



Presentation  
Dossier

# eE

## CONTENTS

BUILDING

01

FACILITIES

03

SERVICES

07

OFFICES

13

LOCATION

16

ASSEMBLY  
HALL

17



## THE BUILDING

---

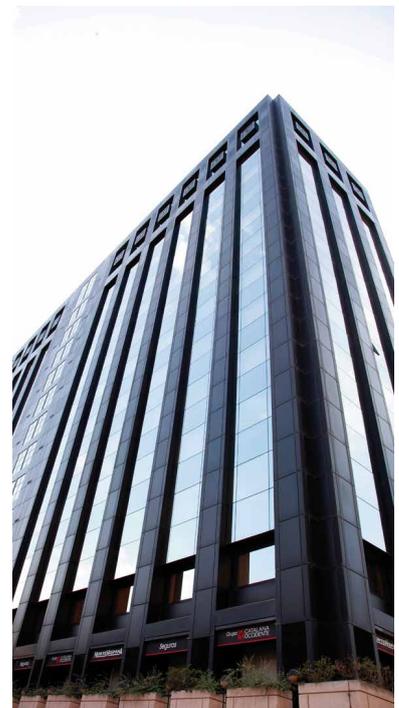
THE EUROPE BUILDING, is the result of intelligent design, careful construction and an excellent maintenance and conservation policy, fusing the criteria of **quality, efficiency and functionality**.

The floor space of 26,229 square metres including common areas is assigned for the use of offices, and 6,000 square metres for a **car park**, which is divided into two levels, totalling 198 parking spaces for cars and 18 spaces for motorcycles. The total area is spread over 15 floors of over 1,700 square metres each, allowing tenants to group or split the premises in multiples of 50 square metres.

This great flexibility of subdivision, and other circumstances, allow your company to find in the Edificio Europe the ideal building for their activities as well as to strengthen its image.

The facade of the building, with a high level of thermal and acoustic insulation, is shaped by a curtain wall constructed of anodized aluminium sheeting and double-glazed glass with an air chamber and flexible vents for ventilation.

The public areas are built with premium quality materials. The lobbies and main staircase are covered with granite flooring and cream marble-lined walls. The adjoining walls of the hallways are finished in textur-glass, the plaster ceilings are removable and the carpet is made of recycled materials, flame retardant, anti-noise impact and anti fatigue. This, together with other details, gives an aesthetic of the interior of the **building** classified as **first class**.



---

The lighting in entrance halls on each floor as well as the reception of the building are **energy saving** with lighting technology and LED low power consumption.

Each floor has separate toilet facilities, divided into ladies and gentlemen, and on the ground floor there are toilets for disabled people.

The building has a master key plan of all existing locks, extended to the private areas of each of the leased offices.

The outdoor areas are gardens surrounding the building and framing the entrances to the building paved with flamed granite.

There is also an **assembly hall** with 120 seats, which can be divided into two rooms of 40/50 places respectively.



## FACILITIES

---

### SUPPLIES

#### **Air Conditioning**

The building has a climate control central system with simultaneous production of hot / cold air, and a sophisticated system of automatic temperature control and ventilation that allows for maximum energy efficiency, and which gives a high degree of efficiency and quality for users. On each floor of the building there is a climate control unit that cools or heats the central area and performs the constant changes of air as well as a 4-pipe network that provides hot or cold water to the fan-coils units located on the facades of the building according to the thermal requirements of each of them.

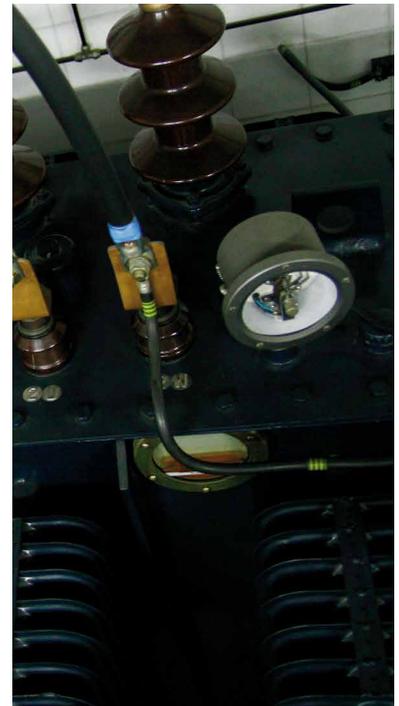
Refrigeration units and heat pumps located on the floors are controlled from the Control Centre, controlling and regulating the temperature of each floor according to the needs of each user, allowing for maximum comfort.

