

TWIN  
CITY

*HB REAVIS*

Be part of a unique story

Location  
Design  
Technologies  
Twin City

# TWIN CITY

The historic center of Bratislava gets a contemporary twin, and life returns to the former industrial zone with modern offices



15,618 sq m



23,167 sq m



23,018 sq m



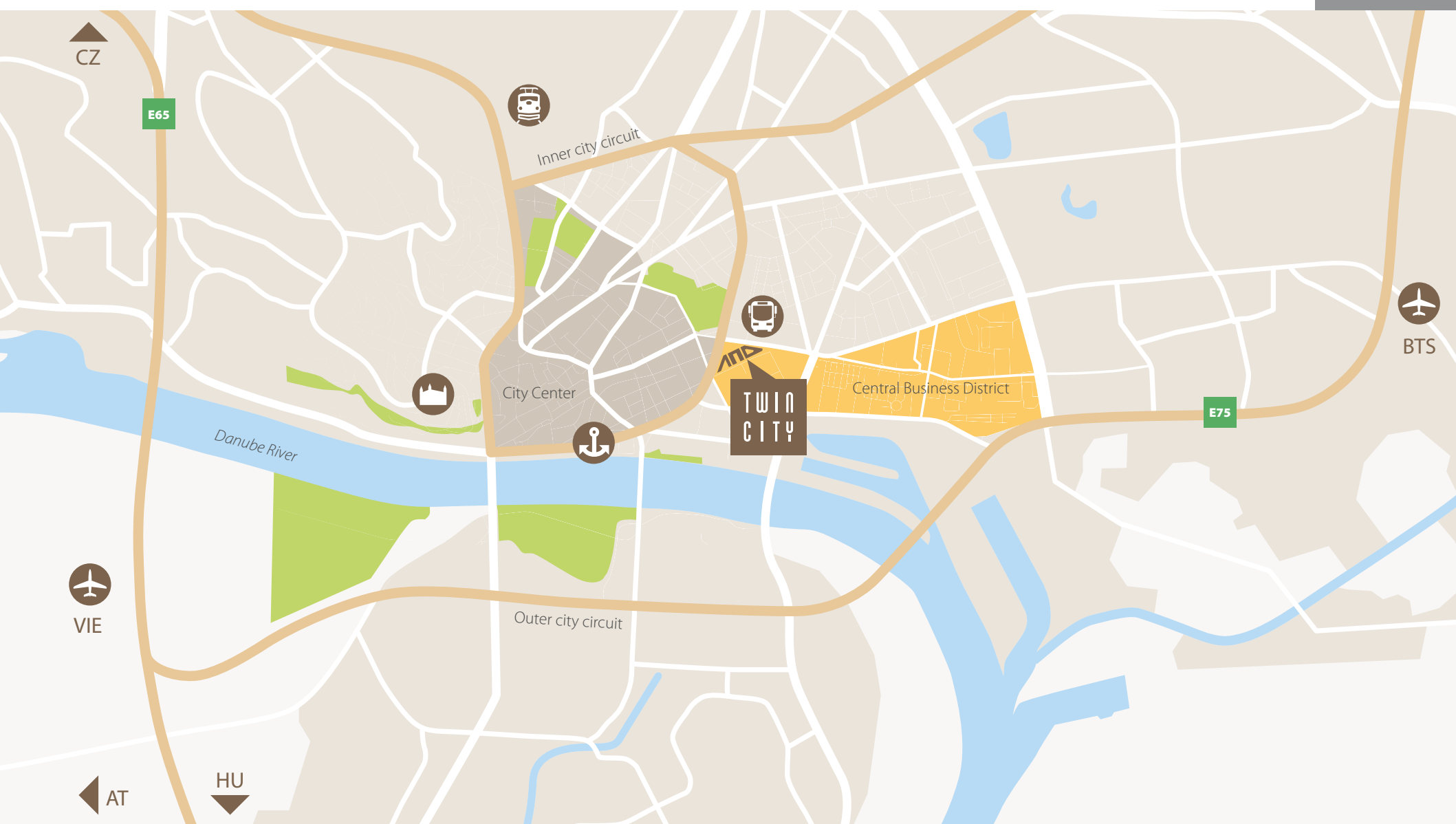
1,041 underground parking spaces

Construction started 3Q/2014



Delivery 4Q/2015 – 4Q/2016





# LOCATION

The business heart of the city always at hand



Public transport  
14 trolleybus and bus lines

Central Bus Station  
49 suburban lines  
7 inter-city lines  
35 international lines



