

New Office Building

Brief of the Project

Project Characteristics

New Office Building:

Existing Floors: **3** (Basement, GF & 1st)



Gross Buildable Area: **2738** sqm

Floors to be Build: **3** (2nd, 3rd & 4th)

Basement: **1**



Height of the Floor: **3.30m**

Total Floors (Incl.Basement): **6**

Gross Buildable Area: **2738** sqm

Height of the Floor: **3.30m**

Area Analysis per Floor

Floor Analysis:

Basement: 667 sqm (with 20 Parking Spots)

GF Floor:

Internal Area: 312 sqm



Covered Verandas: 78 sqm



1st Floor:

Internal Area: 312 sqm



Covered Verandas: 78 sqm



2nd Floor:



Internal Area: 326 sqm

Covered Verandas: 85 sqm



Roof Garden

4th Floor

2nd Floor

1st Floor

GF

Basement

3rd Floor:



Internal Area: 329 sqm



Covered Verandas: 85 sqm

4th Floor:



Internal Area: 331 sqm



Covered Verandas: 85 sqm



Roof Garden: 50 sqm

Total Area: 2738 sqm

Total Area: 2738 sqm



APPLICATION TO AUTHORITIES & DESIGN STATUS

DESIGN & DRAWINGS STATUS



ARCHITECTURAL DRAWINGS:

Preliminary Plans Ready. Waiting Fire Brigade & EAC consultation for Planning Permit. Facade design in progress, finalizing post-consultation.



STRUCTURAL DRAWINGS:

All Analysis & Drawings Ready (Strengthening & 3 New Floors). EOA Permit submitted Dec 2025.



ELECTRICAL DRAWINGS:

First EAC Consultation done. EAC Substation required in Basement. Preliminary Plans Ready.



MECHANICAL DRAWINGS:

Preliminary Floor Plans are ready.

AUTHORITY LIAISON & NEXT STEPS



AUTHORITY CONSULTATIONS:

Pending preliminary feedback from Fire Brigade & EAC to proceed with Planning Permit submission.



BILL OF QUANTITIES (BoQ):

Requires Final, Approved Drawings to proceed with issuance.

PROJECT PRELIMINARY BUDGET



Budget for Strengthening existing Building

€650,000



Budget for New Additions and Finishing the Construction

€6,845,000



Budget for Consultants

€240,000



Budget for Authorities

€200,000



Contingencies

€800,000



Total:

€8,735,000



3D's

