

High-Tech Business Centre



LONGSHIFT 
ASSETS LTD



Hi-Tech Business Centre

Specifications and Features

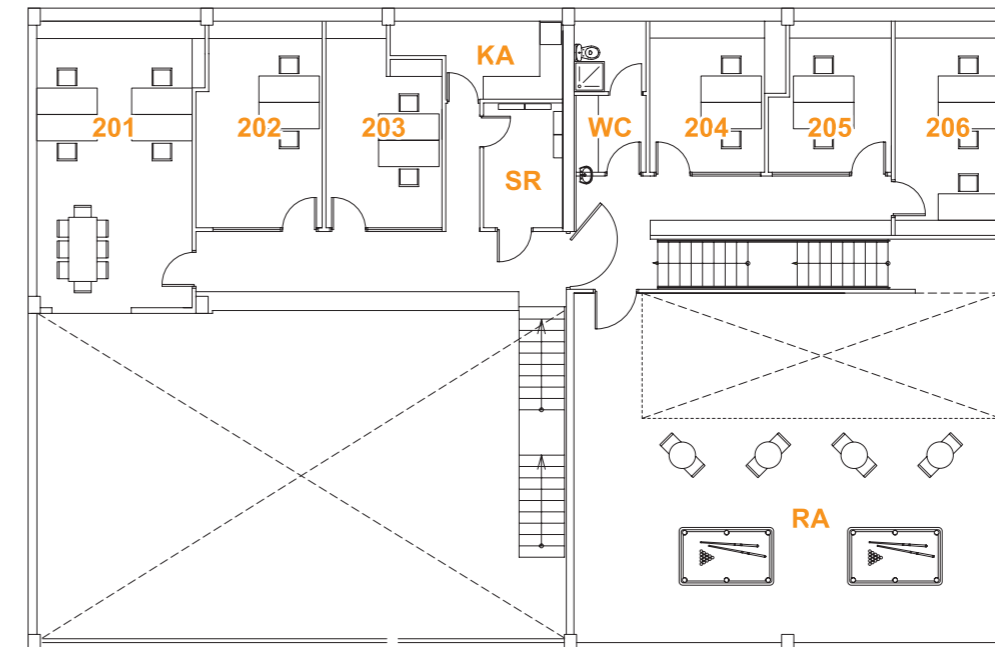
- 1.150 m² Land, 750 m² Covered Areas, 50 m² Verandas
- Energy Efficient Building (Class B+)
- Partition walls with rock-wool for sound proofing
- Drop ceilings have perforated acoustical gypsum boards
- Photovoltaic panels on roof (20KVA)
- Solar panels for hot water
- 7,000 liters underground rainwater collection tank for irrigation
- Two kitchens, one in Ground floor and 1 in Mezzanine, plus a small kitchenette/bar area in ground floor reception
- Drinking water filtration system, with dispensers for Hot, cold and room temperature water
- Two large toilets and two large toilets with shower facilities
- Most light fixtures are LED and some fluorescent for minimum consumption
- Smart lighting & shading automation system from LUTRON USA is fitted for the whole building and landscape.
- Occupancy/vacancy sensors in all office spaces to maximize energy savings. (Lights and AC will switch off if nobody is in a room)
- Smart motorized horizontal louvers for glass façade there
- Interior windows have motorized roller blinds on smart automation system
- The plot is fenced for security and has around 15 parking spaces with 2 motorized gates for controlled access.
- Daikin VRF air conditioning system for the whole building (Cooling & Heating) integrated in smart automation system.
- Dedicated server room split unit air condition.
- Burglar Alarm system
- Fire Alarm system
- CCTV surveillance cameras system
- Video intercom for main entrance (IP based)
- Access control system on all building entrances plus individual office entrance doors. Works with FRID cards, plus does Time logging to monitor staff working hours etc.
- TV antenna system distribution.
- 170 Cat.6 network points in all areas of the building.
- Direct fiber optic internet line from service provider.
- Dedicated Server room where all above systems reside centrally.
- A few areas are fitted with AV systems suitable for presentations, video conferencing and collaboration meetings.
- A total automation system from CRESTRON USA is fitted in the whole building to integrate Lighting, shading, climate, security and Audio-visual systems under one integration systems for ease of use.



