



MIR

Office Building

6 Denkoglu Str.
Sofia, Bulgaria

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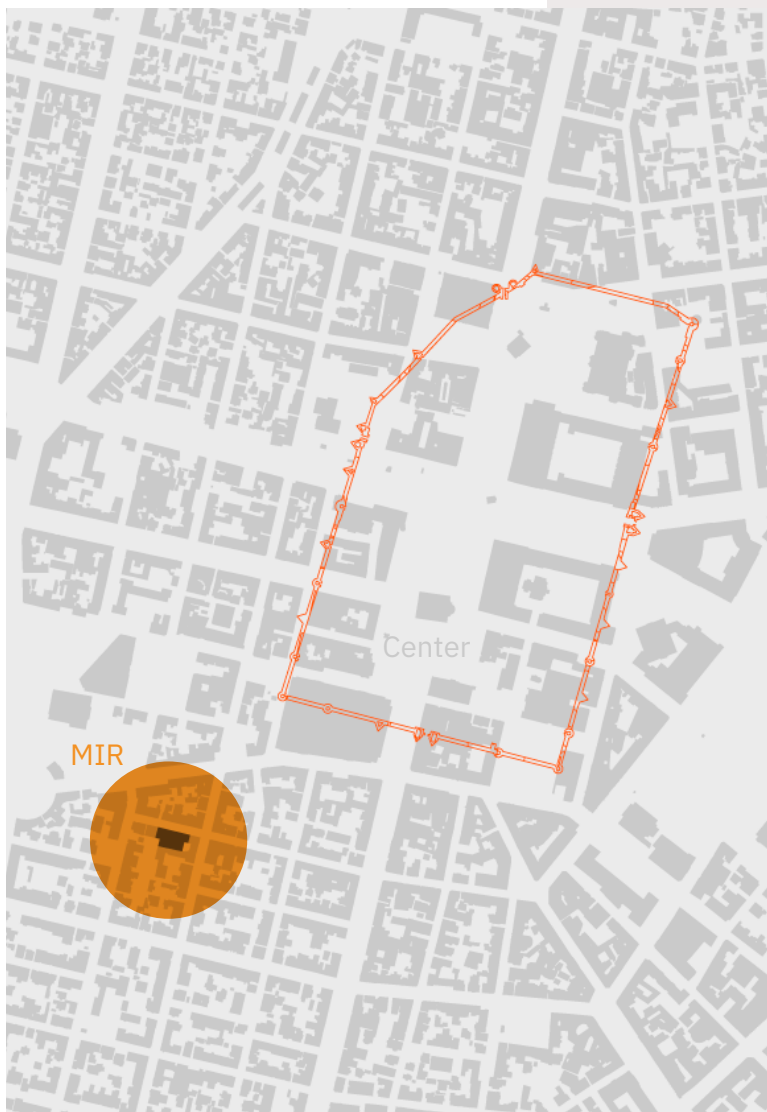




Amidst the bustling cityscape of Sofia, a new oasis of calm and productivity emerges: MIR

This contemporary office building is designed to provide businesses with a prestigious and dynamic work environment, while offering employees a haven of comfort and well-being.

MIR's striking façade, made of exposed concrete and glass, exudes a sense of sophistication and modernity. The building's carefully crafted interiors are flooded with natural light, creating a bright and welcoming atmosphere.



Location

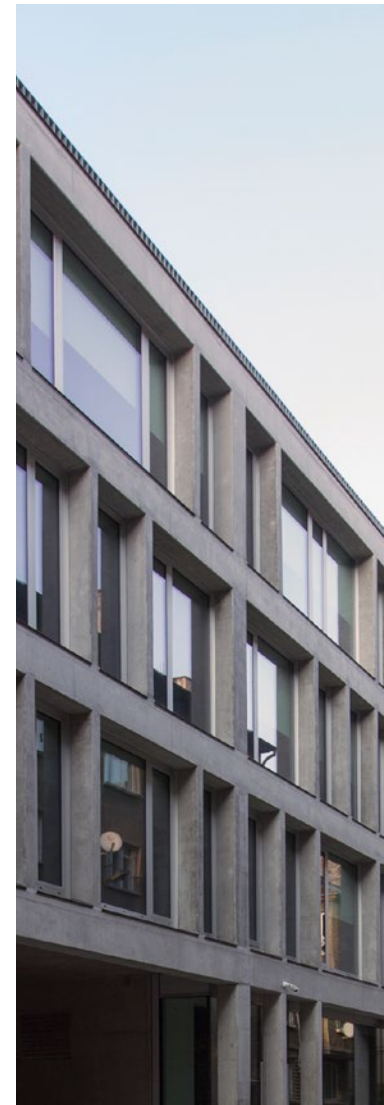
MIR is located in the heart of Sofia's historic center, on the site of the former Mir Cinema, a well-known landmark during the socialist era. The building is within walking distance of key government offices, financial institutions, and cultural landmarks, including the National Assembly, the Council of Ministers, and the Alexander Nevsky Cathedral.

