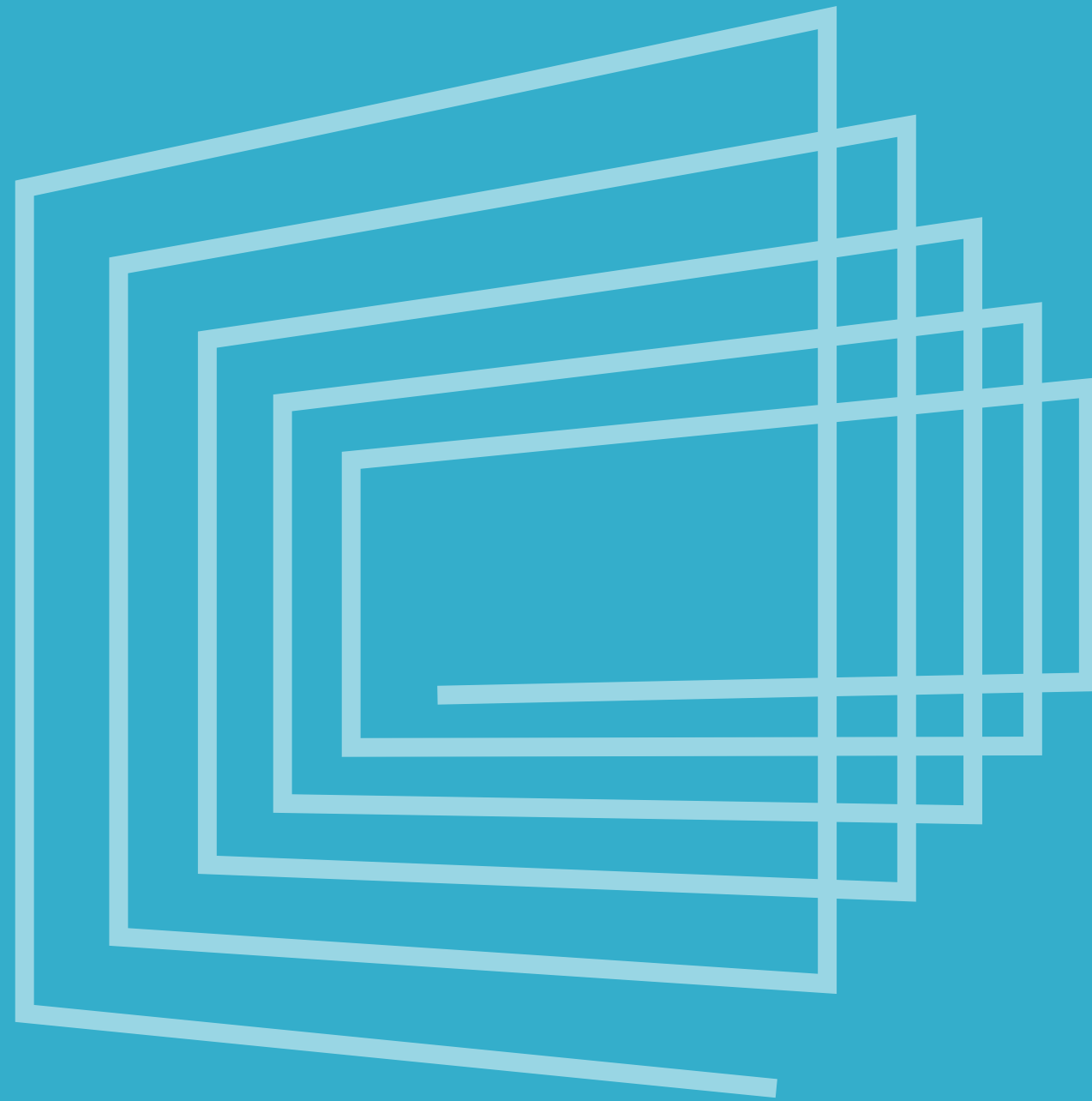
TERRACE ROOF



BUILDING B

BUILDING A













INVESTOR

Galaxy Investment Group was established in 1999. The company invests in, develops and manages a portfolio of successful projects for various types of real estates – hotels, residential and holiday complexes, office buildings, business and industrial areas.

The office projects of Galaxy Investment Group meet the highest requirements for modern workspaces. The priority is placed on Plovdiv and Sofia, cities with long-term development potential, diversified economic profile, qualified human resources and

sustainable growing demand for modern office spaces. The investment profile of the office projects is oriented to Class A office buildings with convenient locations, excellent infrastructure and environment.

With its rich experience in acquisition, planning, construction, management, sales and rent of assets, Galaxy Investment Group has built a reputation of a reliable partner.





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