

auparktower





Enhance your business' **IDENTITY,**  
in a strategic **LOCATION** , surrounded by a natural  
and magnificent **ENVIRONMENT.**

# IDENTITY

## WELCOME TO AUPARK TOWER

Aupark Tower is an **iconic building** strategically located in the heart of the Slovak capital. This exceptional office building is a well-known landmark on the capital's landscape and offers tenants beautiful **panoramic views** over the Danube river and Central Europe's oldest public park Sad Janka Krala.

The building's management recognises the needs of both its multinational and local company tenants, whilst also **valuing sustainability** and environmental concerns. As a result, Aupark Tower is one of the few buildings in Slovakia to have been awarded the prestigious green certificate, BREEAM Excellent, in recognition of its environmental credentials.



Aupark Tower tailors its approach to both tenants' and visitors' needs, while remaining committed to **constantly improving** the building's services and design. Our staff are dedicated to providing tenants with the highest standards of customer service.

# LOCATION

## WITH GREAT ACCESSIBILITY

Aupark Tower offers premium, high-quality office space, **ideally located with excellent accessibility.** The historic centre of Bratislava is just a few minutes' walk away and the large Sad Janka Krala park offers a peaceful spot where employees can take a break.

There are several public transport stops in the vicinity, providing bus or tram links to various parts of Bratislava and the city ring road and motorway link Bratislava to the surrounding capitals; Budapest and Vienna. For cyclists there are many cycling paths from the city centre to Aupark Tower, as well as from the opposite direction towards the river.

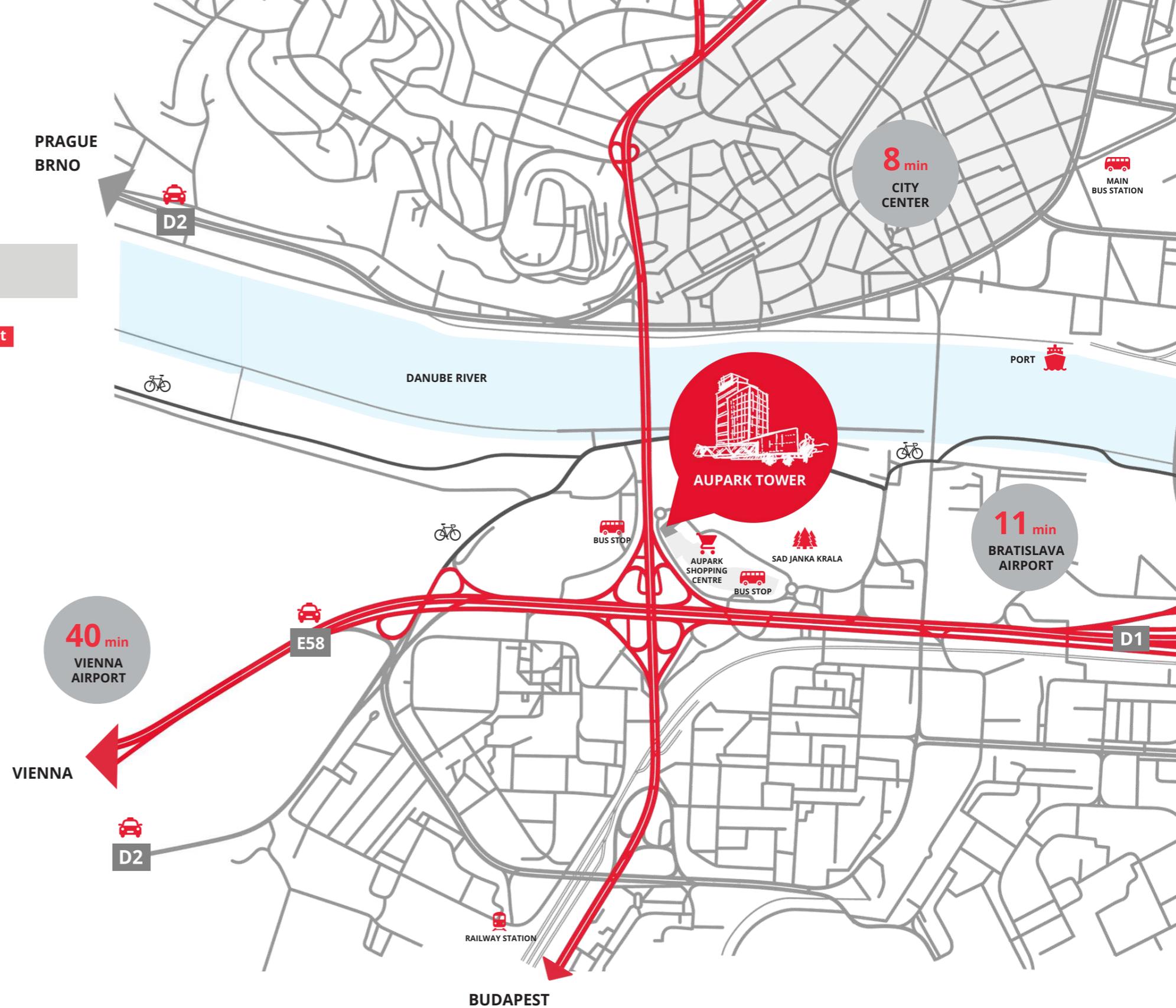
 **5 min** to main train station by car  
**3 min** to Petralka train station by car