History

The MIR building is also close to the ancient fortress walls of Serdica, the Roman predecessor of Sofia. The Serdica Fortress Walls were built in the 2nd century AD and are some of the best-preserved Roman fortifications in Europe. Today, the walls are a popular tourist destination and offer a fascinating glimpse into the city's past.

Architecture

The building structure is made of monolithic exposed concrete with structural facades of concrete grids and a monolithic core. The thermal insulation is on the inside and meets the modern requirements for energy efficiency. The underground levels are built with diaphragm walls. The staircase is structurally suspended above the garage ramp and is made of precast concrete elements that are assembled on site. The building mainly uses natural materials, such as exposed concrete and titanium-zinc sheet metal facades, aluminium windows and doors, and the common areas are paved with granite slabs, terrazzo and polished concrete.



Building design that incorporates open-air experience

Outdoor spaces are an inviting place to spend time and recharge. They offer a welcome respite from the hustle and bustle and a chance to reconnect with nature.





Human component

The openable windows, the natural lighting in the office spaces, the direct access to large terraces on each floor and the design of the building



Economic component

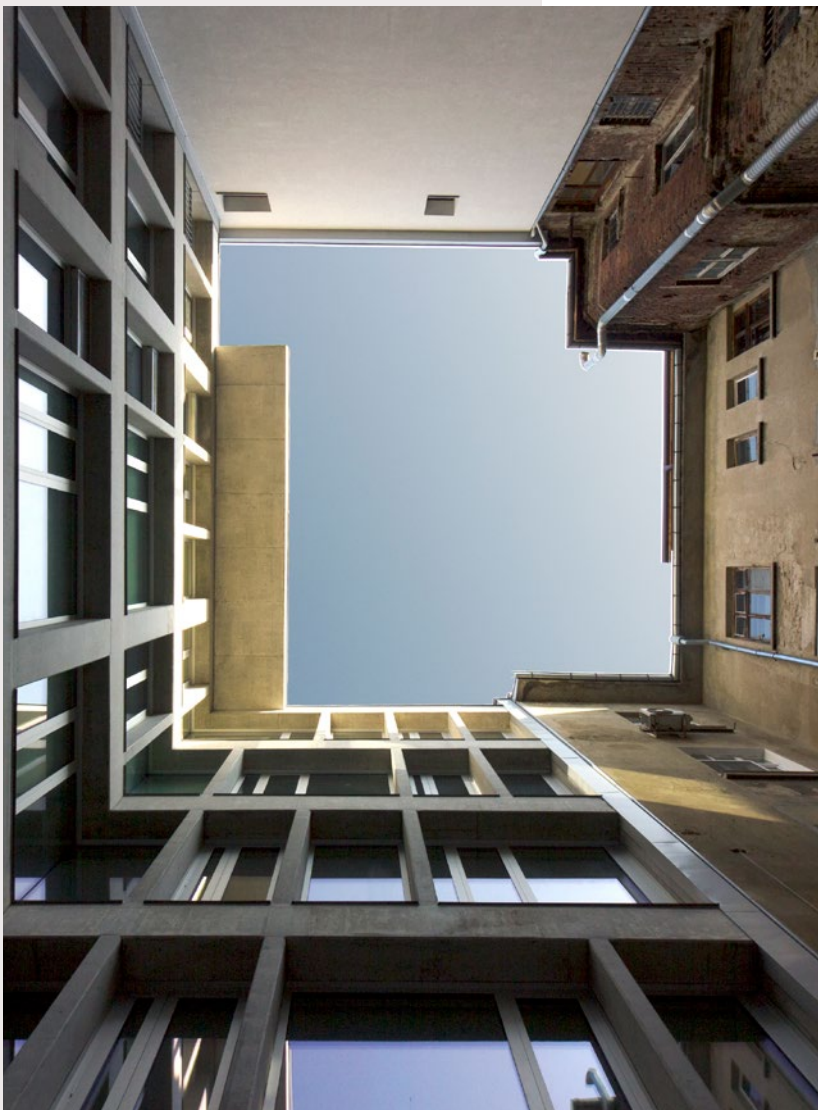
Concrete structure of the building is in the same time the visual finish of the façade, no additional cladding materials etc.



