

Atlas

Capital

Center

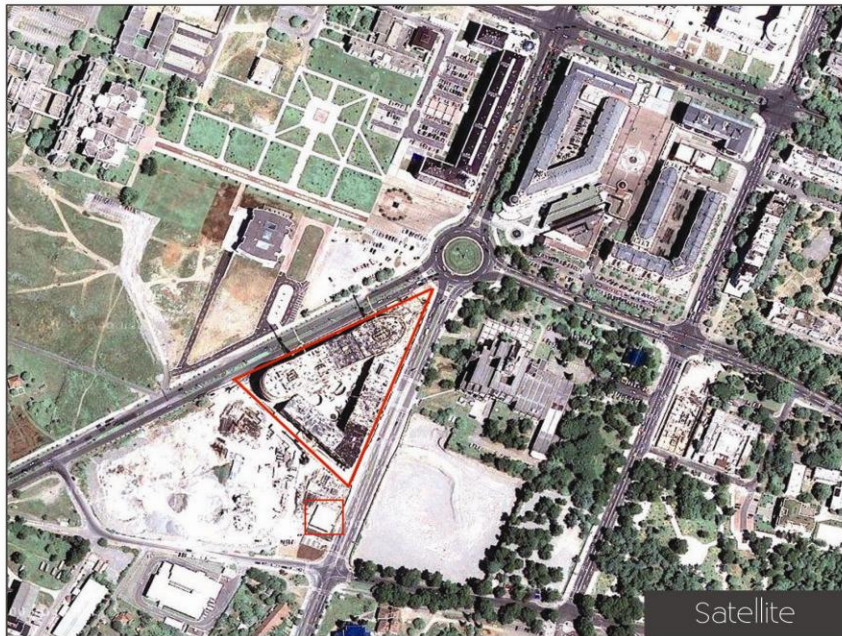
About Project

Atlas Capital Center is the largest and most sophisticated high-rise building project not only in Montenegro but in the entire region. Covering gross area of 93.000 m², the building is located in the central business district of Podgorica and Montenegro, in the part of the city situated on the right bank of Moraca River.

With its dimensions, remarkable structure and extremely attractive façades, this building will undoubtedly become a landmark in this part of the city, which will represent the core of the most significant business activities and the seat of the largest business systems operating in Montenegro.

The building is distinguished by its elegant construction solutions, high energy efficiency, the most luxurious level of interior works and furnishing of apartments, highly functional and flexible office space, large garage for over 800 vehicles, attractive commercial shopping center, up-to-date communication systems which provide almost unlimited use of high-speed Internet service and IP technologies, implementation of all known systems for security of employees and equipment, as well as the building management system known as the "intelligent building".






Characteristics:

- Unique location close to all important city sites
- Unique architecture as a permanent guarantee for recognition
- Modern design, organization and arrangement of apartments with large glass surfaces and terraces
- Uncompromising quality of construction, appearance and equipment of space with basic provisions:
 - Energy efficient building
 - Residential space floor-to-ceiling height is 3.2 meters
 - Classic reinforced concrete construction with high-quality materials and double/triple insulation from noise and moisture
 - Central heating, ventilation and air conditioning system
 - Building management service
 - Intelligent building technology





In accordance with the European Directive 2002/91/EC, energy efficiency has become a very important feature of all new building projects. Therefore, an important renewable, and so far underused resource – groundwater, will be used for heating and cooling of water-to-water heat pumps in the Atlas Capital Center.

Extremely attractive space for location of a hotel or exclusive business facilities is the 11-storey business tower with a practicable terrace at the top and a restaurant offering spectacular views of the city centre, Lovcen and the south of Montenegro.

Retail spaces on two levels on the ground floor and first underground level face the Atrium which is situated in the middle of the building.

Intelligent building technology

Improving quality of life is the initial idea in integration and automation of all home systems to be simply managed, with technology solutions that are invisible and integrated into everyday life.

Atlas Capital Center disposes of several modern technical protection systems whose installment is adapted to specific needs of users, in a way which creates atmosphere of personal and family security. Carbon monoxide and nitric oxide detection system is installed in the garage area. The entire area is also covered with automatic fire alarm and video surveillance systems.

There are technically unlimited possibilities for use of services such as IP television, high-speed Internet, number of phone lines etc. Apart from the door person service at each entrance, a video interphone system is also available.

All apartments have automatic burglary signaling, and the interior is protected with passive infrared detectors. Relevant information from all apartments is automatically sent to the command center, whose intervention team will arrive at the place in danger in the shortest possible time, 24 hours a day.