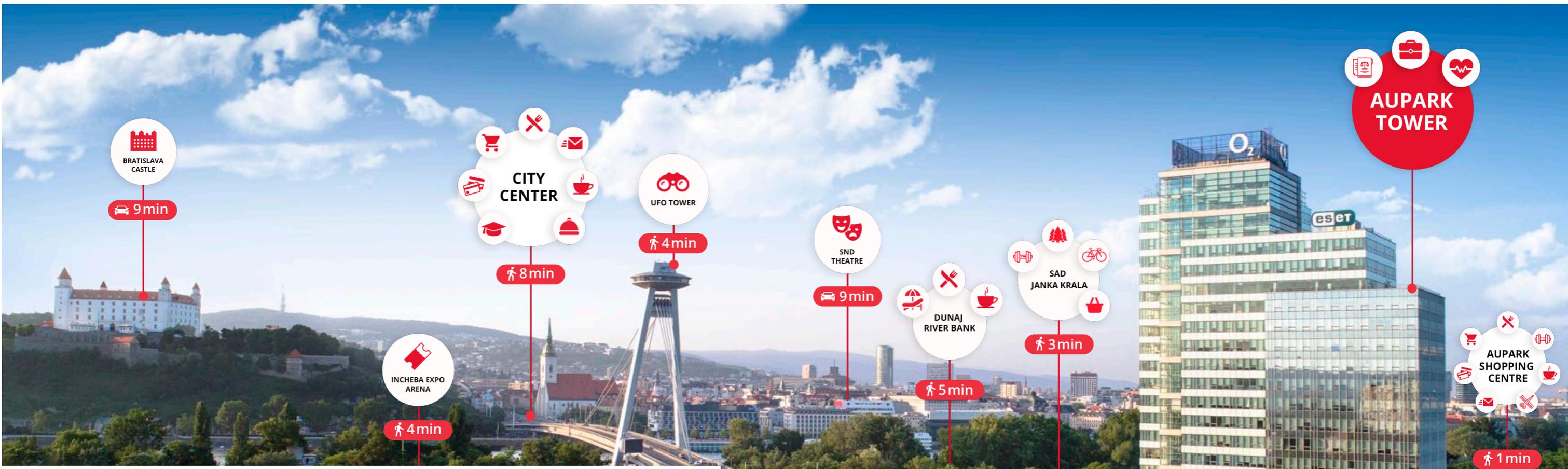
 **1 min** nearest bus stop by foot  
Lines: **50, 80, 83, 84, 88, 93, 94, 95**

 **1 min** to every highway by car  
Direct connection to **AU, CZ, HU**

 **11 min** to Bratislava airport by car  
**40 min** to Vienna airport by car

 **1 min** direct connection for various cycle paths





# SOPHISTICATED FACILITIES ON YOUR DOORSTEP

There is **plenty on offer** just a stone's throw away from Aupark Tower; the castle, a public park, the river, Bratislava's historic centre, bus and tram stops and Bratislava's number one shopping mall Aupark Shopping centre are all within walking distance.

