

UPGROUND

- *The compass always shows the North*

5 reasons to live in UPGROUND:

- You live in the green area of the city
 - You get the quality you deserve
 - You have everything you might need right next to your house
 - You receive customized financing
 - You have a VIP address
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- Upground consists of two 17 floor-apartment buildings with a mixed development of 600 apartments and a 7,000 sqm area at the ground floor, which will serve as leisure and commercial area.
 - Developed on a land with a total surface of 16.000 sqm, the condominium will have two buildings and each building will have four entrances. The project sums up a total number of 600 apartments with two, three and four rooms, Penthouse and Duplex-type apartments, with a total built area between 97 and 400 sqm.
 - The project provides that each apartment with two or three rooms will have one parking space, and the apartments with four rooms or more will have two parking spaces.





UPGROUND

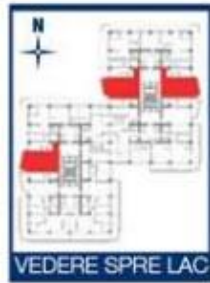
- **General basement on three floors** includes parking spaces, auxiliary spaces designed as warehouses and technical spaces. The entrance and the exit in / from the basement will be based on a ramp system (two for the entrance and two for the exit) with direct access from the interior street as proposed in the project.
- **Commercial and service area** - the ground floor of each building will have commercial and service areas (a supermarket, a health center which will be extended to the first basement with a swimming pool, a dental clinic, a pharmacy, a kindergarten, coffee shops, restaurants and other areas serving the condominium). All of these areas will have exterior parking spaces.
- **Resistance structure / terraces/ walls**
 - Dual system with strong walls, poles, diaphragms, beams and reinforced concrete slates.
 - Horizontal terrace unavailable for circulation, waterproof and thermo-insulated, with a protective coating for wear and skid.
 - The bulkheads between the apartments are made of 25 m void mason with dry plaster made of gypsum and washable paint. The apartment subdivision will be made with gypsum walls on metallic structure, double plated, 10 cm wide, including sound insulation made with glass wool.
- **Vertical circulation** - each building will have 8 Otis/ Schindler elevators and 4 staircases, two elevators for each entrance, out of which will be used as an intervention elevator, with high fire resistance. The elevators have a 10 people / 800 kg capacity.
- **Ventilation/ De-smoking** - each shared area - the ground floor, the halls on every floor - will have installed a smoke extracting and ventilation system using mechanical processes.
- **Insulation** - the buildings will be thermo-insulated in accordance with the rules in force.
- **Balconies and terraces** - the floors are covered with skid porcelain tiles, have a 4 wear degree and are provided with a drainage and rain water collection system.

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- **Outdoor lighting** system.
- **Windows** with high quality double glazing system on the entire height of the balconies, with total and partial opening.
- Aluminum or galvanized steel **railings**, with a 1.10 m height.
- **Total height of the apartments - 2.65 m.**
- The interior **doors** are veneered wood cell doors, with one or two wings.
- **Windows and balcony doors** - aluminum carpentry with thermal bridge, electrostatic painted and double glazing with transparent glass, exterior window sills made of aluminum and interior windows sills made of veneered HDF (High Density Fiberboard).
- **Heating and hot water supply** - individual apartment heating is based on burning methane gas and is installed in the kitchen. The consumption will be individually metered, for each apartment.
- **Air conditioning** - multi-split installation for each apartment.
- **Electric network** - each building will be equipped with a transformer station, installed at the basement of each building, with direct access from outside.
- **Electrical outlets and IT / telecommunications** - electrical outlets, internet access (via cable/ optical fiber and wireless) and TV cable
- **Intercom.**
- **Parks and green areas** - they will be situated in the middle of the condominium, for the benefit of all residents. Walkways, relaxation areas, covered playgrounds for children. The green areas will be totally irrigated.
- **Night light poles.**



Built area 81,80 sqm
 Terraces area 12,30 sqm
 Shared area 14,85 sqm
 Available area 70,90 sqm
 Total area 105,95 sqm



Built area 116,40 sqm
 Terraces area 12,40 sqm
 Shared area 21,30 sqm
 Available area 102,10 sqm
 Total area 149,30 sqm