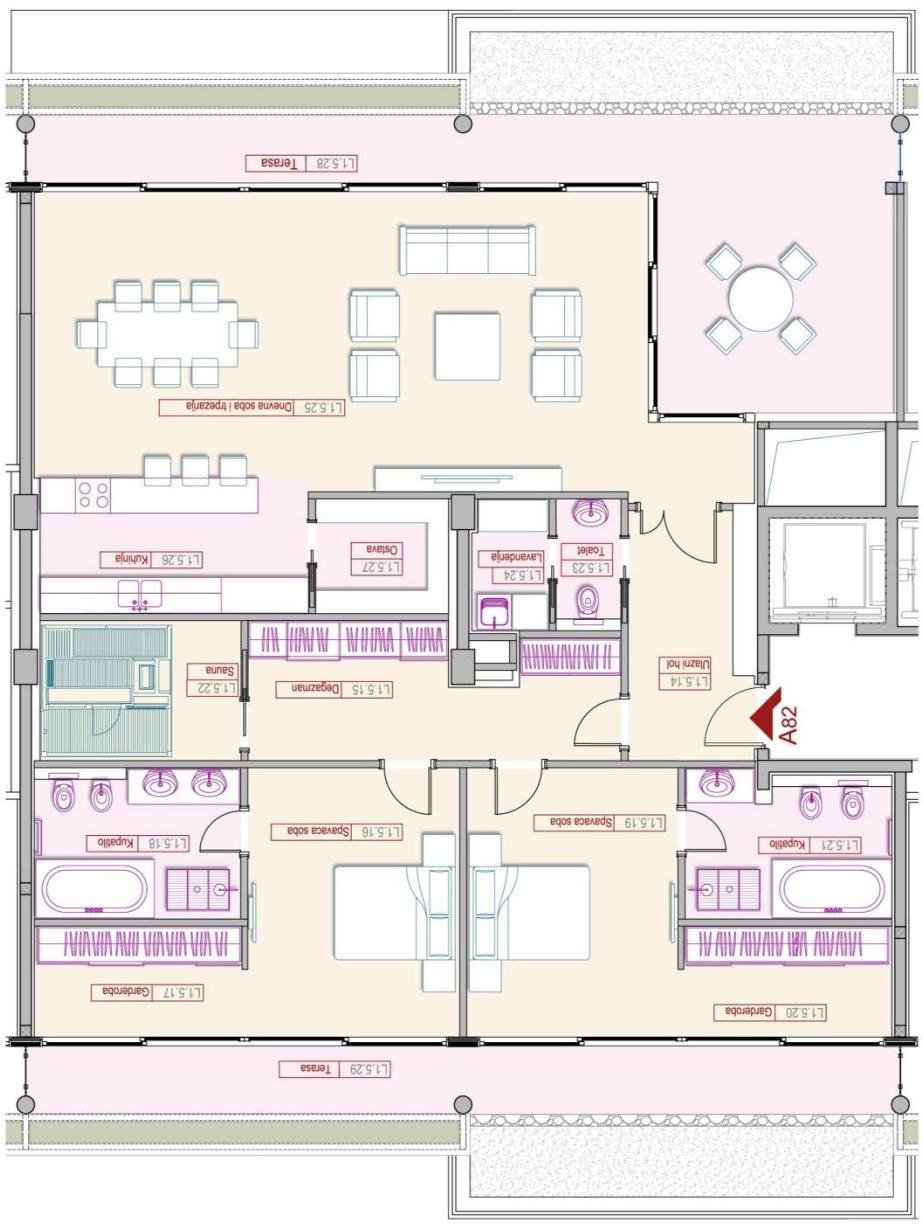
Business Apartments



Organizacija prostorija / Apartment disposition - A74

Broj prostorije/ Code No.	Ime prostorije/ Room	Površina (neto) / Area surface (net) m2	Visina / Room height m	Volumen / Room volume m3	Podni završni sloj / Floor finishings	Zidni završni sloj / Wall finishings
L4.4.18	Ulazni hol	6.3	3,0	19.1	Parket 2200X173X13.5mm	'Sandtex' Colortex
L4.4.19	Toalet	2.5	3,0	7.3	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Aquacrom
L4.4.20	Kuhinja	8.4	3,0	25.2	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Epoca Spatolato
L4.4.21	Ostava	2.5	3,0	7.6	Keramika 'Settecento'	'Sandtex' Colortex
L4.4.22	Dnevni boravak sa trpezarijom	24.2	3,0	73.0	Parket 2200X173X13.5mm	'Sandtex' Epoca Spatolato
L4.4.23	Degažman	2.9	3,0	8.8	Parket 2200X173X13.5mm	'Sandtex' Colortex
L4.4.24	Spavaća soba	11.3	3,0	34.2	Keramika 'Settecento'	'Sandtex' Colortex
L4.4.25	Spavaća soba	11.3	3,0	34.2	Parket 2200X173X13.5mm	'Sandtex' Colortex
L4.4.26	Kupatilo	4.9	3,0	14.1	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Aquacrom
L4.4.26b	Lavanderija	2.4	3,0	7.3	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Aquacrom
Ukupno		76.7		230.6		
L4.4.27	Loda	4.9	3,1	15.0	Keramika 'Settecento'	Travertin
Ukupno		81.6		245.7		