IDENTITY LOCATION ENVIRONMENT



# BREEAM

EXCELLENT

Aupark Tower is one of the few buildings in Slovakia to hold the prestigious green BREEAM certificate achieving the ranking of Excellent in the BREEAM In-Use category. This means that Aupark Tower has joined an elite group of buildings which consider the sustainability of resources in their building's operations and are committed to creating a **healthy work environment** for their tenants.

The BREEAM certification is a complex process involving major investment and complex decision-making. Aupark Tower was awarded a highly **impressive score** of 87 points out of maximum 100.



# 87 pt





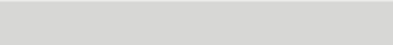
# AUPARK TOWER

A NATURAL OFFICE ENVIRONMENT

A healthy and happy workforce is a vital ingredient to a successful business in the long-term. Evidence has shown that people who meet good **well-being standards** at work are more creative, more engaged and provide better client satisfaction.



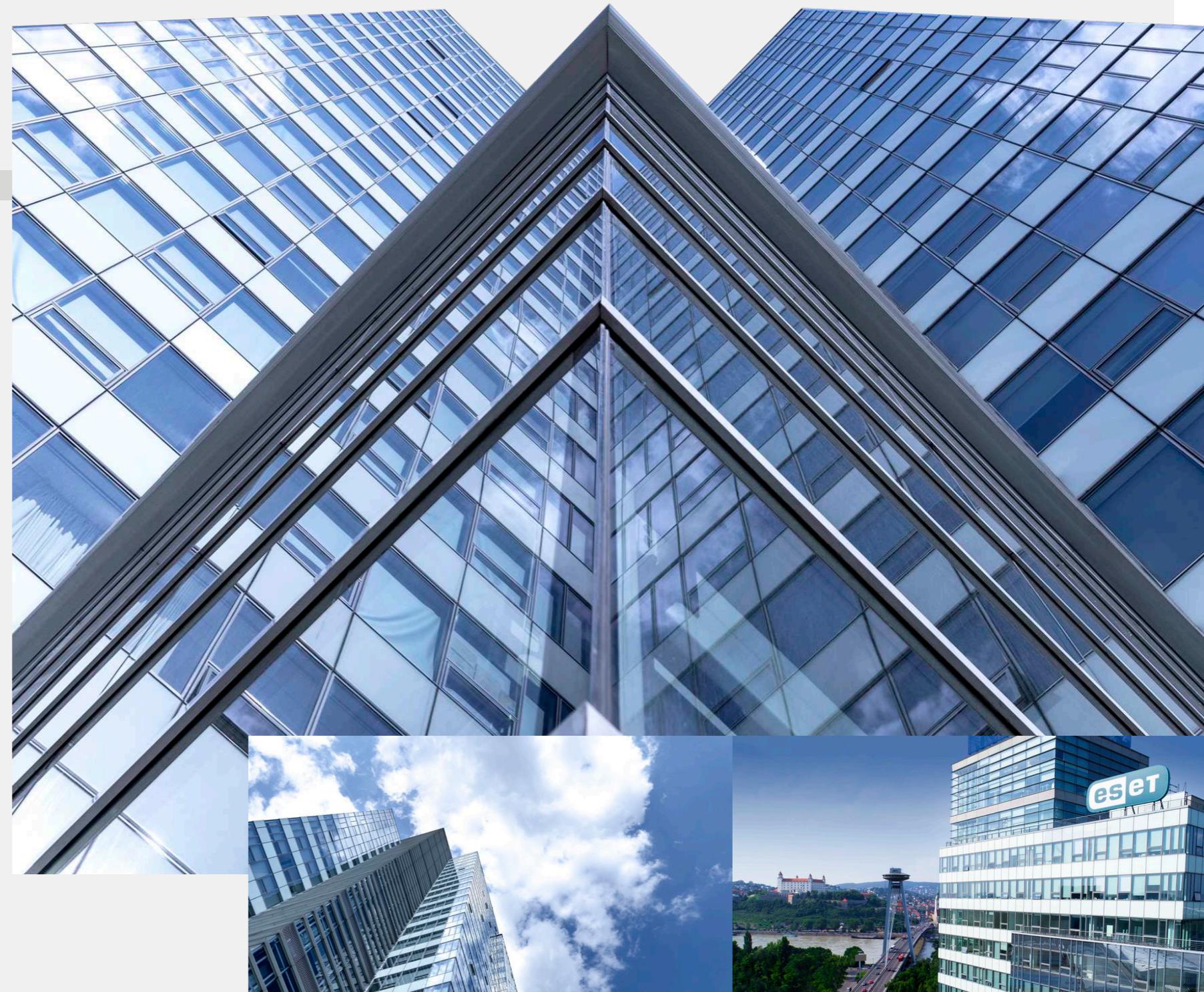
The instinctive bond we all have with nature lies at the heart of the design at Aupark Tower. The **artfully sustainable interiors** embrace elements of the park, the Danube river bank and Bratislava's famous Novy Most. While the setting of Sad Janka Krala, one of the most expansive green spaces in the city, creates a wonderful backdrop for those working here.

