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CENTURY 21

Premium

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Retail for Sale

El Rosal C, Chacao, Caracas, Miranda



Sale: \$2,479,625

Property type: Locale

Operation: Sale

- **Land:** 680.5 sqm
- **Building:** 680.5 sqm
- **Bathrooms:** 2
- **Land:** regular
- **Condition:** New
- **Construction Quality:** Intelligent

- | | | | |
|--------------------------|-------------------|--------------------|---------------------------|
| • Water | • Cable | • Electricity | • Internet |
| • Estacionamiento Sotano | • Ductería de A/A | • 24 hour security | • Sistema contra incendio |
| • Reception | • Terrace | • Access control | • Good access |
| • Ground level access | | | |

Property status

State: New

Age: 2021

Description

Exclusive commercial premises in gray work located on the ground floor of a modern building that has a covered area of 311.35 m².

This place has a spectacular and large terrace for exclusive use of 369.15 m². It has access at street level and from the tower reception.

OF THE BUILDING:

The International Financial Center has a plot with an area of: Two thousand seven hundred and sixty-one square meters with sixteen decimeters (2,761.16M²), and a construction area of forty-eight thousand six hundred and thirty-four square meters with nine centimeters (48.634.09).

1. Commercial area: 7 stores, of which 4 are located on the ground floor, 2 of them with their corresponding terrace for exclusive use, three stores in the executive basement.
2. Office area of 17 floors, each floor with two offices of 738.91 m² of construction.
3. Parking spaces: It has five hundred sixty-three (563) parking spaces distributed in five (5) basements.

POWER PLANT

The tower has an Electrical Plant, it has a 500Kva KOHLER SMDO ELECTROGENOUS group, permanently assisted by an automatic control board which is responsible for monitoring the CORPOELECT network, and in the event of any anomaly, it will issue the order to turn on the generator. and will perform the automatic transfer until the CORPOELEC network stably returns to its pre-established values.

AIR CONDITIONING SYSTEM

It has a central chiller area (Chillers) made up of 3 units of 275 TR, in continuous operation. The three (3) water chiller units are air-cooled type, rotary scroll type compressors, located in a machine room at the ground floor level.

ELEVATOR SYSTEM: The Tower has nine (9) Mitsubishi brand elevators, 6 for the office area and 3 for the parking area with capacity: 1,350 Kg or 18 Passengers Speed: 3 Mts/Sec.

SECURITY: The Tower has a security system that includes a closed circuit television that covers the exterior areas, ground floor circulation and strategic areas. An access control system consisting of six (6) turnstiles in the ground floor main hall area, Two (2) entrances for the disabled in the ground floor main hall area, an access door to the executive basement VIP area, all controlled by electronic cards. Likewise, the system contemplates access and exit control of parking lots.

FACADES: The external enclosure, the facades, built in glass, are highly efficient and strategically designed to limit solar radiation and glare. This system enhances the tower's energy efficiency, while providing a better view and natural light. The chosen system guarantees good thermal and acoustic insulation, which will result in greater efficiency in the use of spaces from the point of view of the air conditioning system, as well as a work environment with minimum decibel levels due to outside noise.

FIRE SYSTEM: The project was executed using general criteria, taking into account the standards in force in the country (COVENIN1081-2003) and other criteria and standards extracted from regulations on the subject.