#### **Electrical Installation**

The building has all of the meters localised in one area of each floor to facilitate the connection to each of the user's own facilities as well as its own transformer centre and emergency power for common areas.

#### **Plumbing Installation**

From the ground floor to the 14th floor the water supply is provided through the building's network, while on the ground and 1st floor each user must contract a water supplier for the private areas.



## Water Quality

All water required by the building is treated with permanent softeners. The water used in the cooling towers is analysed with special attention to prevent Legionellosis. In this regard the building is beyond the regulation requirements.



## ACCESSES

### Lifts

Vertical communication with a battery of 6 lifts with capacity for 16 persons each, situated in the heart of the building, serving traffic from the first basement to the 14th floor.

The technology installed is the manoeuvre "Destination Control (DSC)" or pre-allocation of floor, tele-commanded and controlled in such a way that allows automatic selection of those floors that have stops with the most traffic. Using a graphical display each and every one of the movements of the lifts can be seen in the Control Centre as well as in the lift lobby on the ground floor. The MICONIC system 10 more efficiently directs the users to the most appropriate lift grouping for the passengers according to their destination.

This system not only allows a reduction in waiting times but also increased energy efficiency, energy savings of 25% and improved mobility by 36% over a conventional system. All cabins are equipped with alarm notification to the Control Centre when a passenger calls or a breakdown occurs. One of the lifts



is used exclusively as a service lift, for cleaning services, removals, delivery service of heavy goods, etc.

### Disability Access

The building has wheelchair access. At the main entrance stands a **lift platform** that connects the ground floor and first floor for access to the lifts lobby.

All lifts have a specific setting for disabled people specifically identified in each keypad with delayed closing doors and voice synthesizer that announces the stops.

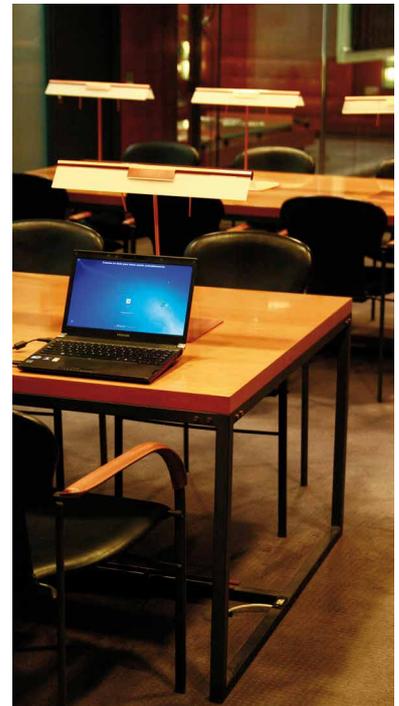


## COMMUNICATION TECHNOLOGY

### Structural Cabling

Four structured cabling networks allow all users of the building the ability to send and transmit voice and data through the main telephone companies on the market as well as among themselves. The existing networks are: **Single mode and multimode optical fibres, cable flex 5 and telephone pairs for RTB (telephone network), ADSL and RDSI (integrated services digital network) systems.**

The R.I.T.I. (internal telecommunication facilities area) is located in the first basement of the building and has access to all the telecommunications companies on the market. Its connection to a diffusion network throughout the whole building is certainly a differentiator that helps the companies with installation and the possibility of joining any service predicted in the future.



---

The building has coverage for communications systems as 2G (GSM / DCS / GPRS) and 3G (UMTS).

There is also space on the roof for installation of private radio networks or corporate satellite dishes.

### **Internal Telephone Network**

All tenants remain connected with each other and with services offered by the building through the Control Centre. It can pick up any notice, report any visit or contact the car park for the entry or exit of goods / supplies.

### **Freeview TV**

An important internal network, with wall sockets in every office space, allows the tenant to access the DTT signal.





## SERVICES

---

### MAINTENANCE

#### **Permanent Cleaning Service**

A permanent cleaning workforce in the building, keep perfectly clean all public areas and rooms of the building. They can also work in agreement with the tenants, on the internal maintenance of their private offices.



#### **Integrated Maintenance Services**

A technical team headed by a Chief of Maintenance, and a rigorous program of **preventive and corrective maintenance**, keep permanently in good condition and working order all production, control and security facilities of the building. This team, according to availability, can also perform minor repairs or maintenance of private installations at the request of tenants.

