

INNOVATIVE OFFICE SOLUTIONS



[HOME](#)

[PROJECT](#)

[LOCATION](#)

[BREAM](#)

[KEY FACTS](#)

[FLOOR PLANS](#)

[TECHNICAL FEATURES](#)

[CONTACTS](#)

kTower
Lisbon Business Centre



kt

www.ktowerlisbon.com

KREST REAL ESTATE INVESTMENTS

K-Tower is the new project of Krest Real Estates Investments, situated within a complex composed of a Moxy Hotel Lisboa Oriente and an office tower, in Parque das Nações.

This elegant tower, with private green spaces, consists of 14 office floors above ground, in front of the Gare do Oriente station. The building is equipped with innovative features, designed and adapted to the needs of the business of the future and benefiting from an incomparable access and communications network.

A GREAT
OPPORTUNITY
FOR YOUR
BUSINESS



K-PROJECT

DESIGN WITH INTELLIGENCE

The K-Tower architecture provides for a maximum flow of natural light, inspiring 360° views and the flexibility to customize your space according to your needs.

K-Tower is situated within private green spaces that can be used in dynamic ways and provide a natural refuge within the city.

H HOTEL MOXY LISBOA ORIENTE

CENTRAL SQUARE

LANDSCAPED AREAS

K-LOCATION

CENTRAL AND WELL CONNECTED

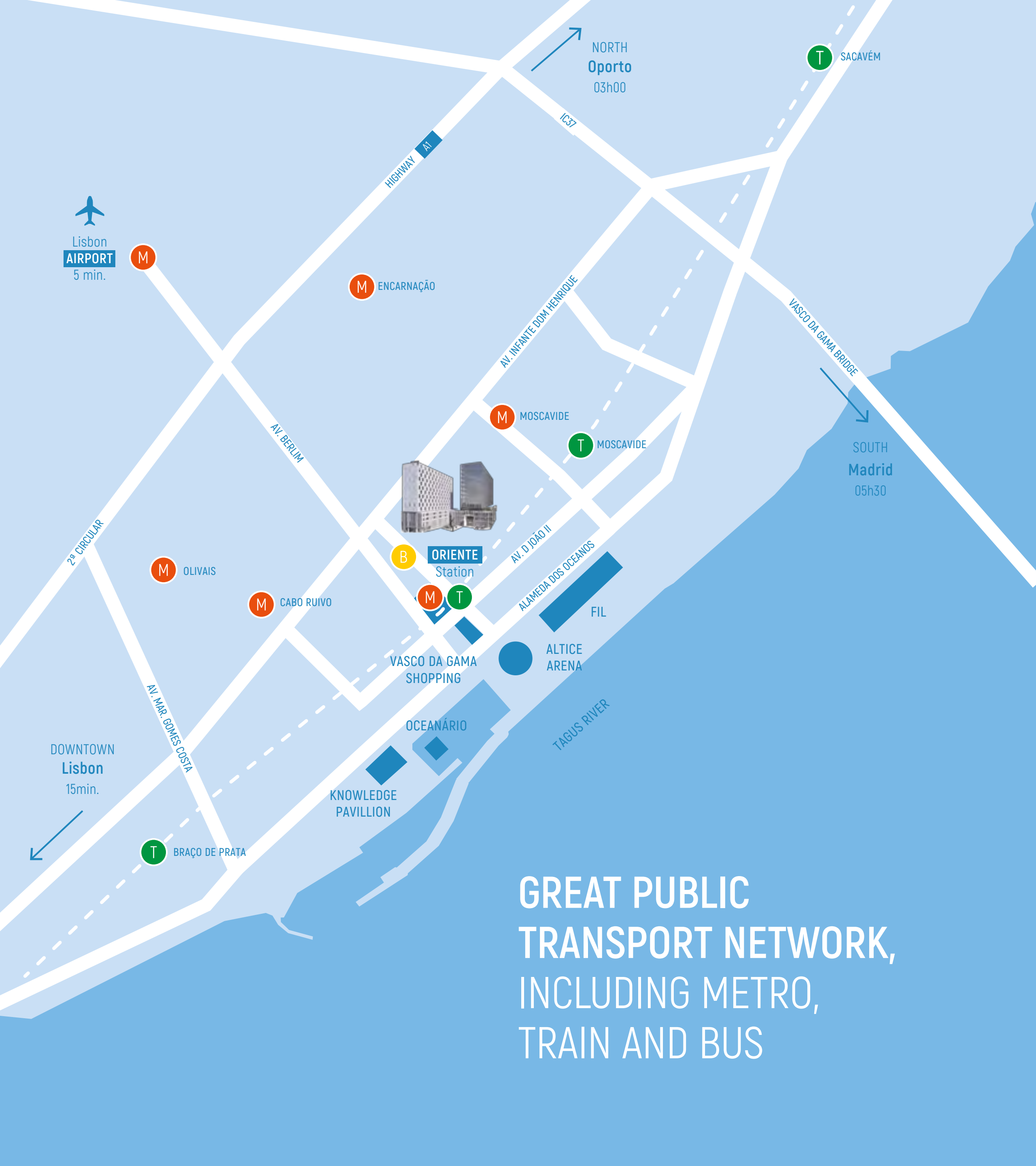
The project is located in Parque das Nações, also referred to as zone 5, within the office market definition.

This area has grown from a great rehabilitation project for the eastern part of Lisbon, which happened in 1990, connected with the Expo 98 events.

This originated in the development of high-end residential buildings, the Gare do Oriente station, the prime Vasco da Gama Shopping and various office buildings.

Located next to a public transportation hub, the project is served by an excellent network that includes Metro, Train and Bus, as well as a close proximity to Lisbon's International Airport.