Environmental component

Most of the building materials in the building are natural materials. The green façade and the green roof are decreasing the heat island in the city and contributing for a better environment.





Spaces

The program envisages an office building with an underground garage and the possibility of maximum landscaping. The offices are designed flexibly on the “shell and core” principle for renting. On the highest level, a glass pavilion with a view over the surrounding roofs and a landscaped roof garden is planned. The pavilion is intended to be shared by the offices as a place for meetings, conferences and recreation. Two underground levels are dedicated for parking.

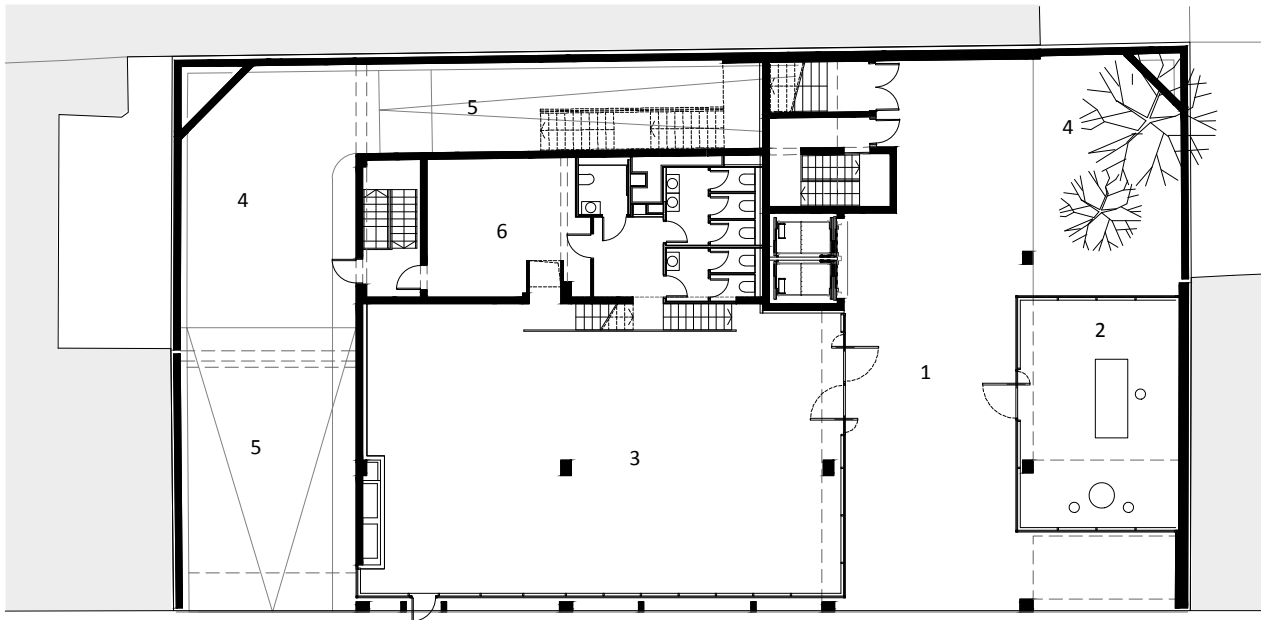
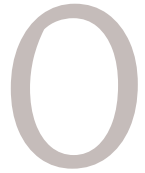
Ground Floor

Gross area: 322.70 m²

Net area: 276.68 m²

The Ground floor plan consists of an open piazza, an office entrance, a reception area, a garden with archaeological finds, and a meeting and events space.