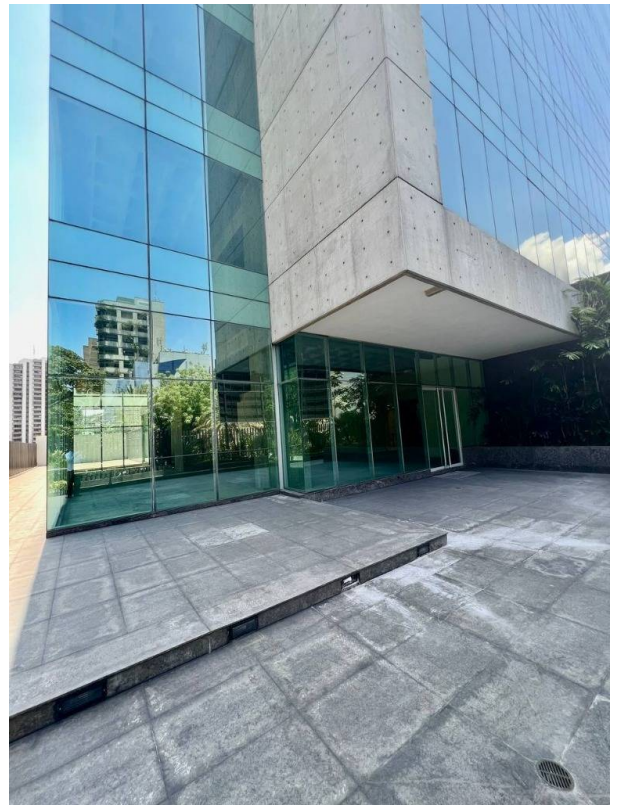
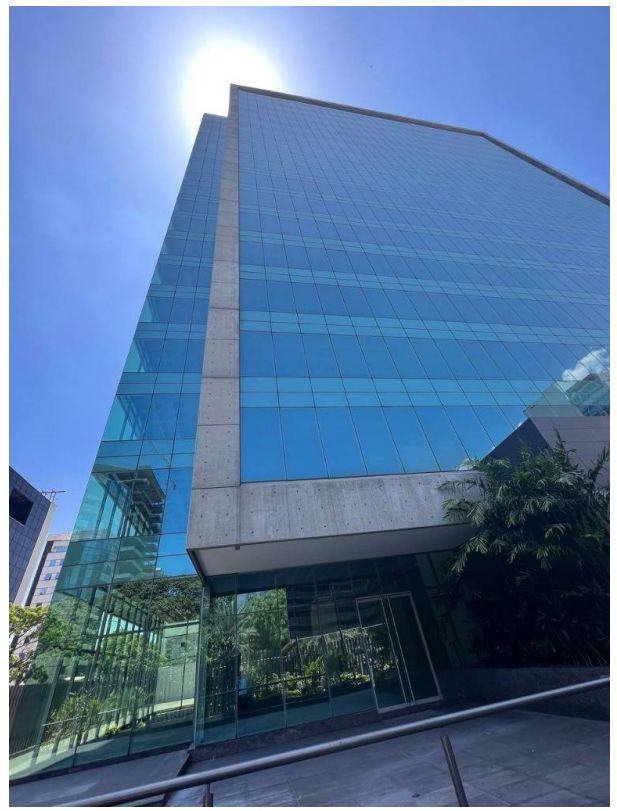
WATER STORAGE: The Tower has three (3) Water storage tanks, 2 of 300,000.00 Liters, fed by the HIDROCAPITAL adduction, plus an emergency supply system with a deep well pump, thus which service is provided to the tower despite any interruption of service

