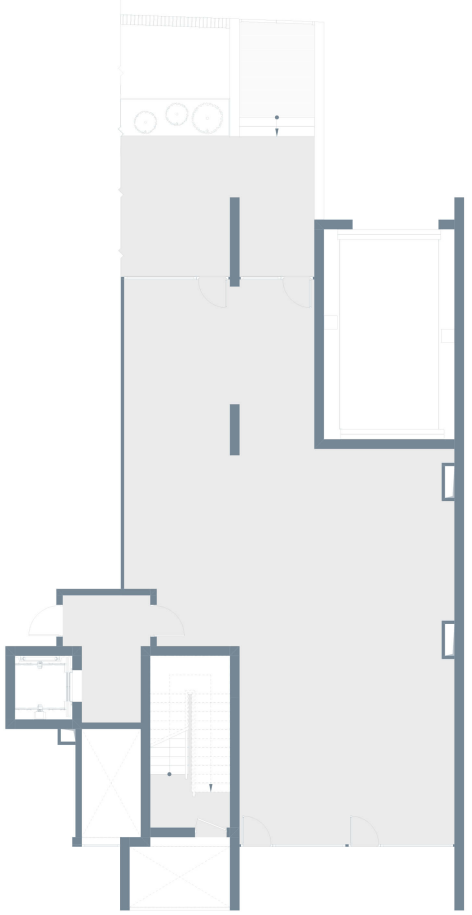
OFFICE #4

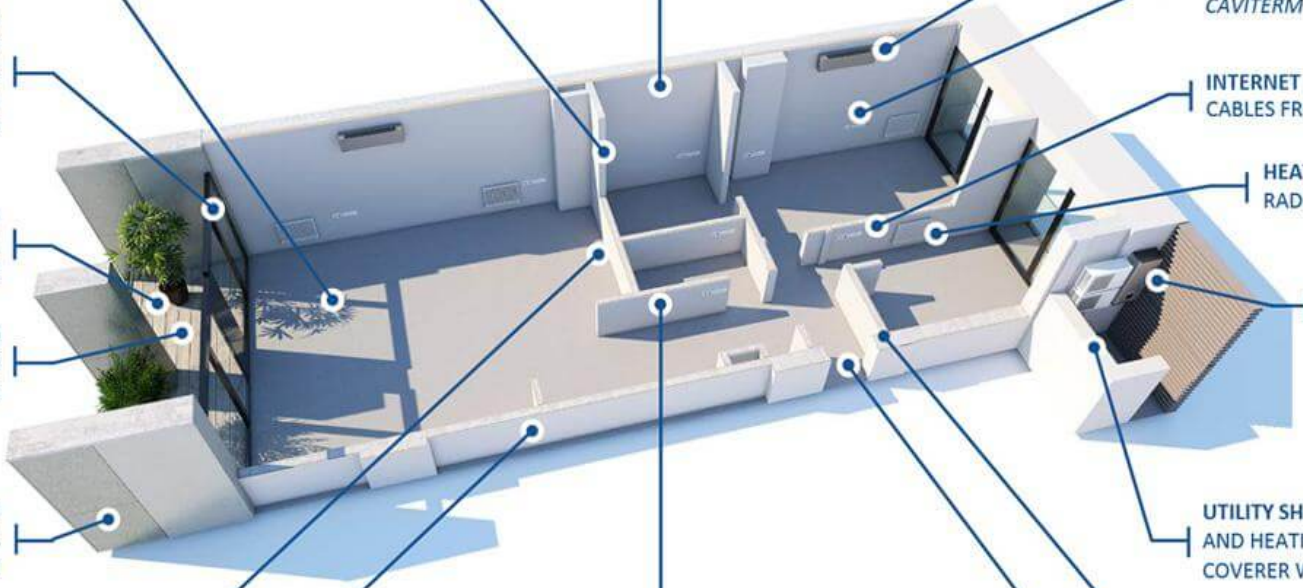
TOTAL AREA: 105.54 M2

Living area: 97.48 m2
Balcony: 8.06 m2





OCEAN PREMIUM STANDARD



FLOOR - SCREEDED AND PREPARED FOR FINAL FLOORING

WALLS AND CEILINGS – PLASTERED WITH 'GAJI' READY FOR PAINT

HIGH CEILINGS 3.20 METER

AIRCONDITIONING – INDIVIDUAL VRV SYSTEMS (GERMAN/JAPANESE)