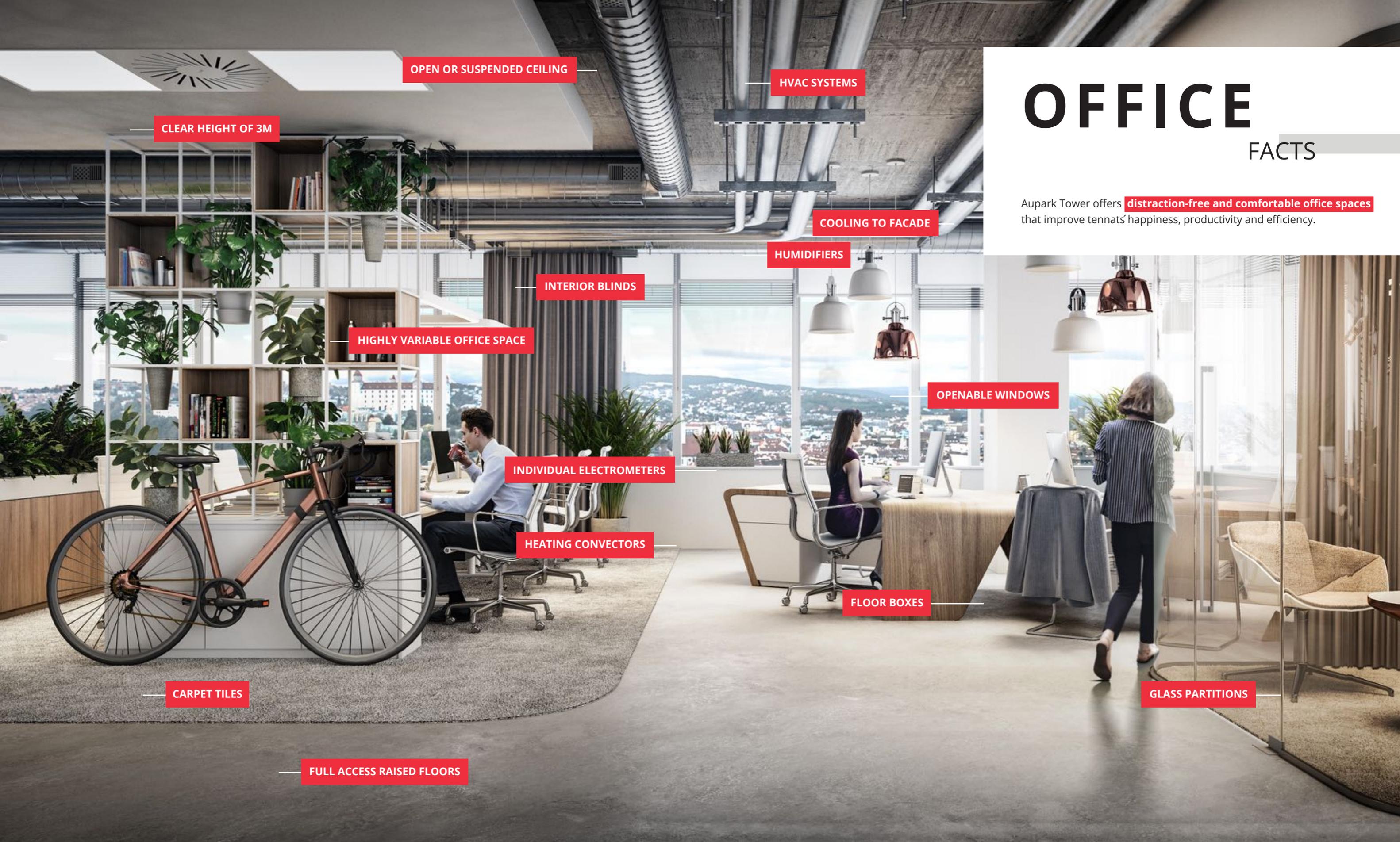


# BUILDING

## FACTS

-  direct connection to **Aupark shopping centre**, the best shopping centre in Bratislava
-  established location with **comprehensive range of service**
-  a reception with a difference, communal workspace, **café & fully wifi enabled**
-  10 passenger and **3 freight lifts**
-  **free visitor parking** in Aupark Shopping centre (3 + 1 hours)
-  **intelligent building management system**
-  a network of **winter gardens** on every second floor
-  **technical maintenance, cleaning and security service 24/7**  
& unlimited access 24/7/365
-  **comprehensive security & monitoring system** using chip HID identification cards
-  **back up diesel generators** to provide emergency power
-  **secure bicycle parking** with access to lockers and showers





CLEAR HEIGHT OF 3M

OPEN OR SUSPENDED CEILING

HVAC SYSTEMS

COOLING TO FACADE

HUMIDIFIERS

INTERIOR BLINDS

HIGHLY VARIABLE OFFICE SPACE

OPENABLE WINDOWS

INDIVIDUAL ELECTROMETERS

HEATING CONVECTORS

FLOOR BOXES

CARPET TILES

FULL ACCESS RAISED FLOORS

GLASS PARTITIONS

# OFFICE

## FACTS

Aupark Tower offers **distraction-free and comfortable office spaces** that improve tenants' happiness, productivity and efficiency.

# TYPICAL FLOOR

Aupark Tower provides **Complimentary Workplace Consultancy** to make it more efficient, productive and meeting well-being standards.

- 21 floors
- Green winter gardens on every 2<sup>nd</sup> floor
- Total leasable area is 1600 sqm per floor