I Ground Floor

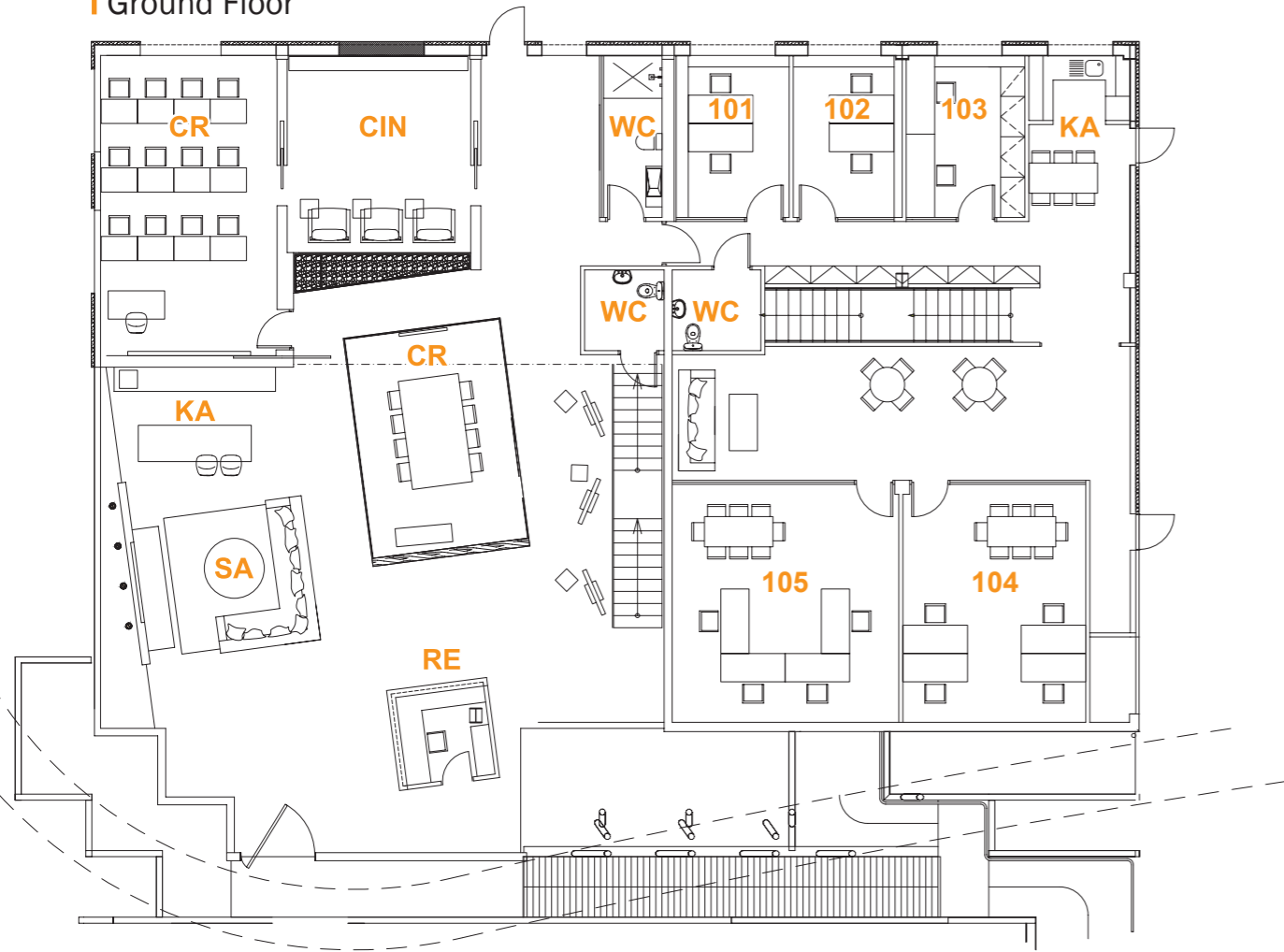


I First Floor

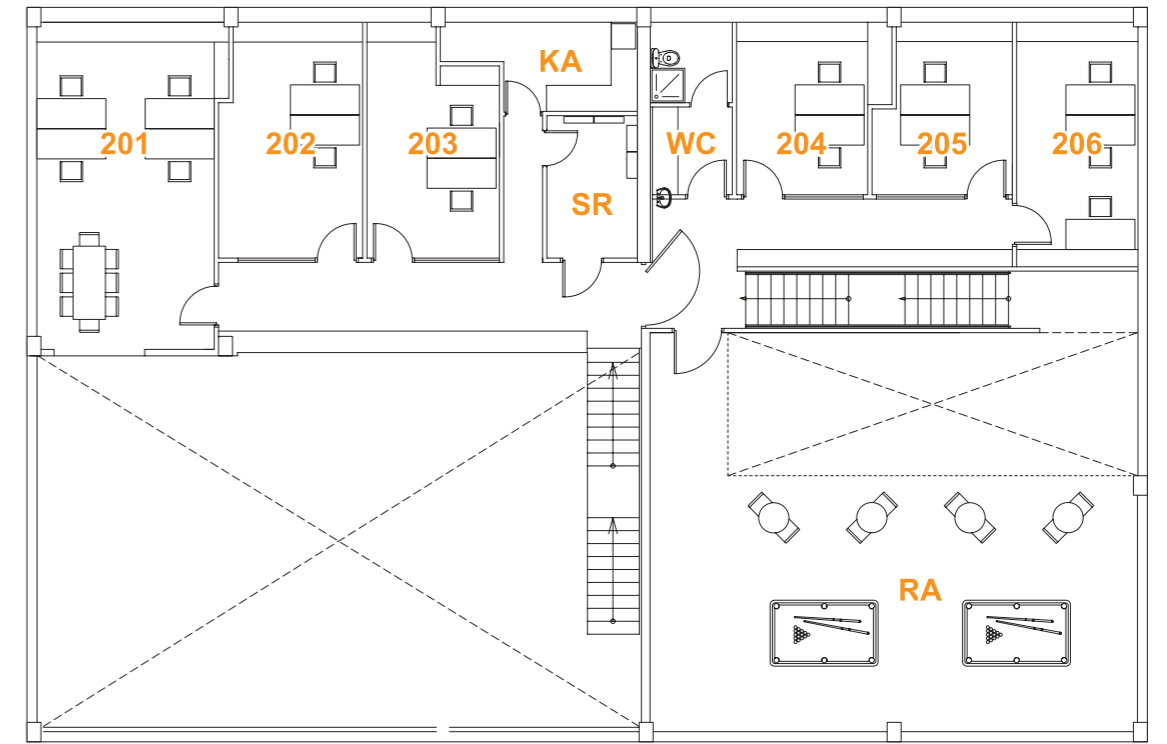


CIN	Cinema Room
CR	Conference Room
KA	Kitchen Area
RA	Recreational Area
RE	Reception
SA	Sitting Area
SR	Server Room

I Ground Floor



I First Floor



Suite	Width (m)	Length (m)	Total Area (m ²)	Rent Monthly	Months	Yearly Total
101	3.04	3.98	12.10	650	12	7,800
102	3.04	3.98	12.10	650	12	7,800
103	3.04	3.98	12.10	650	12	7,800
104	5.31	5.88	31.22	1400	12	16,800
105	4.57	5.88	26.87	1200	12	14,400

Suite	Width (m)	Length (m)	Total Area (m ²)	Rent Monthly	Months	Yearly Total
201	4.09	7.58	31.00	1400	12	16,800
202	3.34	5.46	18.24	850	12	10,200
203	3.17	5.45	17.28	800	12	9,600
204	3.04	3.98	12.10	650	12	7,800
205	3.35	3.99	13.37	700	12	8,400
206	2.79	5.61	15.65	750	12	9,000