Apollo & Prístavný bridges connection



Central Train Station  
3 public transport lines connection



Bratislava Airport  
3 public transport lines connection



Vienna Airport  
Shuttle services from Central Bus Station 21 times per day



# BUILDING HIGHLIGHTS

Aesthetics, environmental  
friendliness and functionality  
save both the environment  
and your energy

BREEAM® excellent  
certification and  
energy certification  
of **class A1**



**24/7**

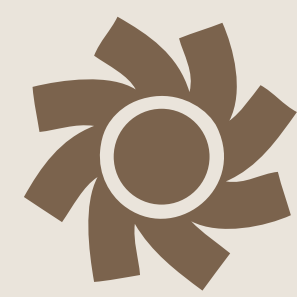
access & hotel type  
lobby



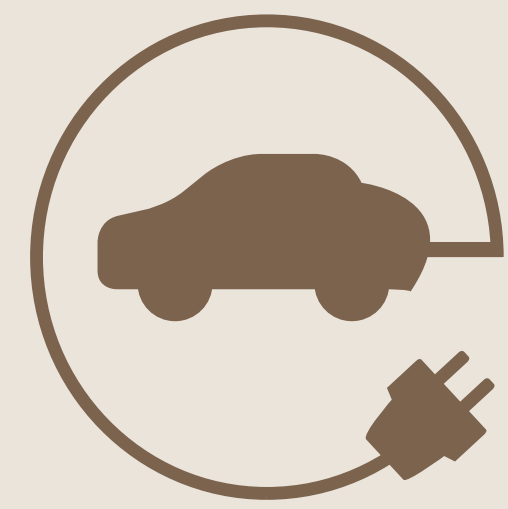
Up to 30% savings of energy consumption thanks to  
increased thickness of **thermal insulation** on the facade  
and roof, **triple glazing** on all transparent surfaces and  
external intelligent shading