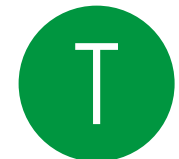






GREAT PUBLIC TRANSPORT NETWORK, INCLUDING METRO, TRAIN AND BUS

K-DISTANCES

1 MINUTE WALKING TO ORIENTE STATION

 Trains CP Linha de Sintra Linha da Azambuja Regional Intercidades Alfa Pendular SUD-EXPRESS Lisbon - Hendaye LUSITÂNIA Lisbon - Madrid	 Metro ORIENTE Red Line	 Bus CARRIS 708, 725, 759, 705, 750, 728, 794, 744, 782 RL 305, 308, 309, 310, 316, 318, 330 TST 562, 565
---	---	---

5 MINUTES BY CAR TO LISBON'S INTERNATIONAL AIRPORT

SMART MOBILITY SOLUTIONS WITH ELECTRIC SCOOTERS OR BIKES

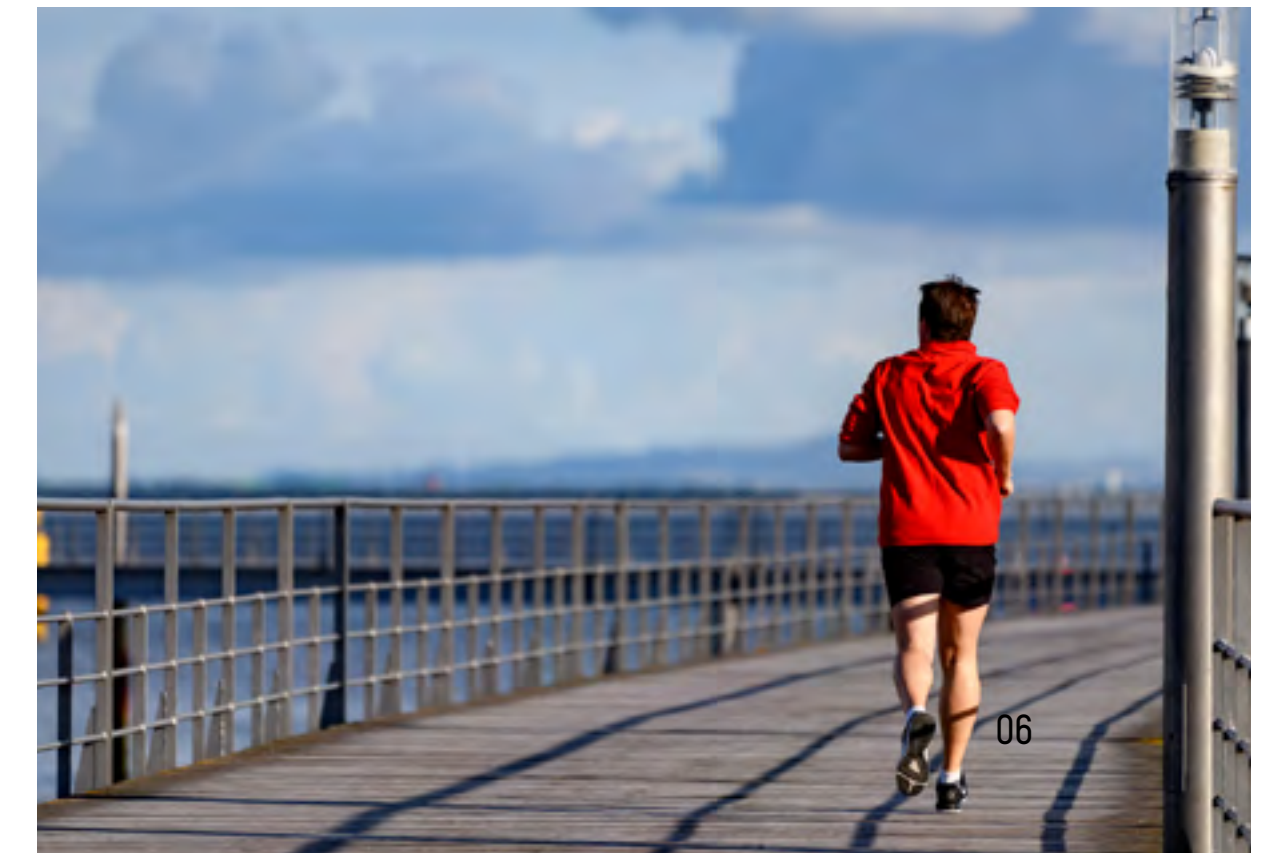
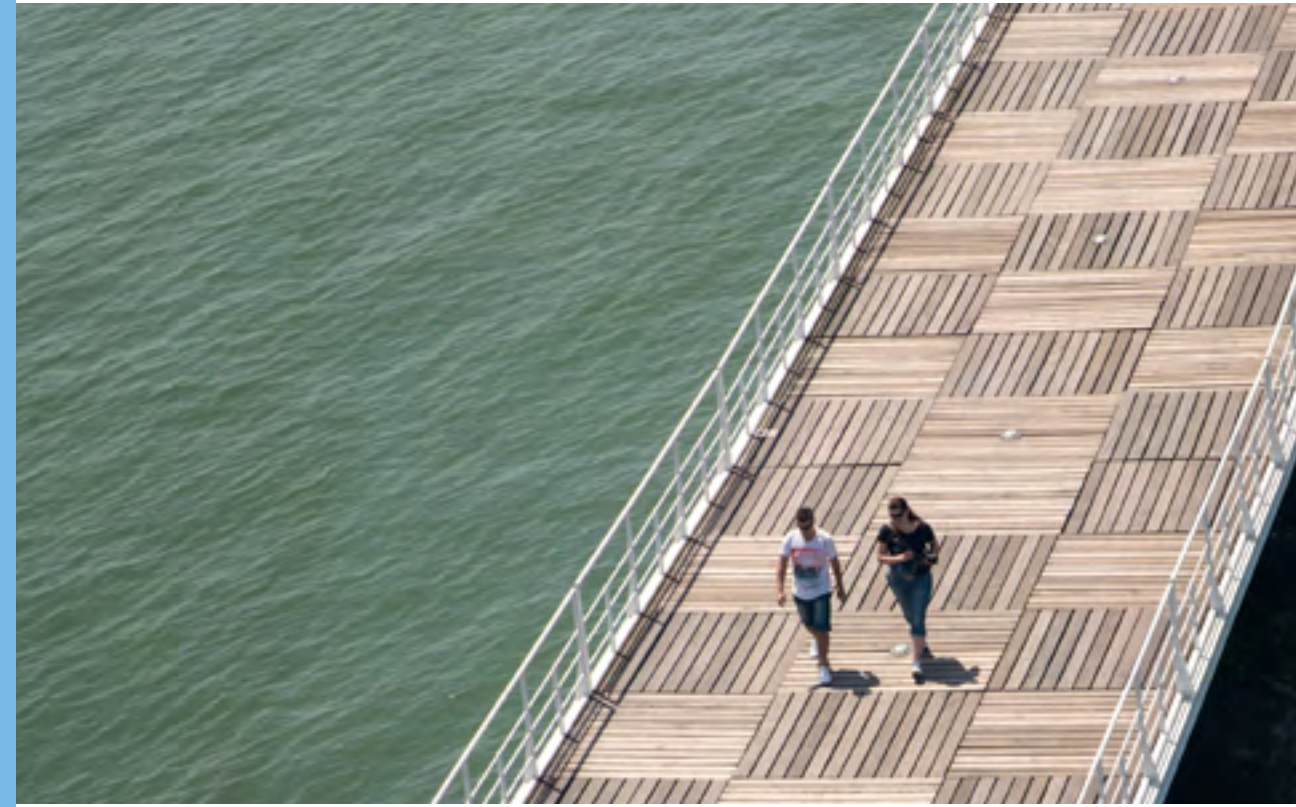
2 terminals
+200 destinations