#### **Gardening Service**

A team of gardeners renew, preserve and maintain throughout the year, all landscaped areas surrounding the building, access and surrounding areas.



#### **Key Holding Service**

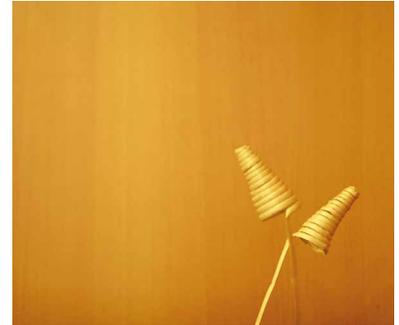
This service allows tenants who wish to do so, to deposit the keys for access to their facilities in the Building Management Office, accompanied by a list of people and hours allowed for their collection. This service includes a computer record of the key collection and return time, user and the staff member that is to perform the handing over.

---

## CENTRAL SERVICES

### **Reception Service**

The building offers a reception service in the main lobby, staffed during office hours by personnel that give information and guidance to every visitor on arrival at the building. They also deal with internal telephone calls from different offices, as well as the computer record of the keys deposited by different tenants.



### **Watch Service**

All important areas of the building as well as the main entrances for people, vehicles and goods are controlled by the most advanced human resources and monitoring systems. These are continually updated and renewed based on the progress of their respective technologies.

### **Customer Service**

The building's administration office, located on the ground floor, serves the needs and takes suggestions of the users of the building.

From the building's managing company, highly qualified technicians, with the experience that involves the knowledge of the infrastructure, facilities and needs of the tenants from the building's first operational day, offer the best solutions for their implementation or improvements. All this is facilitated by direct, continuous and personalised contact from the building.



## **Centre for Management and Administration**

Any need or service that the tenant requires, is met with a single call to the Control Centre, which directs it to the relevant department. Also it monitors its compliance with minimum delay, so that we can ensure a response time never matched in any other establishment of this type.



## **SECURITY**

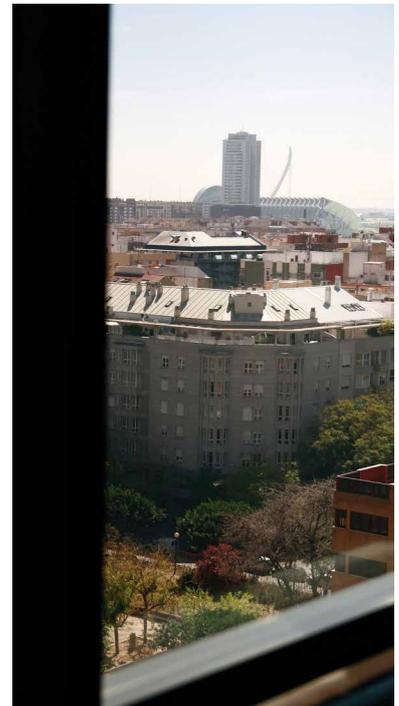
### **Closed Circuit TV**

The common areas and building accesses are controlled by 26 cameras connected to a state of the art system that allows real time recording of images on hard disk.

### **Video Surveillance System and Anti-intrusion**

Security and protection against theft is provided by a system of intrusion detection, closed circuit TV and motion detectors strategically located throughout the building. Any of the tenants of the building can be connected to this system without charge to provide protection to private facilities.

A system with more than 100 sensors of various types controls unauthorised movement, depending on the time of the day. These sensors are integrated in the intelligent central system, so that each of them can be associated with a given task, obtaining the information immediately and in a centralised way.



---

## **Evacuation, Fire Detection and Fire Extinguishing**

The building has two staircases, the main one is connected to the first floor lobby and with the building's exterior, and the emergency stairway with direct exit to the street.

The automatic fire detection system controls any type of malfunction or fire alarm and sends any incident reports to the Control Centre. In addition to the automatic detection that consists of 784 detectors, there are 57 warning buttons located on the escape routes.

In addition to this system manual fire extinguishers and fire hydrants are distributed on each floor. Also, the building has a water tank and a fire extinguishing independent pressure group, dry column for the extinguishing service and a gas battery HFC227ea for automatic fire extinguishing in the processing centre.

## **Intercom and public address system**

A PA system of 34 speakers allows the broadcast of live or pre-recorded messages in case of emergency or evacuation of the building.