1. Piazza
2. Lobby
3. Retail
4. Courtyard with archeology
5. Entrance garage/ramp
6. Storage



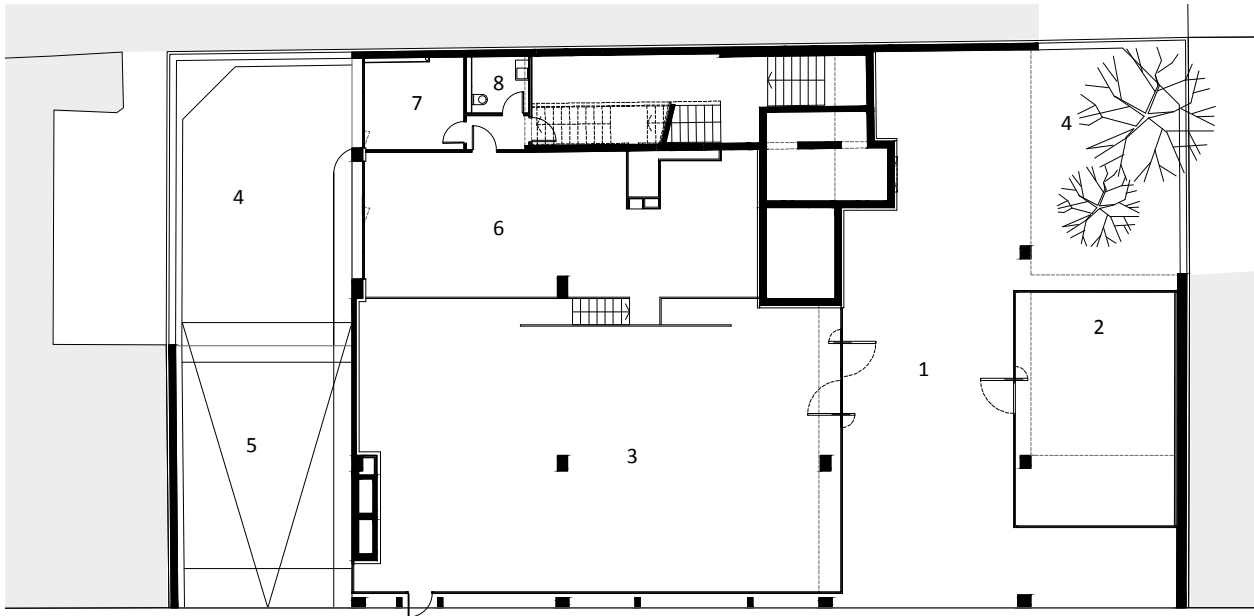
Gallery Floor

Gross area: 98.52 m²

Net area: 84.47 m²

The Ground floor plan includes a mezzanine, which is a gallery with facilities.

1. Piazza / air
2. Lobby / air
3. Retail / air
4. Courtyard with archeology / air
5. Entrance garage/ ramp /air
6. Retail Gallery
7. Security room
8. WC for disabled