Organizacija prostorija / Apartment disposition - A82

Broj prostorije/ Code No.	Ime prostorije/ Room	Površina (neto) / Area surface (net) m ²	Visina / Room height m	Volumen / Room volume m ³	Podni završni sloj / Floor finishings	Zidni završni sloj / Wall finishings
L1.5.14	Ulazni hol	8.3	3,0	24.8	Parquet 2200X173X13.5mm	'Sandtex' Colortex
L1.5.15	Degažman	13.4	3,0	40.8	Parquet 2200X173X13.5mm	'Sandtex' Colortex
L1.5.16	Spavaća soba	16.8	3,0	50.3	Parquet 2200X173X13.5mm	'Sandtex' Colortex
L1.5.17	Garderoba	6.9	3,0	20.7	Parquet 2200X173X13.5mm	'Sandtex' Colortex
L1.5.18	Kupatilo	8.6	3,0	25.9	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Aquacrom
L1.5.19	Spavaća soba	16.7	3,0	50.2	Parquet 2200X173X13.5mm	'Sandtex' Colortex
L1.5.20	Garderoba	6.9	3,0	20.7	Parquet 2200X173X13.5mm	'Sandtex' Colortex
L1.5.21	Kupatilo	8.1	3,0	24.3	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Aquacrom
L1.5.22	Sauna	8.3	3,0	24.8	Parquet 2200X173X13.5mm	'Sandtex' Aquacrom
L1.5.23	Toalet	2.2	3,0	6.5	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Aquacrom
L1.5.24	Lavandarija	2.9	3,0	8.8	Keramika 'Settecento'	Keramika 'Settecento' i 'Sandtex' Colortex
L1.5.25	Dnevna soba i trepezarija	55.6	3,0	167.0	Parquet 2200X173X13.5mm	'Sandtex' Epoca Spatolato
L1.5.26	Kuhinja	10.7	3,0	32.1	Keramika 'Settecento'	Mozaika 'Settecento' i 'Sandtex' Colortex
L1.5.27	Ostava	4.5	3,0	13.5	Keramika 'Settecento'	'Sandtex' Colortex
Ukupno		179.8		510.2		
L1.5.28	Terasa	30.3	3,1	95.0	Keramika 'Settecento'	Travertin
L1.5.29	Terasa	15.7	3,1	49.1	Keramika 'Settecento'	Travertin
Ukupno		215.8		654.3		