Destinations	Flight time
Porto	00h50
Madrid	01h00
London	02h25
Paris	02h25
Frankfurt	03h00
New York	08h00
Dubai	08h00



K-LIFE

PERFECT BALANCE
BETWEEN WORK
AND LEISURE



HOME

PROJECT

LOCATION

BREAM

KEY FACTS

FLOOR PLANS

TECHNICAL FEATURES

CONTACTS

MOXY HOTEL

ORIENTE STATION



LANDSCAPED
AREAS

COURT
CITY

FIL

VASCO DA GAMA TOWER

VASCO DA GAMA
SHOPPING

ALTICE ARENA

VASCO DA GAMA BRIDGE

LISBON
CASINO

PORTUGAL
PAVILLION

CABLE CAR
& RIVERSIDE

K-GREEN

STRONG GREEN PERFORMANCE

K-Tower focuses on building a flexible and efficient work environment, through the obtainment of the BREEAM Certification, an international sustainability assessment method, that uses sustainable principles by choosing construction materials that achieve lower energy consumption through innovative solutions such as solar panels, placing shade panels throughout the façade and LED lighting systems.

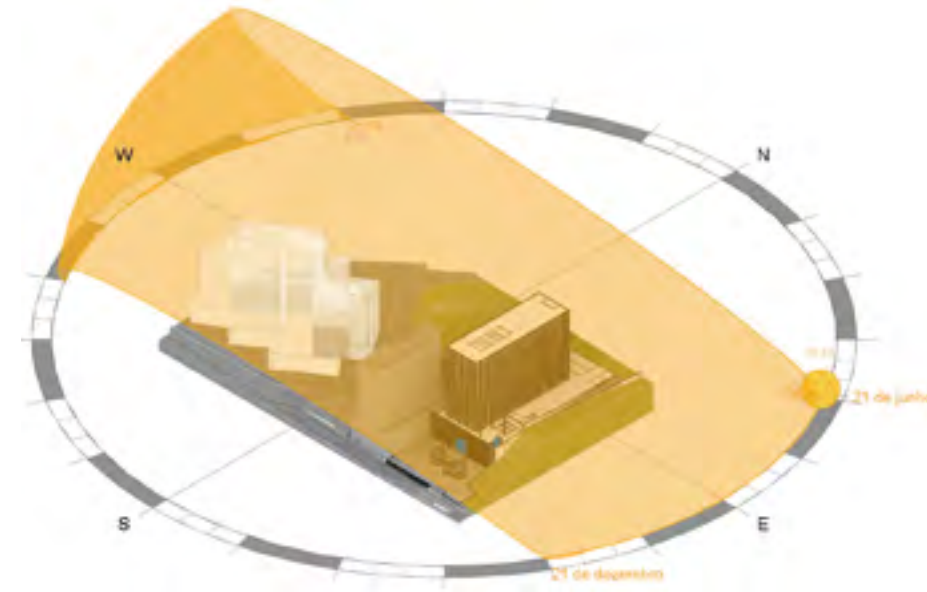


K-GREEN

BREEAM CERTIFICATION

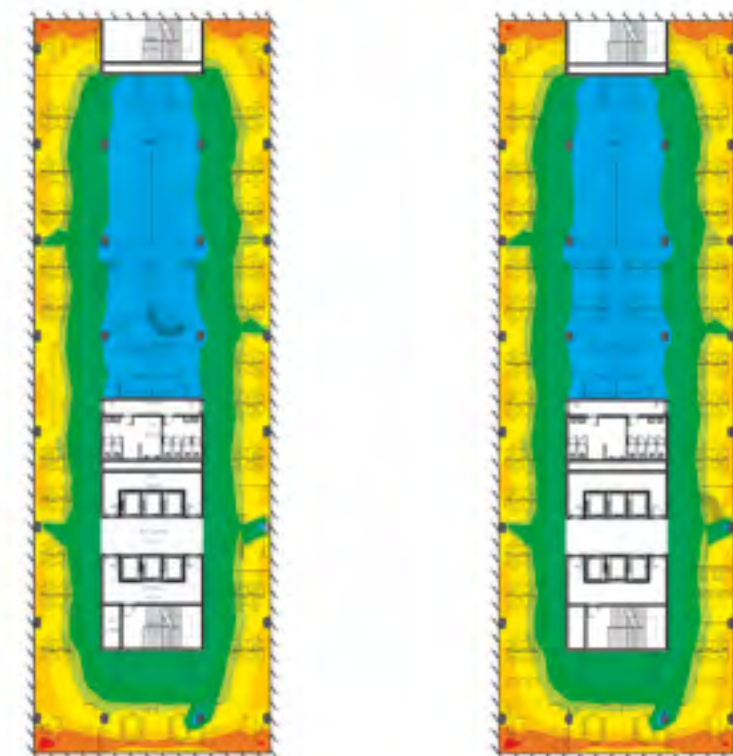
INDOOR COMFORT AND WELLBEING CLIMATE AND LOCAL INPUTS

- Local conditions analysis;
- Sustainable and passive principles integration;
- Daylighting and sun shading studies;



IMPACTS TO THE BUILDING

- Better indoor conditions improve productivity;
- Healthy buildings reduces employees absence due to diseases;
- Sustainable buildings improves users experience and satisfaction;



PROJECT OUTPUTS

- Façade shading dimensions that avoids overheating (particularly in west façades);
- Adequate daylighting levels in all façades;
- Thermal and wind comfort in the plaza;