Bidirectional communication equipment installed at all access points and building elevators allow communication with the Control Centre.



## Access Control & Rounds

All entrances to the building, of both people and vehicles, are monitored by video surveillance cameras, staff and access cards in the case of vehicles.

The building has established random control surveillance rounds, both inside and outside the facility, which are backed up by a video surveillance system and intrusion control panel.



## LOGISTICS

### Sub-Post Office

Inside the building there is a space located in the ground floor, in the Office of Administration, where all the mail of each tenant is received and then placed in their respective boxes.

### Loading and Unloading Service

The building has three spaces in the parking lot, located in the basement -1, closer than 10 metres to the service lifts, reserved for courier companies, building removal companies, stationery, and other recurrent services necessary for the tenants for loading and unloading, providing greater flexibility for those companies' daily activities.



---

## PARKING

The parking spaces for tenants are allocated in the first and second basement, 198 car spaces and 18 spaces for motorcycles. The size of the car spaces is about 11-15 square metres. Access control is by coded cards assigned to each car space, but the system also allows the possibility of a car spaces pool if the user wishes so (a system that lets you assign one or more places to different cards, optimising the use and cost of the space).



## OFFICE OF TECHNICAL ARCHITECTURE

Both on arrival and during the lease at the Europe Building, a Technical Department located in the building facilitates, collaborates and assists tenants to resolve all implementation issues that may arise through the development of relevant fitting plans, distribution of spaces and needs, as well as the design of the facilities.



## OFFICES

### PLANS

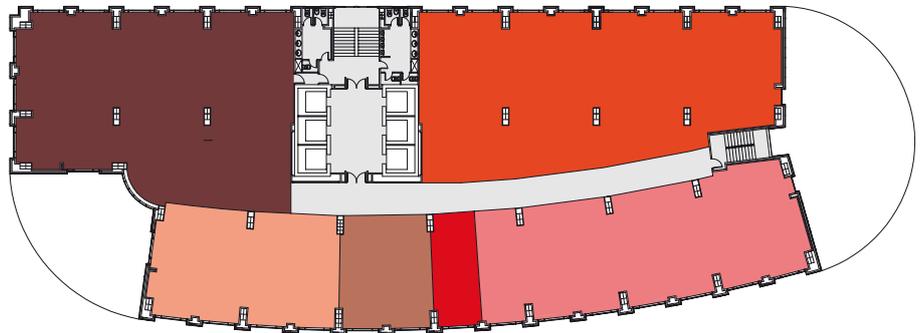
The standard plan has an approximate area of 1,700 square metres including common areas. The efficiency in the design and layout of the plans allows the creation of open spaces, with excellent use of the leased area.

Plant type with furniture



1700m<sup>2</sup>

Modulation scheme without furniture plant



485m<sup>2</sup> 481m<sup>2</sup> 365m<sup>2</sup> 51m<sup>2</sup> 102m<sup>2</sup> 215m<sup>2</sup>

Modulation scheme with furniture plant



485m<sup>2</sup> 481m<sup>2</sup> 365m<sup>2</sup> 51m<sup>2</sup> 102m<sup>2</sup> 215m<sup>2</sup>

---

## SPECIFICATIONS

### Equipment Office Type

The offices in floors 3 to 14 are delivered with raised flooring and removable ceilings, as well as built-in lighting in ceiling screens of 60 x 60 cm and air conditioning (cold / hot) fully operational.

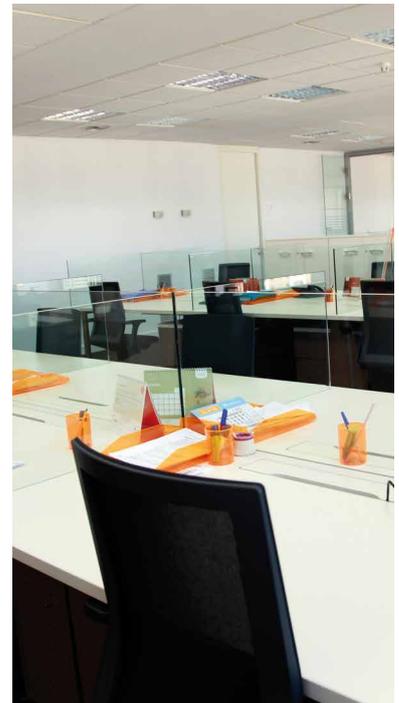
### Free Height

The free height between frameworks is 3 m. and the height clearance between raised flooring and removable ceiling is 2.60 cm.