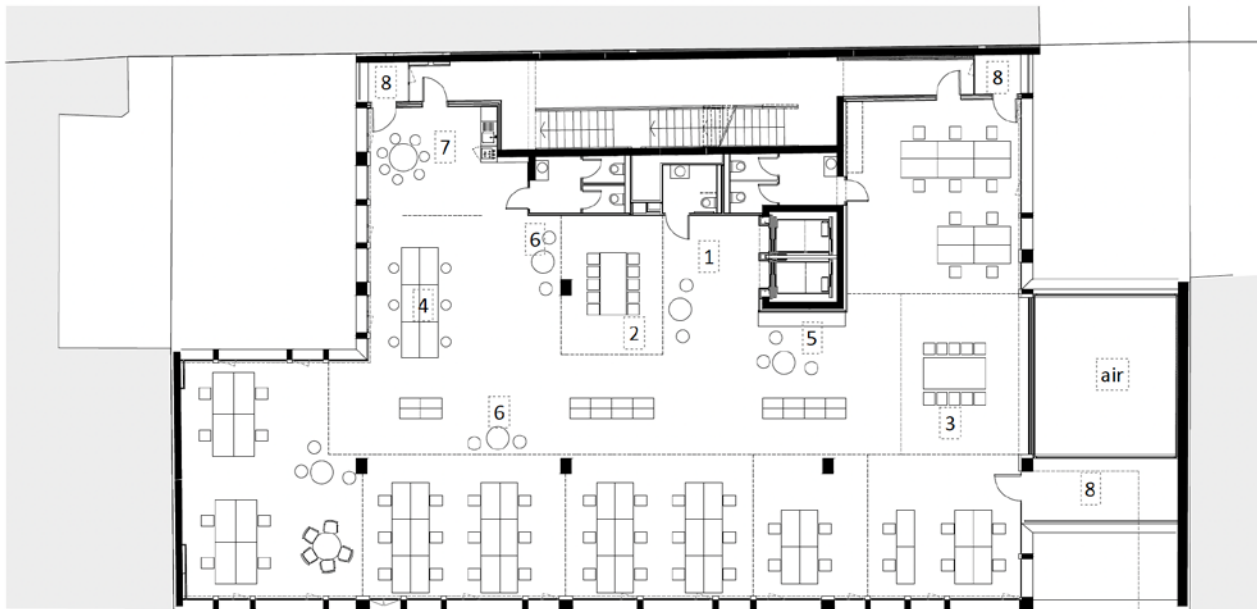


First Floor *Medium density plan*

Office gross area: 647.55 m²
Office net area: 530.67 m²
Terraces: 24.53 m²
Occupancy capacity: 54 workstations

1. Entrance
2. Meeting 1
3. Meeting 2
4. High deks collaboration
5. Copy / print
6. Lounge / informal meeting
7. Kitchen
8. Terraces

1^a

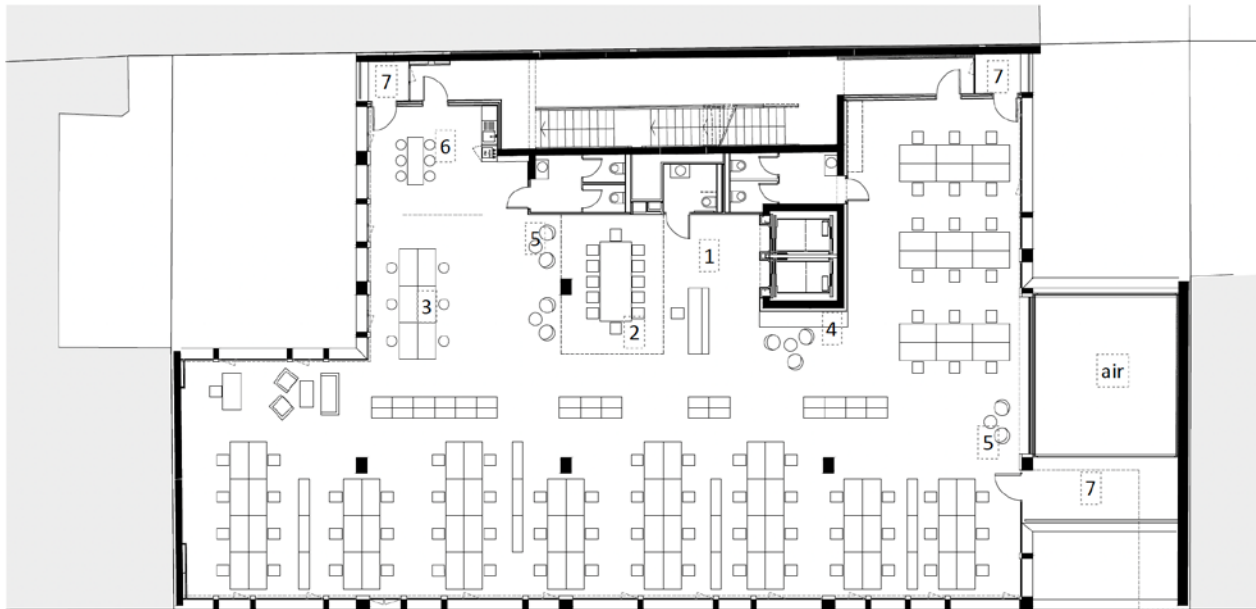


First Floor *High density plan*

Office gross area: 647.55 m²
Office net area: 530.67 m²
Terraces: 24.53 m²
Occupancy capacity: 80 workstations

1. Entrance
2. Meeting 1
3. Meeting 2
4. High deks collaboration
5. Copy / print
6. Lounge / informal meeting
7. Kitchen
8. Terraces