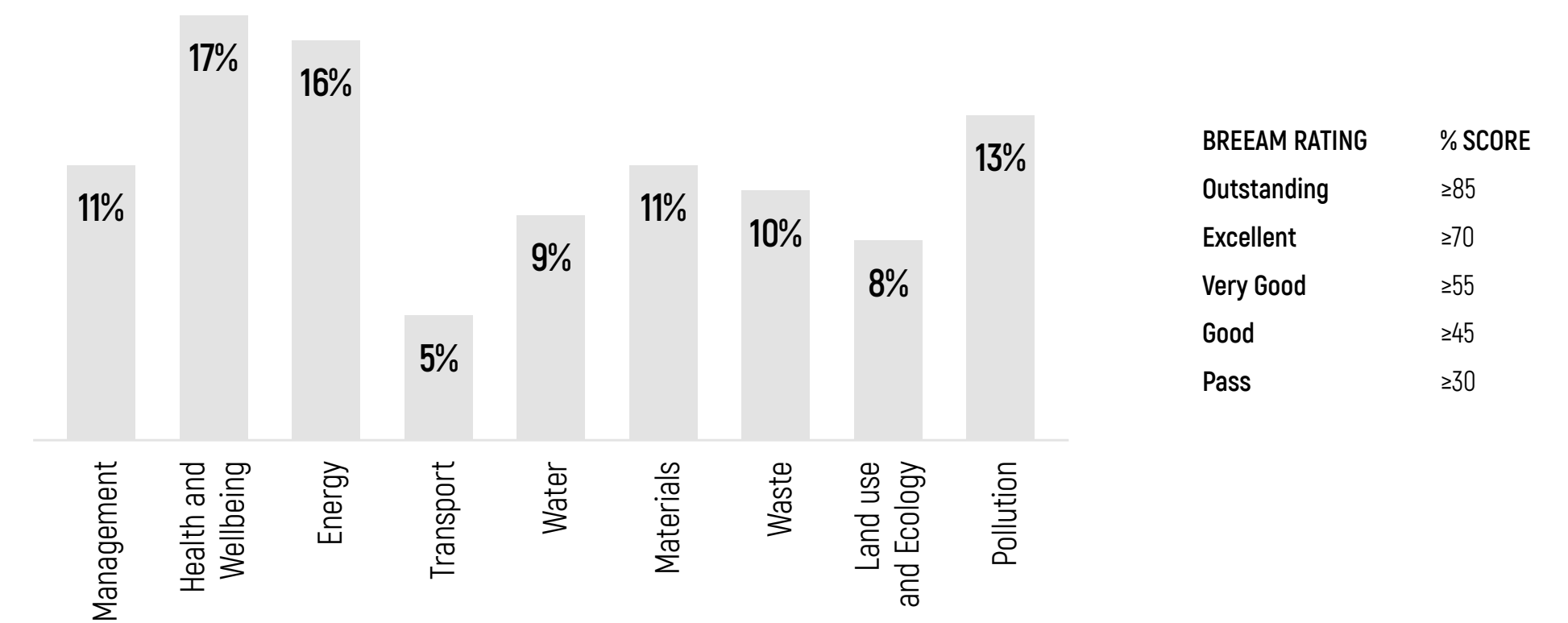
OVERALL SUSTAINABLE PERFORMANCE

BREEAM is the most recognized International certification system for sustainable buildings.

Certification Target - **Excellent**

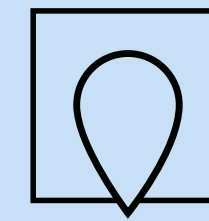
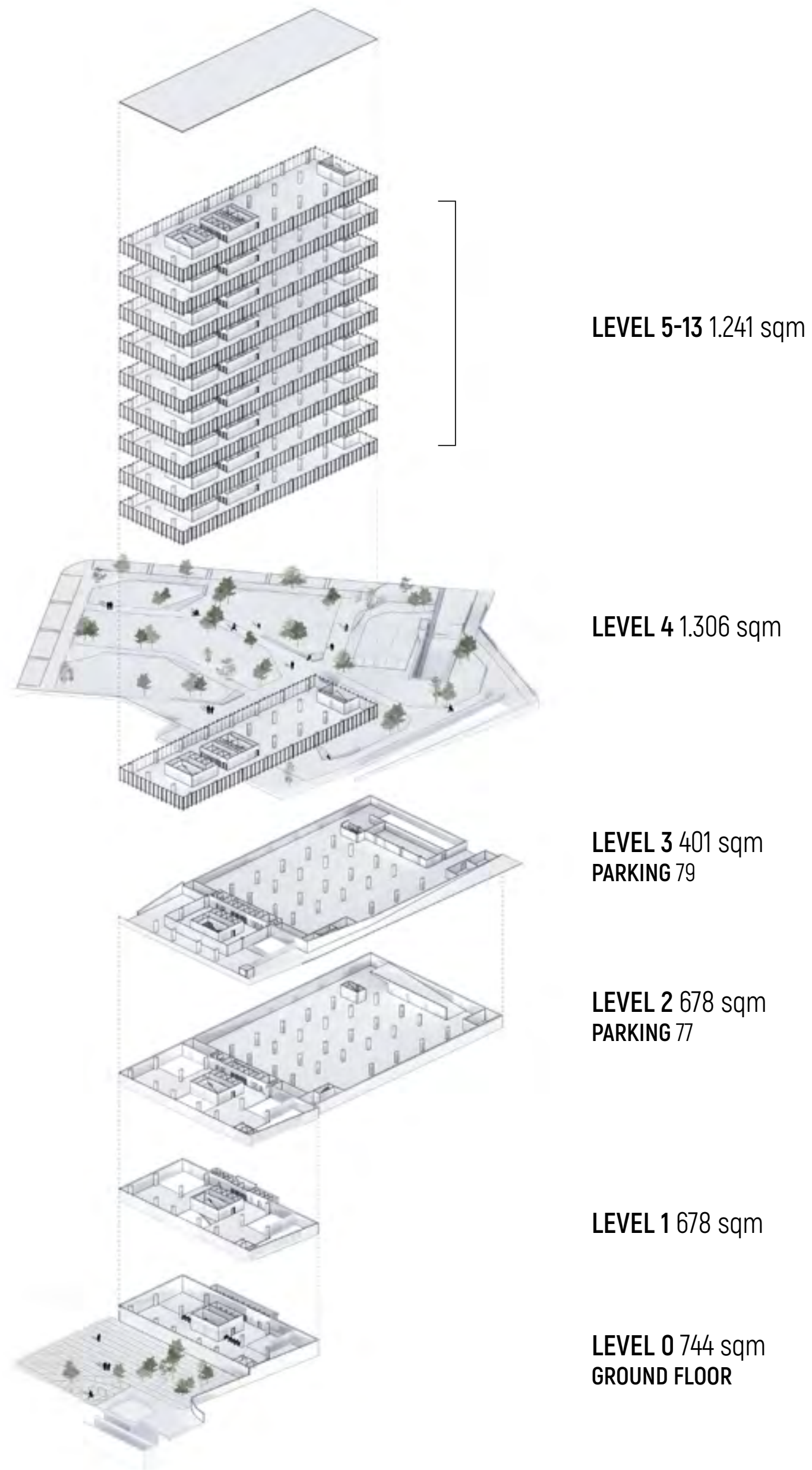
- Overall sustainable performance is better **70%***
- Energy performance is improved in **36%***
- Water consumption is reduced in **12,5%***