commercial use of **rainwater**  
and **groundwater**



Ventilation with **heat recovery systems**  
with humidification

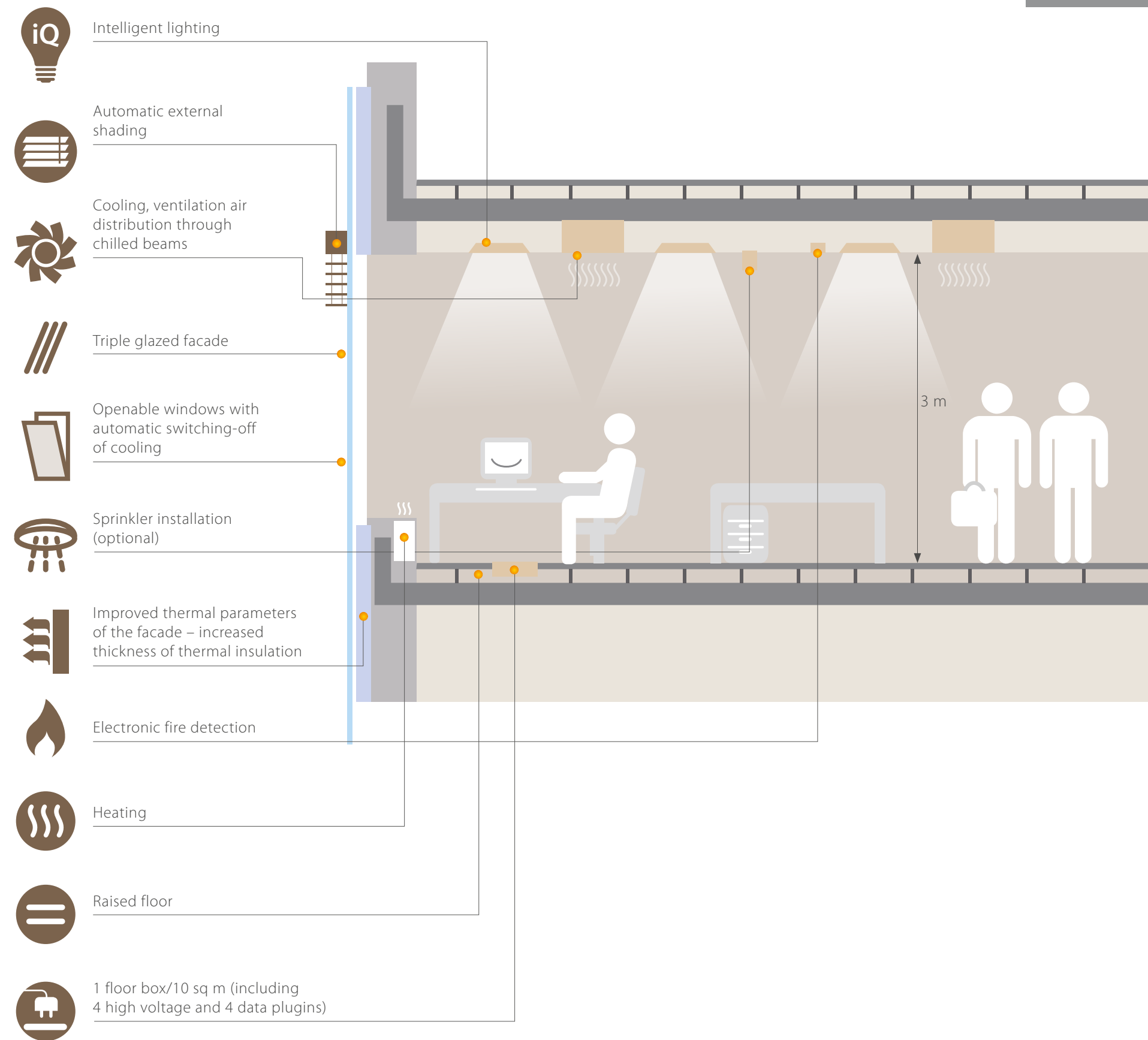


Charging stations for electric vehicles



# OFFICE STANDARDS

Tailor-made offices provide you with cutting-edge technologies



TWIN  
CITY

C

23,018 sq m

TWIN  
CITY

B

23,167 sq m

TWIN  
CITY

A

15,618 sq m



# OFFICE FLOORS



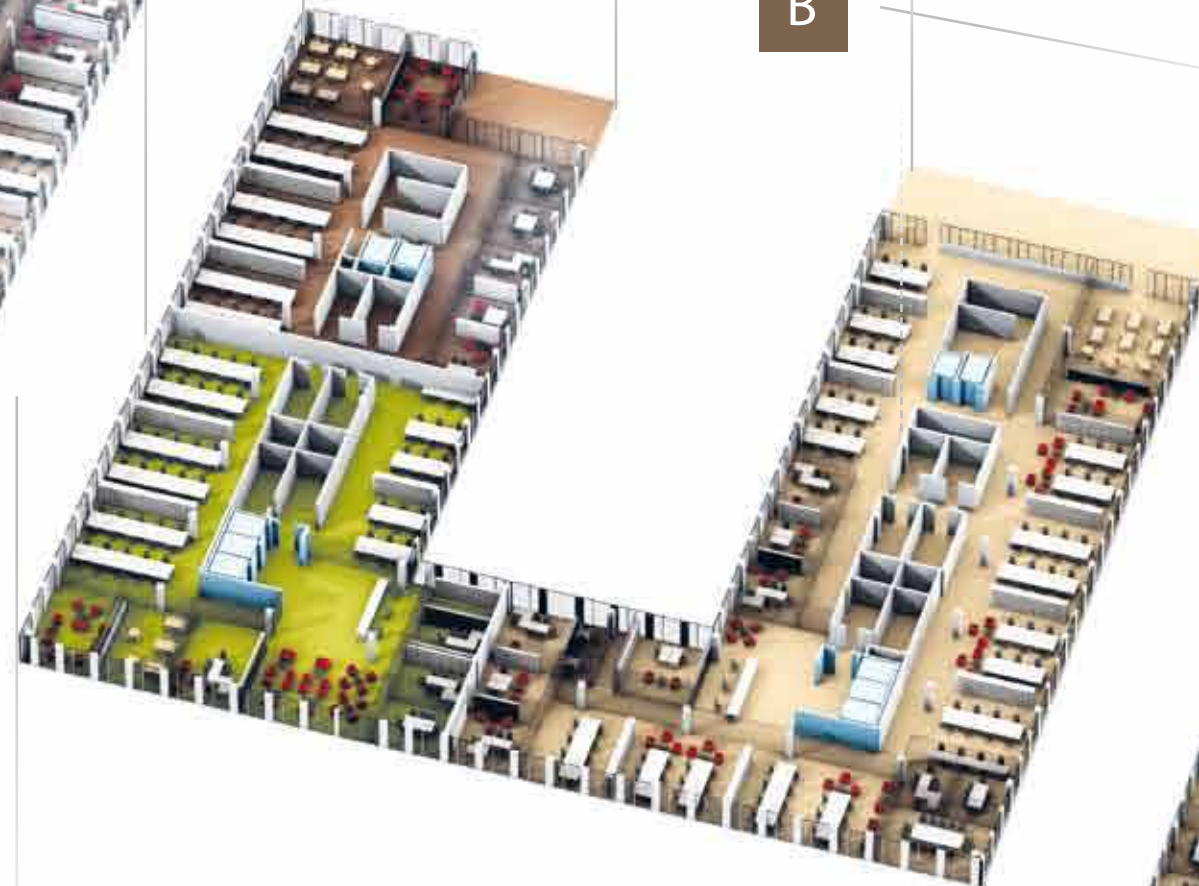
Space planning services upon request  
Effectivity as from 1 workplace per 8 sq m



C

FLOOR	GLA sq m
1	2,732
2	3,593
3	3,969
4	3,622
5	3,221
6	3,081
7	2,800
<b>Total</b>	<b>23,018</b>

C



B

FLOOR	GLA sq m
1	2,635
2	3,253
3	3,623
4	3,623
5	3,623
6	3,331
7	3,079
<b>Total</b>	<b>23,167</b>

B



A

FLOOR	GLA sq m
1	1,681
2	2,252
3	2,450
4	2,451
5	2,451
6	2,361
7	1,972
<b>Total</b>	<b>15,618</b>