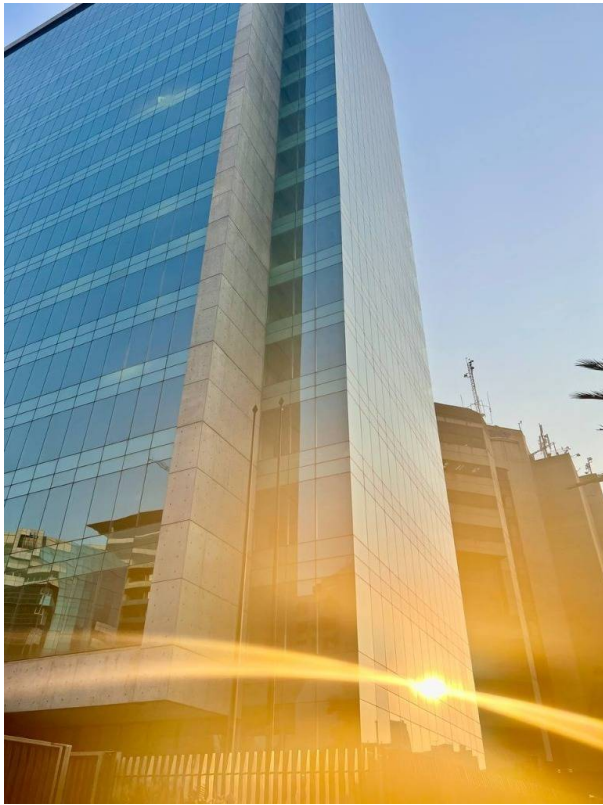
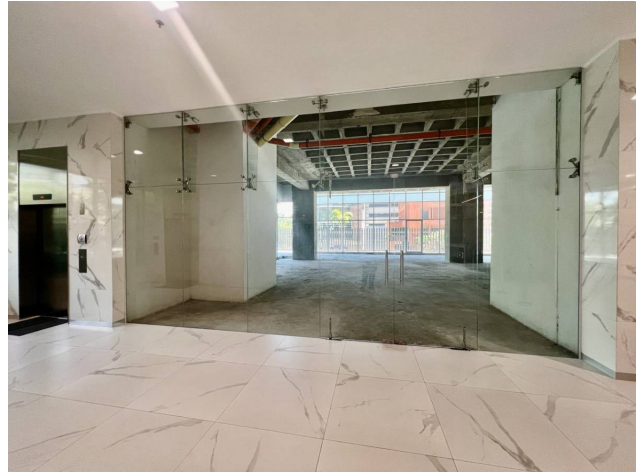
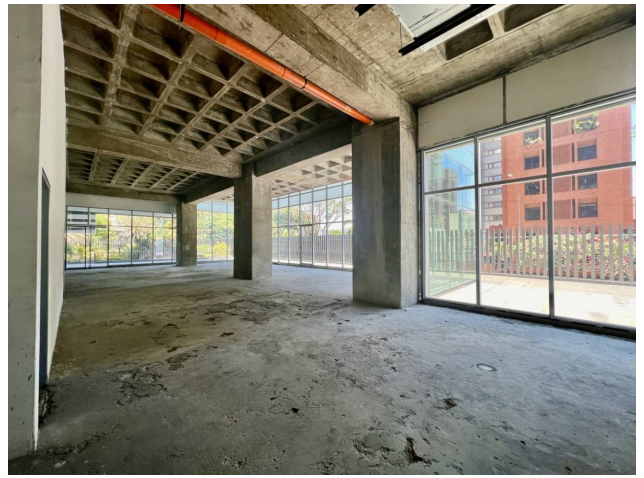
HYDROCAPITAL. The third tank is a receiver for subdrainage water.

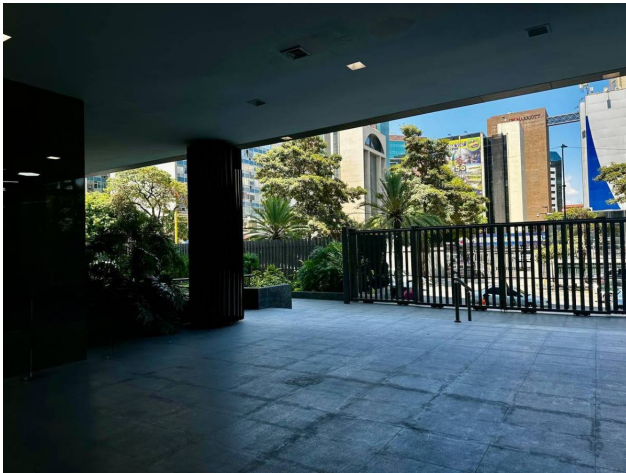
Location

El Rosal C, Chacao, Caracas, Miranda

Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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