*[when compared with BREEAM definition of a new conventional building]



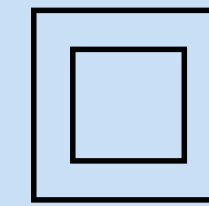
10 BREEAM Assessment Sections

K-FACTS



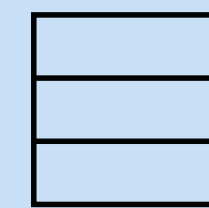
Location Zone 5

PARQUE DAS NAÇÕES



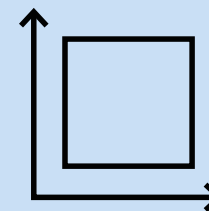
Total GLA Sqm

14.985



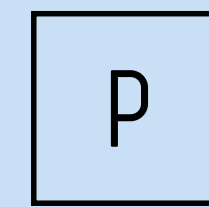
Floors Above Ground

14



Sqm per floor plate

1.242



Private Parking Spaces

156

Modern architecture
with innovative solutions

Excellent **Public Transport Network**

Exterior **Private Gardens**

Surrounding **Landscaped Areas**

Complex with **Hotel**

K-DESCRIPTION

FLEXIBLE OFFICE SOLUTIONS

At K-Tower you will find maximum flexibility in the layout of your office space, with a maximum capacity of approximately 250 workstations on a standard floor plate. Throughout the tower, the floors are developed in open space with a central core that accommodates elevators, toilets and other technical areas.

