

LA SCÁLA SOFIA



LA SCÁLA

SOFIA - A FEW STEPS AHEAD

STRABAG Real Estate cares for the well-being of our future tenants. Therefore, we are developing an office building that focuses on establishing a community: La Scála Sofia.



It is a place for interaction, where the combination of work and free time are key. The location provides a living area vividly inspired by the centre's unique point - the stairs.

20,000 m²
Total rental area

500 m²
Smallest rentable office area

229
Underground parking spaces

210
Bicycle parking spaces





LA SCÁLA
SOFIA

STEP-UP YOUR NETWORK: LOBBIES TO WORK & RELAX



La Scála Sofia is more than just an office building. It is a place of socialising, networking and communication. It is a place for openness, connectivity, community, and a place where your employees will experience new ways of working.

A relaxed and flexible working environment is extended by an open-air office space on the outside stairs. WIFI, lounges, dining areas, and bar tables set-up for flexible use are part of the vivid office concept.



COMFORTABLE WORKSPACES ON SEVERAL STAGES

Working with a feel-good factor: we believe that it is necessary for us to open the windows every once in a while. Sustainability is important and imperative to us from an environmental standpoint; moreover, it positively impacts on utility consumption and cost. That's why we rely on LEED certification and equip La Scála Sofia with essential features for your comfort. Our commitment to sustainability and employee well-being is also expended to the means of transport to La Scála – charging stations for e-cars and e-bikes, bicycle parking and repair areas, and showers to arrive fresh at the office.





Community

Lounge and socialising areas

Recreation

Indoor and outdoor recreation areas

Comfort

Gastronomy, parcel boxes

Flexibility

Flexible office space solutions

Future Mobility

E-car charging stations, bicycle repair areas, showers

Sustainability

Sustainable materials

LEED

LEED certification aspired

Air

NBPI air purification system

Water

Rainwater management and reduction of water use

Health concept

Touchless doors

ONLY A COUPLE OF STEPS AWAY





Modern work means content employees due to convenient locations and the best transport connections. That is why you will find La Scála Sofia in an attractive business location with a view of Vitosha Mountain: The airport and Sofia city centre can be reached within 15 minutes by car, whilst the railway is only approximately 10 minutes away.


The vicinity of the university district or the popular recreational area Borisova Gradina is directly on the traffic artery Tsarigradsko Shose Boulevard. The G. M. Dimitrov metro station and many bus stops are within walking distance.







-  Train station

-  Airport


-  Bus stops: A280, E123, A1, A3, A5, A6, A305, TB4, TB11, TB5, TB3, E84, E184

-  **1** **4**, future metroline **6**

-  City centre

-  Shopping mall

-  Hospital

-  University

ONE LEVEL HIGHER: FLEXIBLE OFFICES FOR EVERY NEED



The challenges to our working environment are changing faster and faster, so our office buildings must offer a solution for every phase.

Our flexible and efficient office spaces will accompany you and adapt to your individual needs. Whether it be open-space offices or training rooms, spacious lounge zones with working bars or representative reception areas: La Scála Sofia is a future-oriented working environment.