A

# WORK-LIFE BALANCE

Join us for a harmonious lifestyle



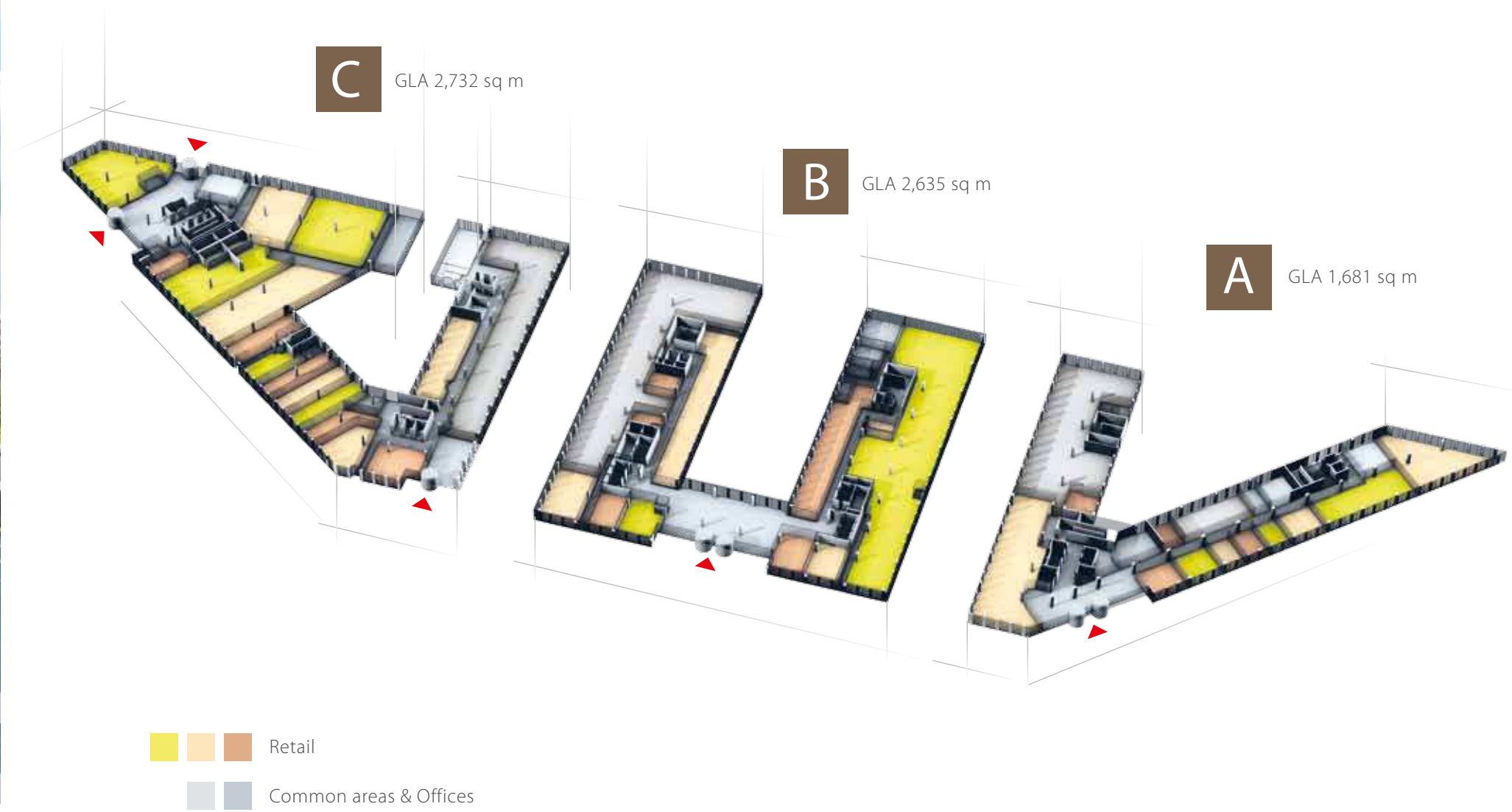
Abundance of natural light in offices  
increases productivity

Creativity needs fresh air and there is plenty in the  
outdoor chill-out zones and green roof  
terraces



Physical activity increases satisfaction  
so we provide convenient bicycle parking,  
showers and several fitness centers nearby





# KEY AMENITIES

Easy to reach services

- 

Restaurants
- 

Cafes
- 

Post office
- 

Bank branches
- 

Notary services
- 

Supermarket
- 

Newsstand
- 

Florist
- 

Hairdresser
- 

Hotels
- 

Shopping center
- 

Bus station

# COMPANY PROFILE



HB Reavis Group operates in the United Kingdom, Poland, the Czech Republic, Slovakia, Hungary and Turkey

Office Developer of the Year 2016 in Poland and Slovakia (Euromoney Awards)

Privately owned company founded in **1993**

 Employs 500 professionals



Over 917,000 sq m GLA of office, retail and logistics space delivered



EUR 2.1 billion in assets with EUR 1.2 billion net asset value

Note: Data as of September, 2016



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