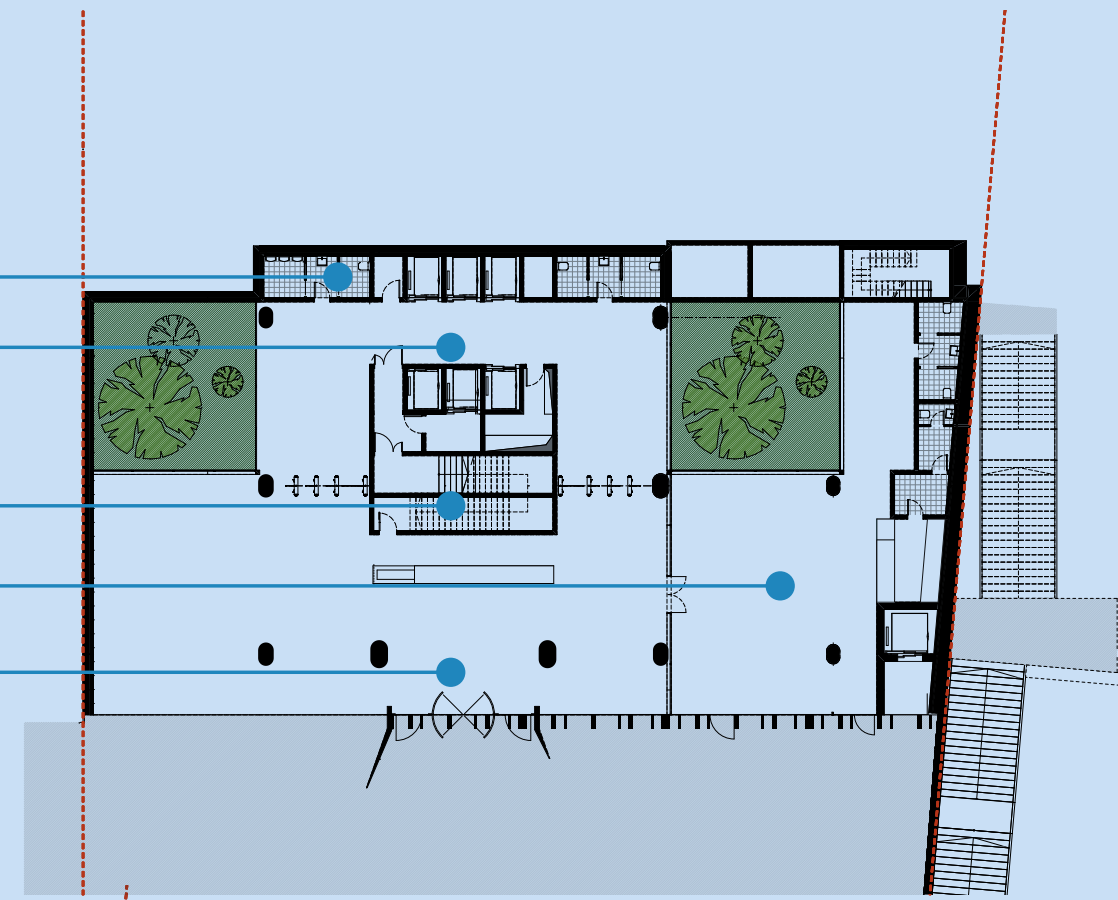
COME IN AND ENJOY THE EXPERIENCE



K-FLOOR PLANS

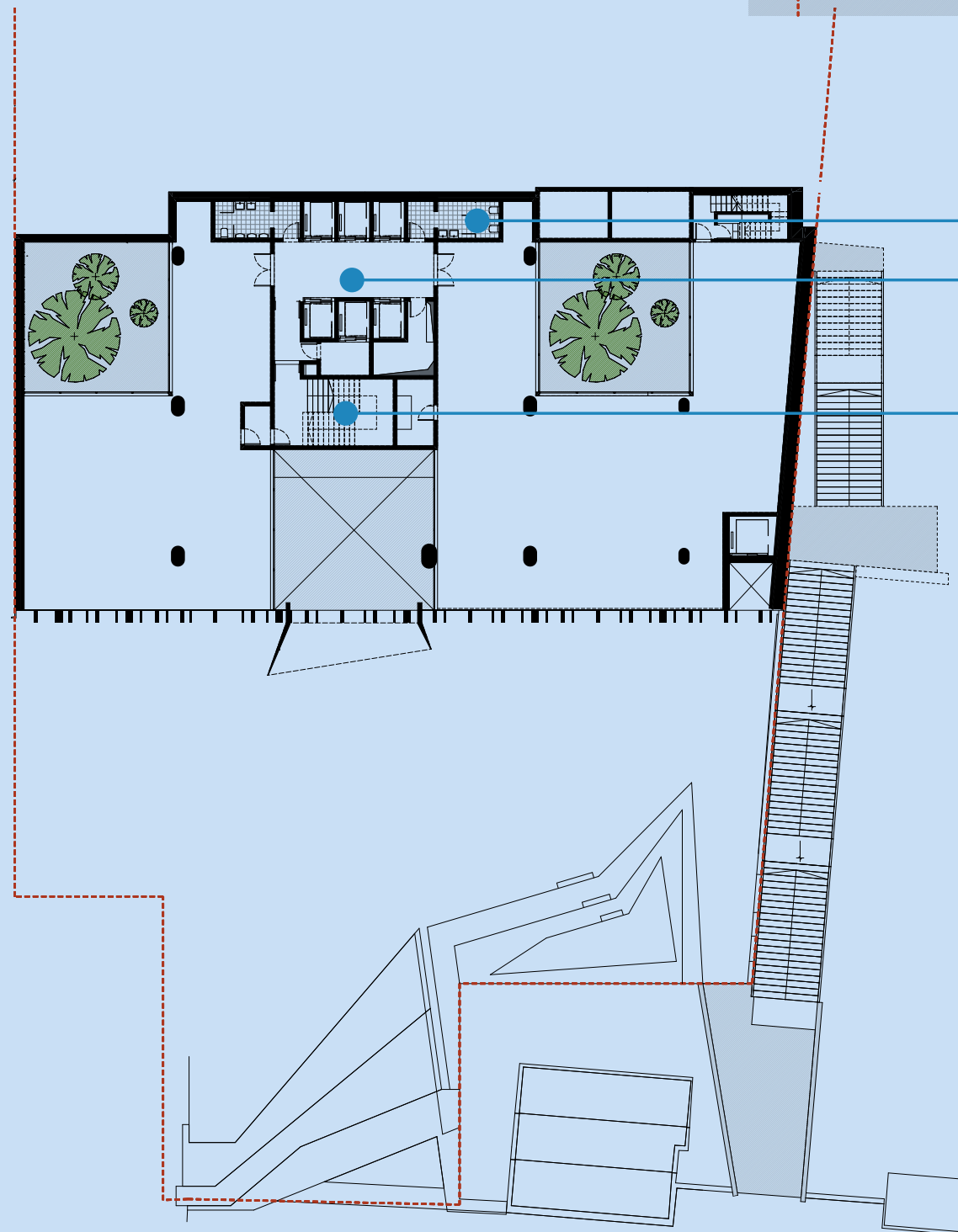
GROUND FLOOR

- Sanitary
- Access Zone
- Technical Space
- Retail
- Entrance Lobby



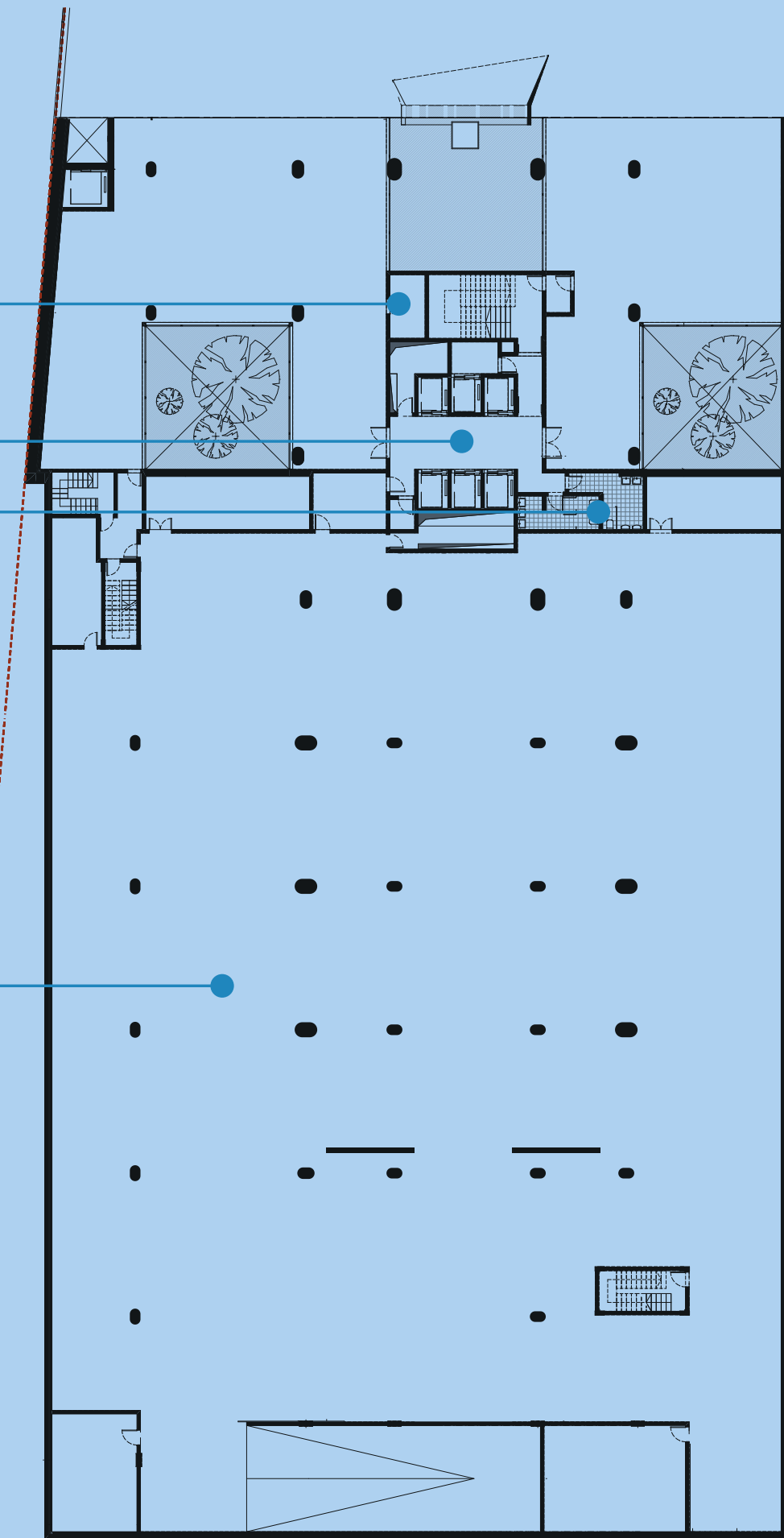
1ST FLOOR

- Sanitary
- Access Zone
- Technical Space



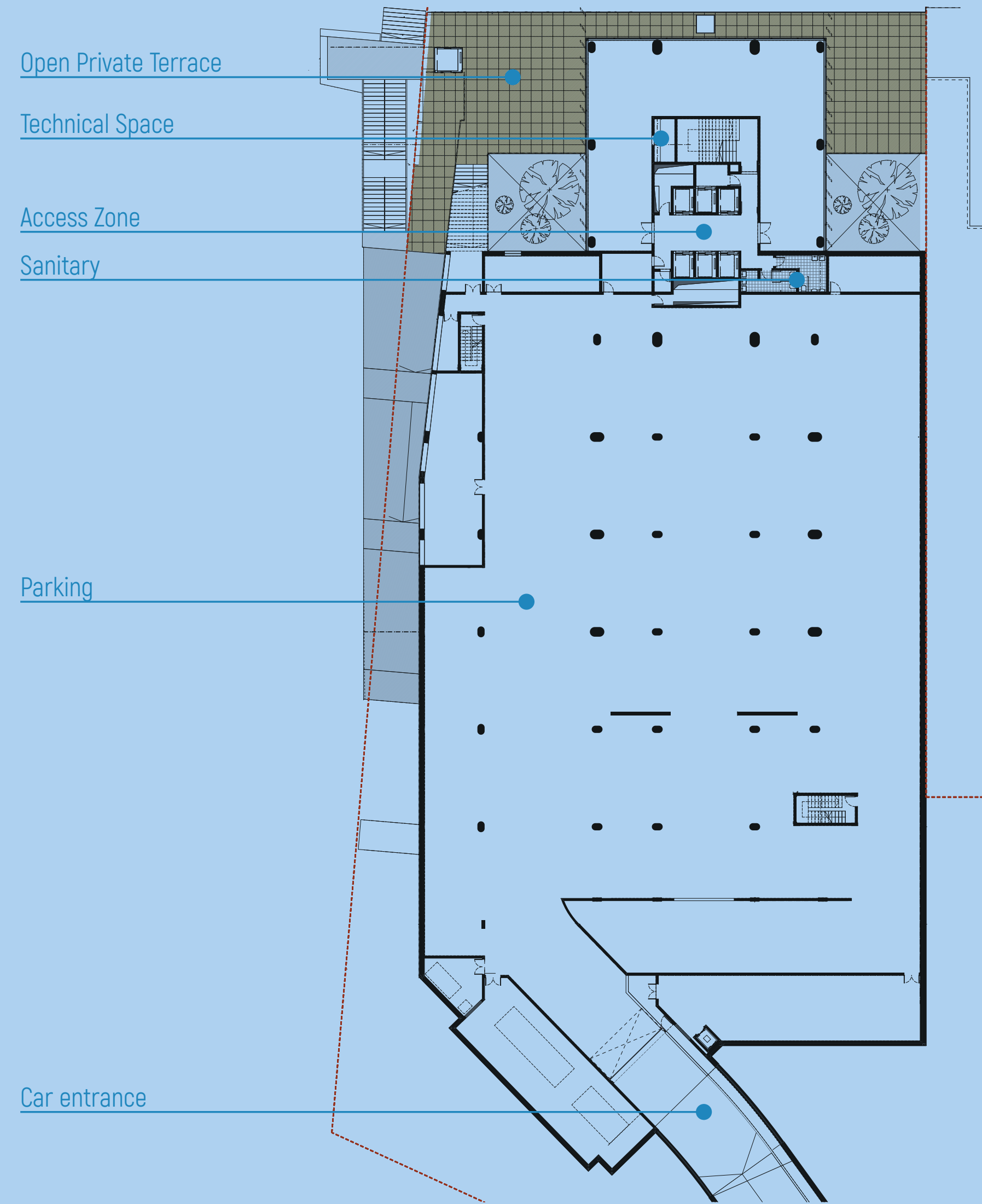
2ND FLOOR

- Technical Space
- Access Zone
- Sanitary



- Parking

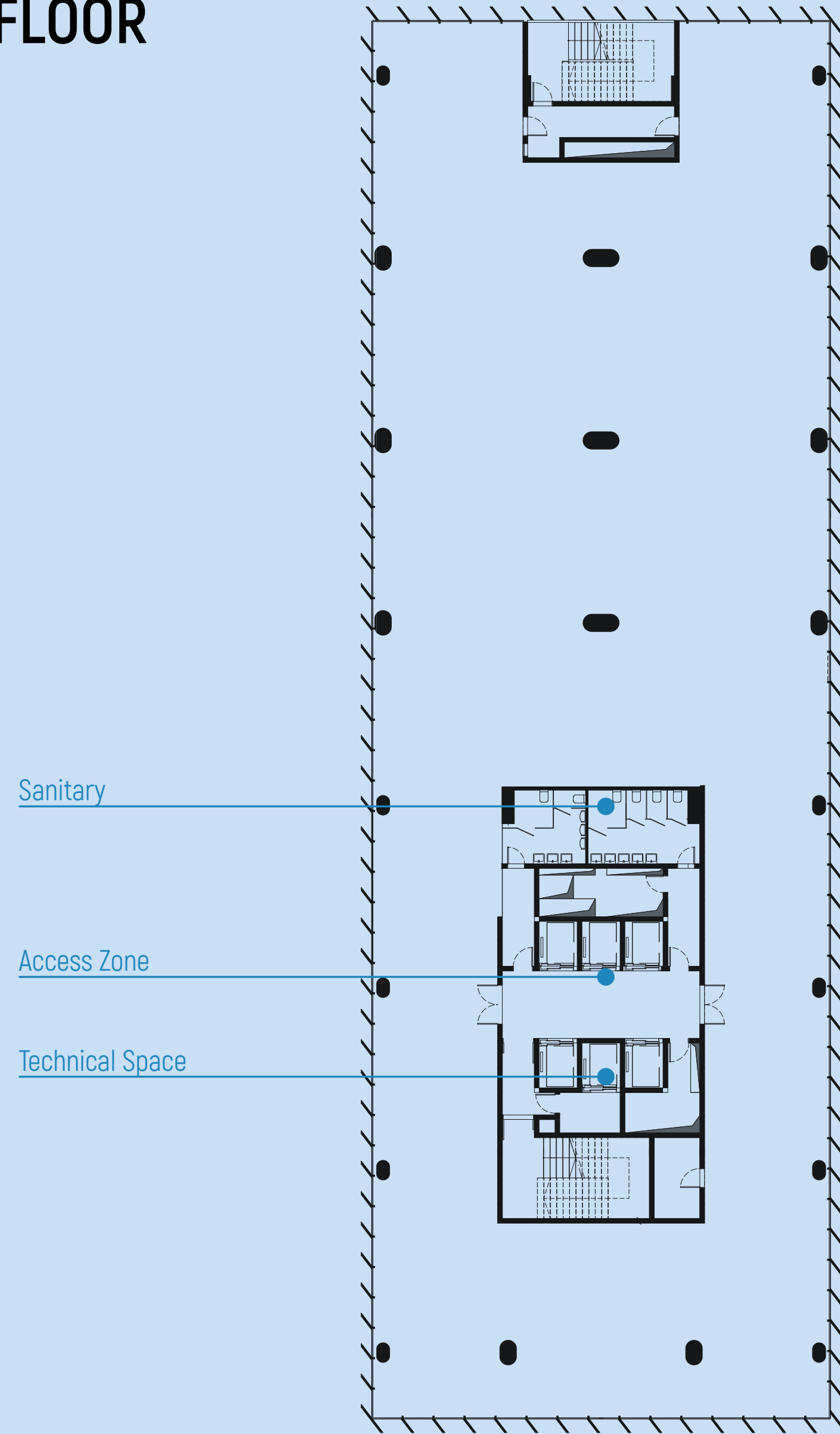
3RD FLOOR



4th FLOOR