1^b



Second Floor

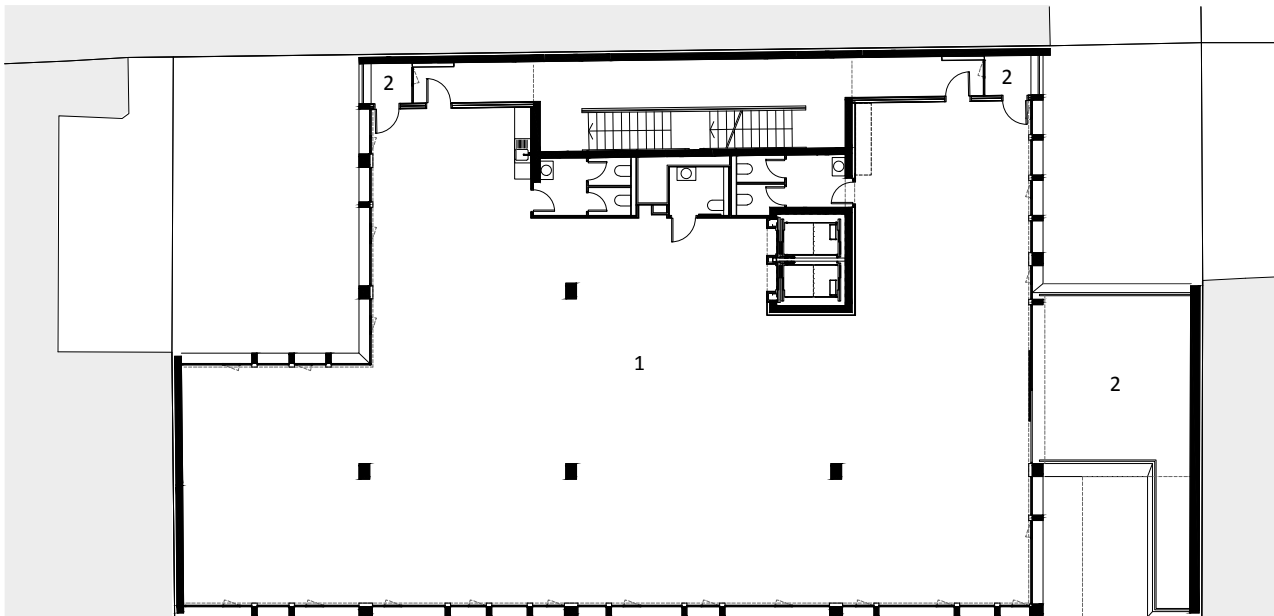
Office gross area: 688.45 m²

See examples of medium and high density plan on page 12 and 13.