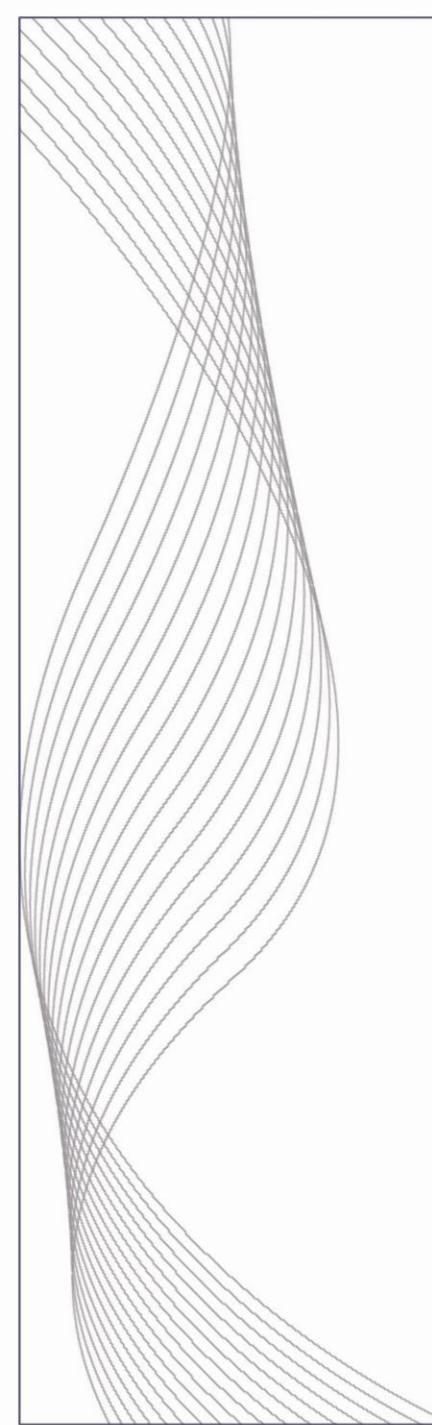








Office space





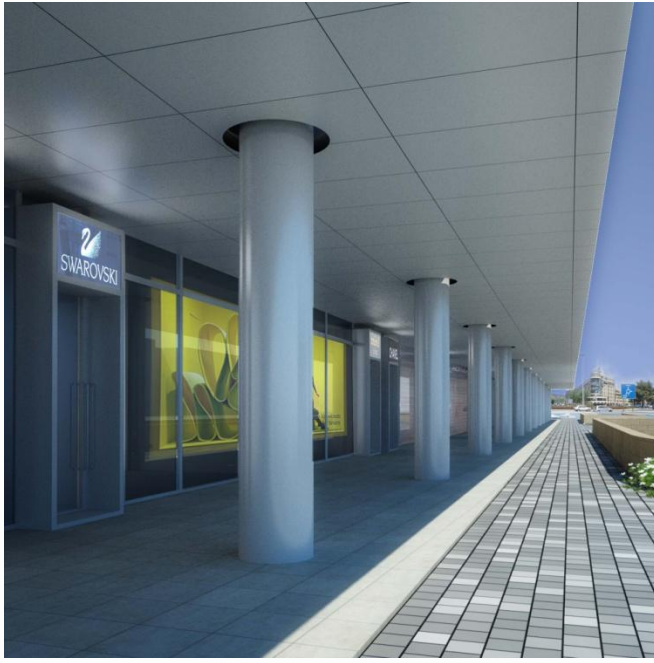
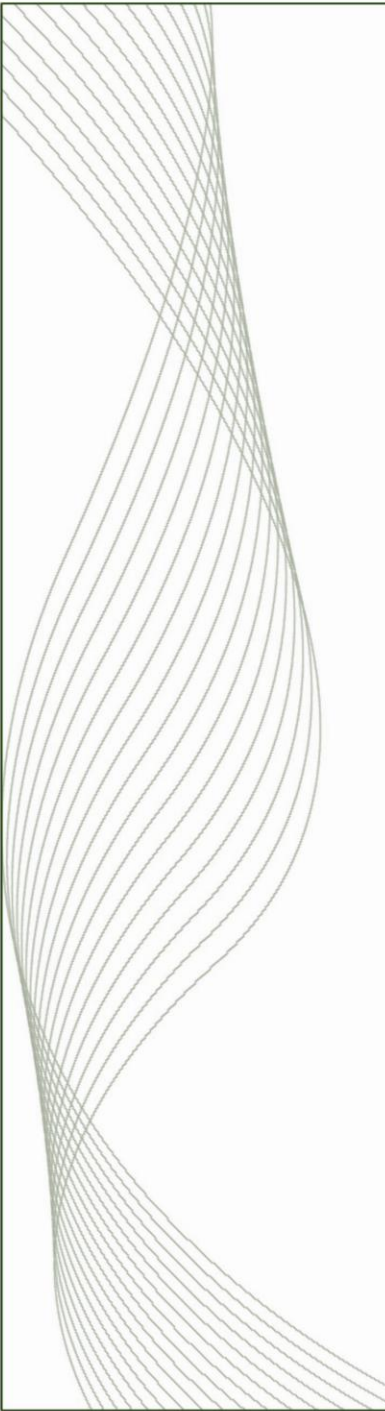


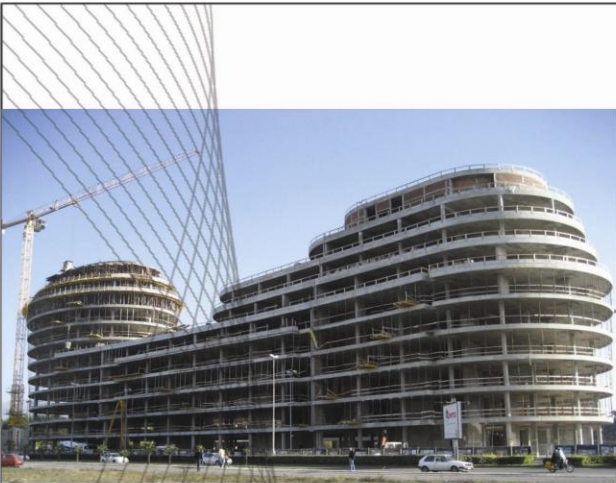




Retail and Commercial







Construction site
dec '09/jan '10



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