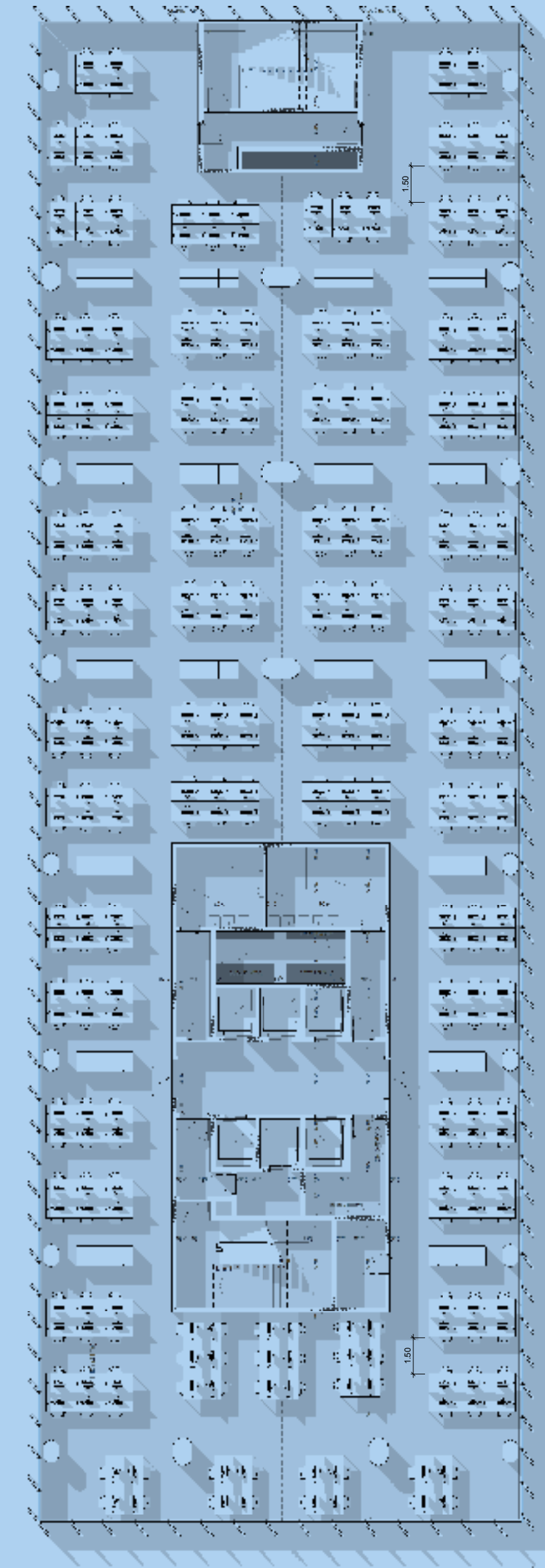


5th-13th FLOOR



FLOOR MAXIMUM CAPACITY 250 WORK PLACES

Total area 1.242 sqm





TECHNICAL FEATURES

- **One office tower**
with 14 floors above ground
- **2 entrance lobbies**
ground floor and 4th floor
- Abundant **natural light**
- **Open ceiling** concept
- Raised technical floor
- **Toilets** located on the common area of each floor
- Standard floor with capacity of approximately **250 workstations**
- **6 elevators**
connecting the floors
- Dedicated private **parking spaces**
- Exterior **Private Gardens**
- Surrounding landscaped areas
Exterior green areas
- Controlled access



Krest Portugal
www.krestlis.com



JLL
www.jll.pt

T. +351 213 583 222



Claudia Ribeiro
Consultant Office Agency

T. +351 915 188 803
claudia.ribeiro@eu.jll.com



Marina Freitas
Consultant Office Agency

T. +351 915 188 805
marina.freitas@eu.jll.com



José Pinto
Consultant Office Agency

T. +351 915 188 809
jose.pinto@eu.jll.com