# About

## WOOD & Company Real Estate

**WOOD & Company Real Estate** is the real estate division of WOOD & Company, a Central European investment bank founded in 1991. WOOD & Company's portfolio of activities includes investment asset management, securities trading and advisory services for major M&A transactions in the region. WOOD & Company is active on several major stock exchanges around the world and is the largest trader on the Prague Stock Exchange. Annually, it trades a total of about €25 billion in shares, confirming the company's strong position in local capital markets. The company manages assets within real estate, medical supplies, pharmaceuticals, waste management and IT.

WOOD & Company Real Estate is focused on building its portfolio and managing quality commercial property. The company ranks among the most significant real estate management companies in the Czech Republic and Slovakia with a stable background of experienced professionals who have thorough understanding and knowledge of international and local markets.

Its portfolio includes numerous office buildings and shopping centers in the Czech Republic and Slovakia. The company is also planning to expand to other CEE countries.

*"The WOOD & Company Real Estate tenant portfolio is quite varied. Our clients range from prominent leaders in individual segments to start-ups. This extraordinary diversity, combined with years of experience in administrative property market, enables us to provide superior tailor-made services that meet client needs and expectations. This paves way to long-term partnerships with current and potential tenants that benefit both parties."*



Mgr. Martin Šmigura  
Investment Director





We care about the environment