1. Office space:
Net area 529.78 m²

2. Terraces:
Net area 60.49 m²

2





Third Floor

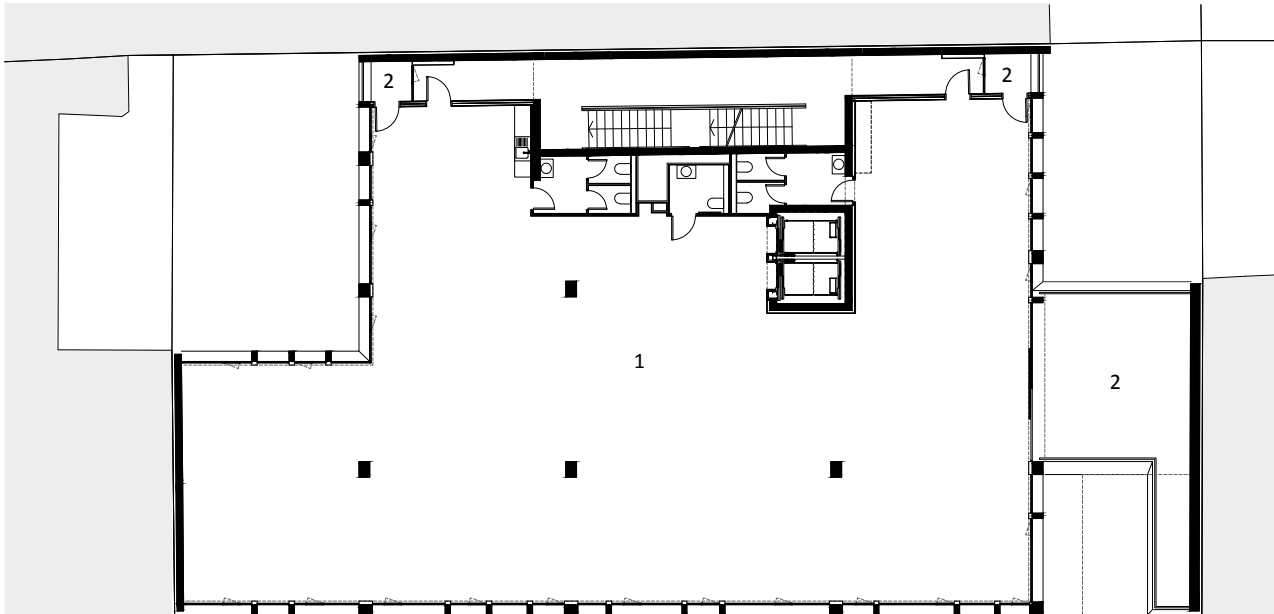
Office gross area: 686.82 m²

See examples of medium and high density plan on page 12 and 13.

