

# USCE TOWER TWO

BELGRADE, SERBIA



## AIM OF PROJECT

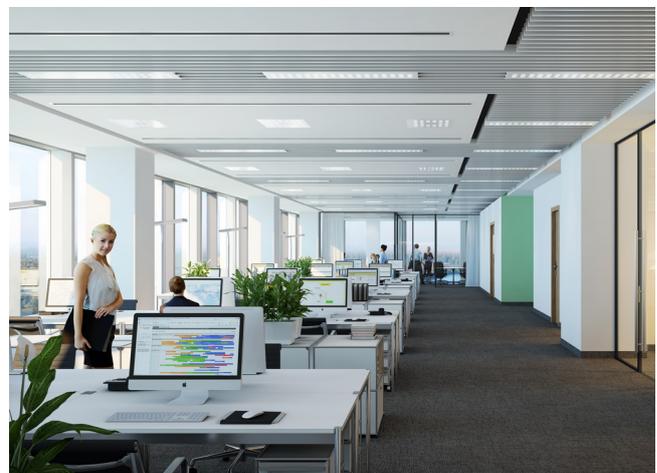
Tower Two, in New Belgrade, will house Class A office space in a very prominent city centre location, perfectly located for easy access by car, bicycle or public transport. Set within a landscaped park, the project is designed to complement the

existing Tower One and to create high quality modern office accommodation for innovative companies seeking a highly sustainable development.

The double-height foyer provides a striking entrance experience, with

naturally lit lift lobbies on each office floor and external balconies offering beautiful views over the city centre to the east and the Danube and Sava rivers. A roof terrace creates a stunning F&B destination for office users and for special events.

## A SUSTAINABLY DESIGNED CLASS A OFFICE TOWER IN A PROMINENT CITY CENTRE LOCATION



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The tower's translucent side core contains all the building's support functions, leaving the rest of the floorplate clear to accommodate flexible, state-of-the-art offices. The side core also provides self-shading from the intense south-west summer sunshine, helping to reduce cooling loads and therefore running costs. More than 700 parking spaces are provided for both towers in two new basement levels below the naturally landscaped park.

The generous floor to ceiling heights ensure that the façade-integrated, natural ventilation system provides fresh air to all office areas. This innovative system has been carefully designed for the specifics of the Belgrade climate and all other technical systems are designed to be highly energy-efficient.

#### Sectors

Office

#### Services

Architecture

#### Studios

Prague

#### Client

MPC Properties

#### Includes

Class A office space. 700 parking spaces.

#### Area

23,200m<sup>2</sup> GLA

#### Sustainability

Targeting BREEAM Excellent

#### Status

Construction started 2018

## CHAPMAN TAYLOR WORKED WITH BURO HAPPOLD TO DEVELOP A TIGHTLY INTEGRATED ARCHITECTURAL AND ENGINEERING CONCEPT

