



40, No. (1) Industrial Road, Bahan Township, Yangon, Myanmar

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AURORA BUSINESS TOWER

BUILDING SPECIFICATION

Total Net Floor Area	Approximately 8,100 SQM (88,000 SQFT)
Building	12 Storey including Basement, Reinforced Concrete Structure
Office Floors	10 Floors of Office Space, Ground Floor Lobby
Floor to Ceiling Height	Ground Floor: 3.0 Meters 1F, 9F, 10F: 2.5 Meters 2F, 3F: 3.5 Meters (without Ceiling) 4F to 8F: 3.0 Meters (without Ceiling)
Restroom	Male and Female / Every Floor For the physically challenged, one restroom at Ground Floor
Pantry	Common Pantry on Every Office Floor
Car Parking	38 Dedicated Parking (Basement - 18 lots, Font and Back - 20 lots) 26 Common Parking: Side and Front
Office Lighting	600 Lux (Average)
Power Capacity	220V ~240V
Water	City Water Supply, Sand Filtration System
Air Conditioning	Daikin, Variable Refrigerant Volume (VRV-V3), Individual Control
Main Power Supply	1,000 KVA Government Electrical Supply (Transformer)/3 Phase
Secondary Power Supply	2 x 500 KVA Caterpillar Diesel Power Generator
Fire Protection System	Smoke Detectors, Heat Detectors, Sprinkler, Two Fire Engines, Emergency Water Tanks, Fire Hose Reels, Hydrant Pipes, Fire Engine Access Point, Wet and Dry Unit Point, Portable Fire Extinguishers in every floor
Security System	24/7 Security Screening & CCTV Access Control Card System (All Building Entrances and Lifts)
Emergency System	Public Address System, Fire Alarm System, Emergency Break Glass System, Fire Escape Routes (in compliance with Local Fire Code)
Telecommunication / Network	Direct Telephone Lines, PA Facility in each office unit, Telephone point and cable network provided
Special Feature	Ramp for physically challenged person at the entrance Driver Shelter for 20 persons

Lift Type	Brand	Number	Load Capacity	Speed
Passenger List	Schindler	2	15 (1000 kg)	1.6 m/s
Service Lift	Schindler	1	15 (1000 kg)	1.6 m/s