### Flooring

The offices, in floors 3 to 14 have raised flooring, 60x60x4cm tiles of pressed anhydrite, a material that because of its great density favours excellent durability and usage. Also, this type of raised flooring allows great performance with regard to implementation and modification of electrical and communications installations relevant to each work place.

The ground floor offices, as well as the offices in the 1st and 2nd floors have granite or marble flooring.



---

## Roof

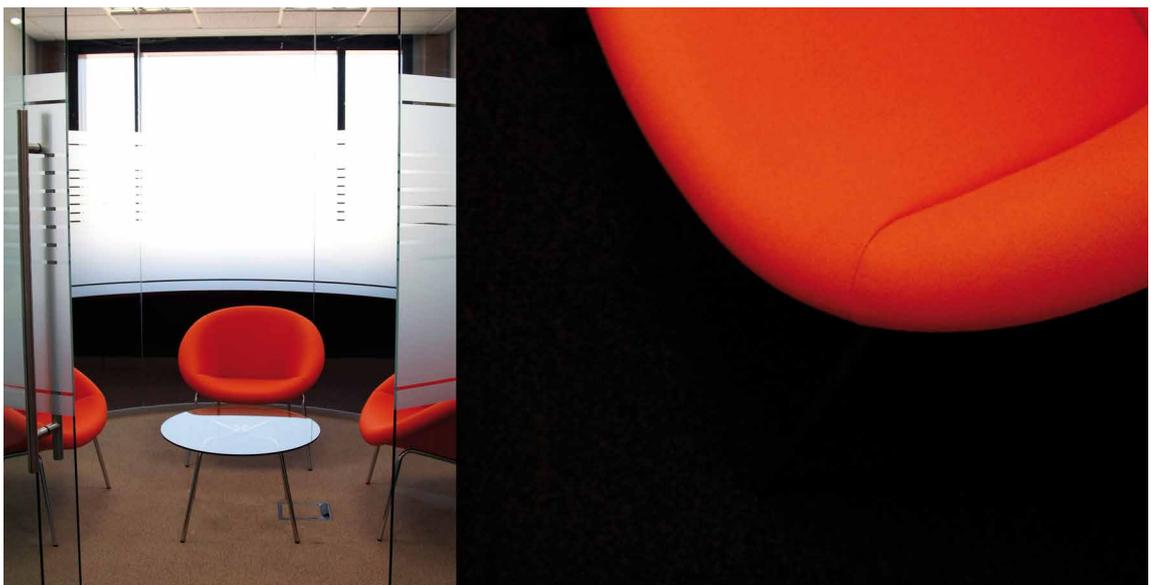
The ceiling is made of removable plaster panels of 60x60 cm wide in every leasable area.

The offices in the 2nd to 14th floors have lights already installed in the removable ceiling (GT2X28W) with specular aluminum diffusers equipped with an anti-glare system of over 65%.



## Storage Space

The building has 54 storage rooms that can be rented. They are between 8 and 16 square metres and are located on the top floor of the building.





## LOCATION

---

The EUROPE BUILDING is located in Valencia, Avenida de Aragón 30, between the Paseo de la Alameda and Avenida Blasco Ibáñez, and is only 15 minutes walk from the Plaza del Ayuntamiento, in one of the busiest urban development areas in the city.

Public transport services, the Metro line 5 (Port-Airport), with a station in the Avenida de Aragón, in front of Edificio Europe and the bus service of the EMT with lines 32, 79, 80, 89, 90 make this location one of the best communicated areas of the city.

Road communications are excellent with easy and fast access to the exits to the north, towards Castellón, Barcelona, to the south, towards Alicante, and toward the centre of the peninsula through the ring roads that surround the city.



## ASSEMBLY HALL

---

The Europe Building offers the perfect place for your presentation, press conference, meeting or videoconference. A unique venue, with a capacity of 120 people, with the possibility to divide the space into two modules of 40/50 each. The perfect setting to ensure the success of any event.

The Hall is located on the ground floor with direct access from the reception. The area is 190 square metres including common areas, which are tailored to the needs of space. It also has its own entrance hall, where you can receive people, delivery of materials or anything else. The room has audio, video and data connections as well as computer connection through the diffusion network of the property with any office in the building. It can be rented for a full or half day at a special price for the tenants of the building and a market price for other potential users.