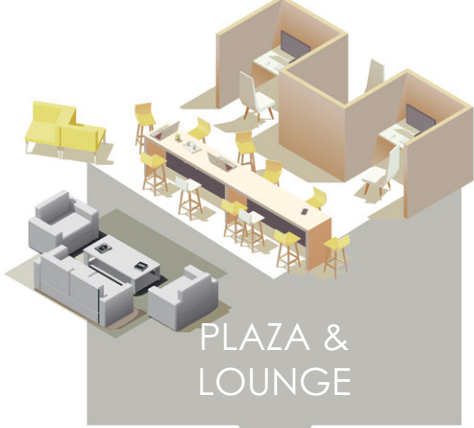




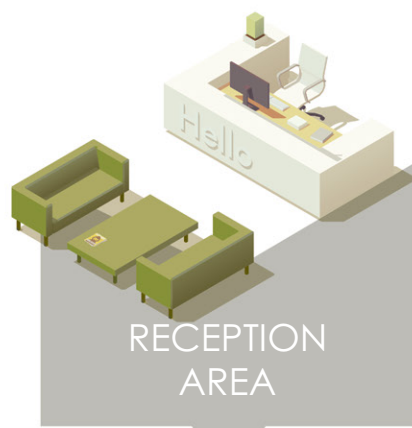


STEP BY STEP TO YOUR CUSTOMISED FLOOR PLAN





PLAZA & LOUNGE

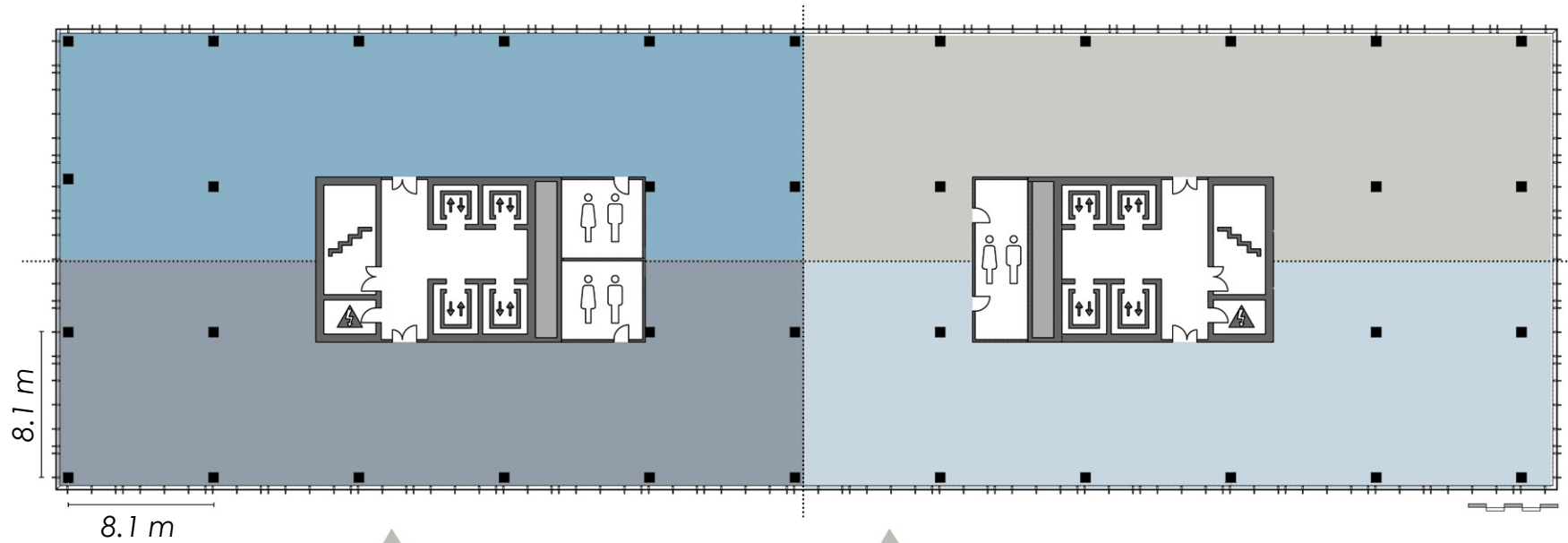


RECEPTION AREA



CONFERENCE ROOMS

YOUR OFFICE
YOUR CHOICE



GROUP OFFICE

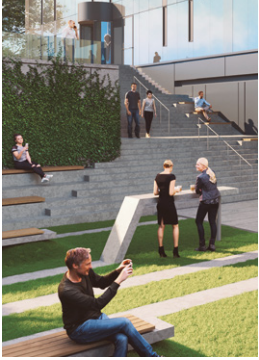


REMOTE WORKSTATIONS



FLOOR LAYOUT EXAMPLE





LA SCÁLA SOFIA - THE KEY FACTS

PROJECT DATA

Total rental area 20,000m²

Rental area typical floor 2,000m²

Office units from 500m²

Rental area retail/gastronomy from 500m²

229 underground parking spaces

incl. 29 parking spaces for e-vehicles

210 bicycle parking spaces

Showers & cloakroom

11 office levels

8 destination controlled elevators

1 service/ delivery elevator

2.9 m min. clear ceiling height

8.1 m structural grid

CCTV/ Access control

COMFORT

Flexible and highly efficient floor plans

Floor-to-ceiling facade glazing

Touchless doors in public areas

Openable windows for every office unit

Greenery within common interior areas

Individual heating and cooling control

Air volume 36 m³/ hour per person

Full diesel backup generator



SUSTAINABILITY

LEED certification in Gold aspired

Efficient indoor water use

NBPI* air purification system

Low energy consumption

Rainwater management

High efficient LED-lightning system

Sun protection glazing (g-value 27%)

Waste management

Use of ecological and sustainable materials

*NEEDLEPOINT BIPOLAR IONISATION

CONTACT

www.la-scala.bg

Leasing:
Colliers International
+359 2 976 9976
+359 896 777
hristo.karakostov@colliers.com

Development:
STRABAG Real Estate EOOD
115 G Tsarigradsko shose Blvd.
1784 Sofia

A project of



www.strabag-real-estate.at

STRABAG Real Estate is part of STRABAG SE, a European-based technology group for construction services, and ranks among the leading project development companies in Europe.

Established in 1965, our real estate division has completed more than 650 projects. Some of our reference projects are Upper West in Berlin, Dancing Towers in Hamburg, MesseCity in Cologne, Astoria in Warsaw, Promenada Mall and Sky Tower in Bucharest or Square One in Vienna.

The contents and representations of this brochure have been prepared with care. Still, the providers do not assume any liability for the correctness, completeness and up-to-dateness of the contents and representations. They reflect the current status of the project development, which may still change until realisation. All contents and representations are non-binding. The equipment and furnishings shown serve merely as a design suggestion. There is no entitlement to these services insofar as they are not included in the building description. This brochure does not constitute a contractual offer – status June 2021.