ELECTRIC POINTS – COPPER ELECTRIC WIRING FROM *CAVITERM* (ITALY)

WINDOWS AND DOORS: *HUECK* (GERMAN) DOUBLE GLAZED ALUMINIUM DOORS AND WINDOWS WITH LOW EMISSION *SAINT GOBAIN* (FRENCH) GLASS

INTERNET / TV / TELEPHONE - CABLES FROM *CAVITERM* (ITALY)

HEATING - INDIVIDUAL COLUMN RADIATORS

BALCONY FLOOR - PREMIUM QUALITY CERAMIC-GRANITE TILES, ANTI-FREEZE

COMBINED BOILER – HIGH-EFFICIENCY WATER HEATER AND CENTRAL HEATING

BALCONY - ENCLOSED/COVERED WITH REINFORCED GLASS AND METAL RAILING

UTILITY SHAFT – FOR ALL COOLING AND HEATING EQUIPMENT COVERER WITH METAL GRID

FAÇADE - PREMIUM QUALITY NATURAL GRANITE

SECURITY SYSTEM - AUDIOVISUAL (VIDEO) ENTRY CONTROL SYSTEM

PLUMBING - PIPES BROUGHT TO USAGE POINTS

INTERNAL WALLS INDIVIDUALLY PLANNED AS PER CUSTOMER REQUEST

ENTRANCE DOOR - ITALIAN BRAND SOUND AND FIRE PROOF

OUTER WALLS – THERMAL INSULATION USING 30CM PUMICE BLOCKS WITH XPS AND PLASTER

EXTERIOR

SOLAR PANELS (ROOF) – PROVIDING ELECTRICITY TO COMMON AREAS

THERMAL INSULATION - OUTER WALLS FILLED WITH 30CM PUMICE BLOCKS AND INSULATED WITH XPS AND PLASTER

FAÇADE - PREMIUM QUALITY NATURAL GRANITE

ELEVATOR – HIGH SPEED ELEVATOR FROM OTIS (USA)

WINDOWS AND DOORS – HUECK (GERMAN) FRAMELESS ALL-GLASS SILICON SYSTEM

CORE STRUCTURE – REINFORCED CONCRETE FROM HEIDELBERG (GERMAN)

CAR ELEVATOR – HIGH SPEED ELEVATOR FROM OTIS (USA)

STEEL SHEET PILING – TO RETAIN WATER AND ENSURE SAFE ACCESS FOR CONSTRUCTION



BALCONIES – HIGH QUALITY, ITALIAN DESIGN METAL RAILINGS

WINDOWS AND DOORS: HUECK (GERMAN) DOUBLE GLAZED ALUMINIUM DOORS AND WINDOWS WITH LOW EMISSION SAINT GOBAIN (FRENCH) GLASS

UTILITY SHAFT – FOR ALL COOLING AND HEATING EQUIPMENT COVERER WITH METAL GRID

ENTRANCE DOOR – EXTRA LARGE, REINFORCED ALUMINIUM FRAME WITH DIGITAL SECURITY SYSTEM ENTRANCE FROM PALIASHVILI STREET

PARKING
2 FLOORS, SELF LEVELLED
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

ELECTRICITY GENERATOR - PROVIDING 24/7 BACK UP FOR BUILDING INCLUDING APARTMENTS

WATER TANK - 25 TONNE WITH FILTER AND PUMP PROVIDING 24/7 BACKUP