1. Office space:
Net area 528.72 m²

2. Terraces:
Net area 60.15 m²

3



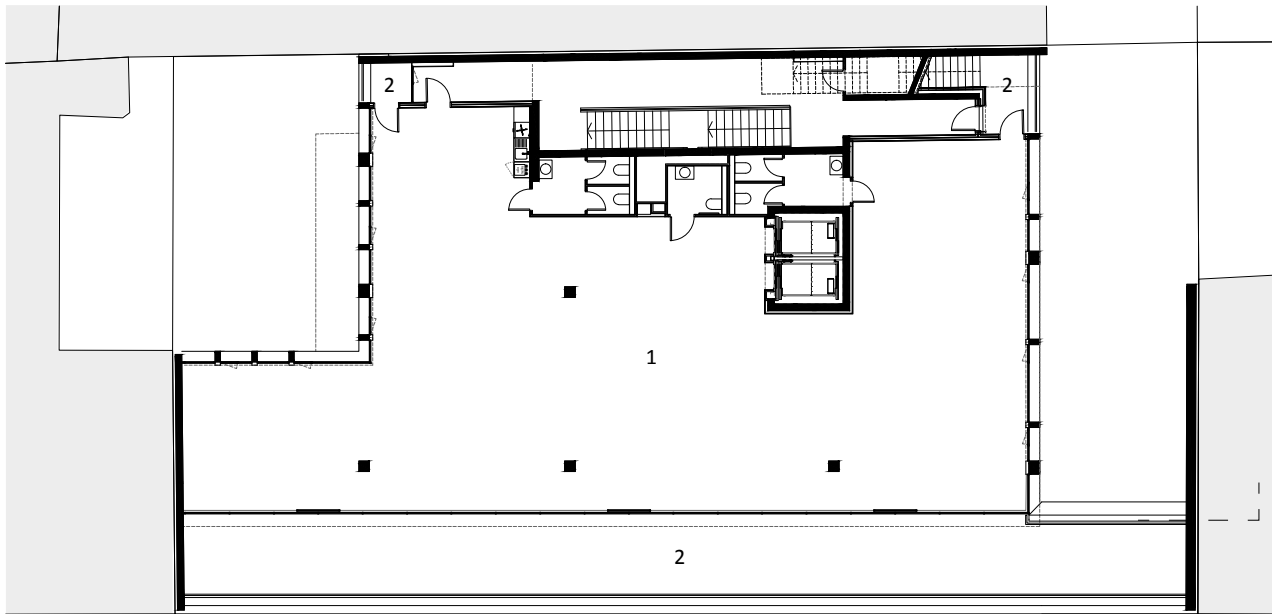
Fourth Floor

Office gross area: 647.58 m²

1. Office space:
Net area 395 m²

2. Terraces:
Net area 160.23 m²

4



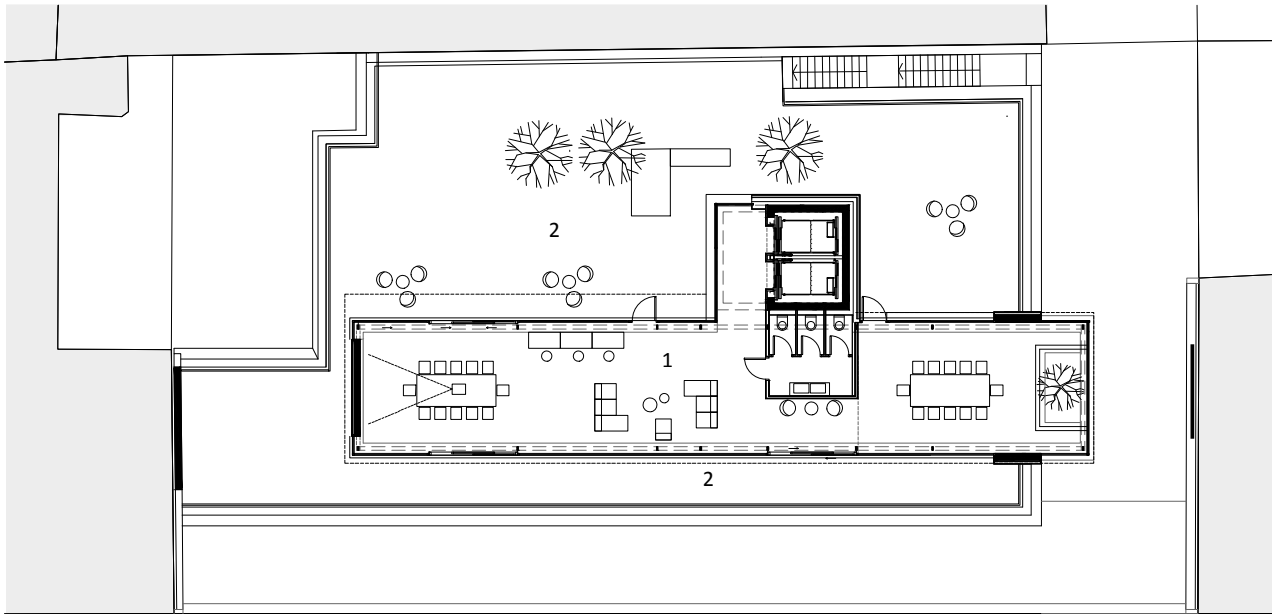
Roof Pavilion

Office gross area: 546.43 m²

1. Roof Pavilion /
Meetings, event space:
Net area 153.47 m²

2. Terrace / green garden:
Net area 315.03 m²

R





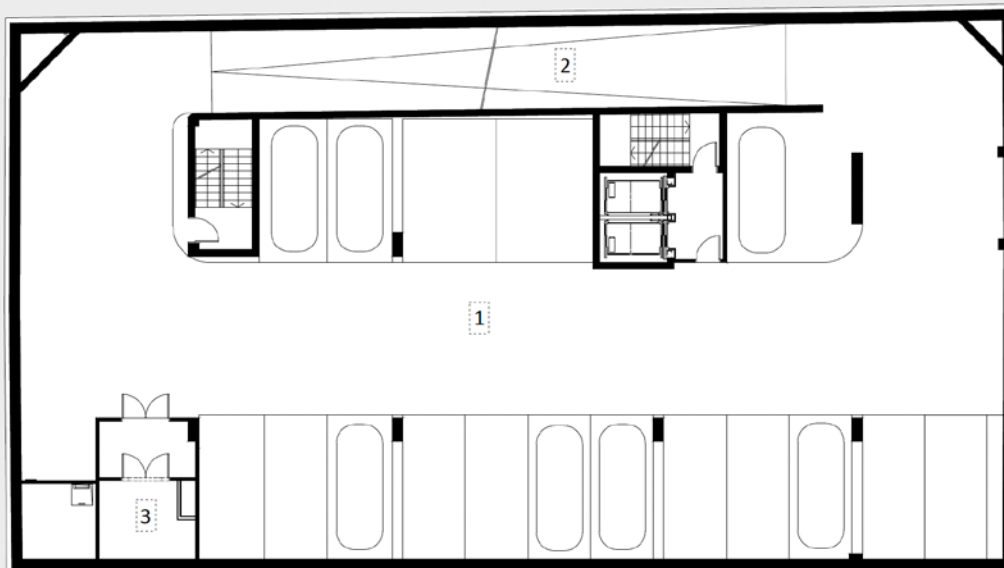
Underground Garage –1

The parking level offers 18 parking spaces, 2 of which are designated for people with disabilities.

There are also bicycle parking spaces available.

1. Garage
2. Ramp
3. Storage

—1

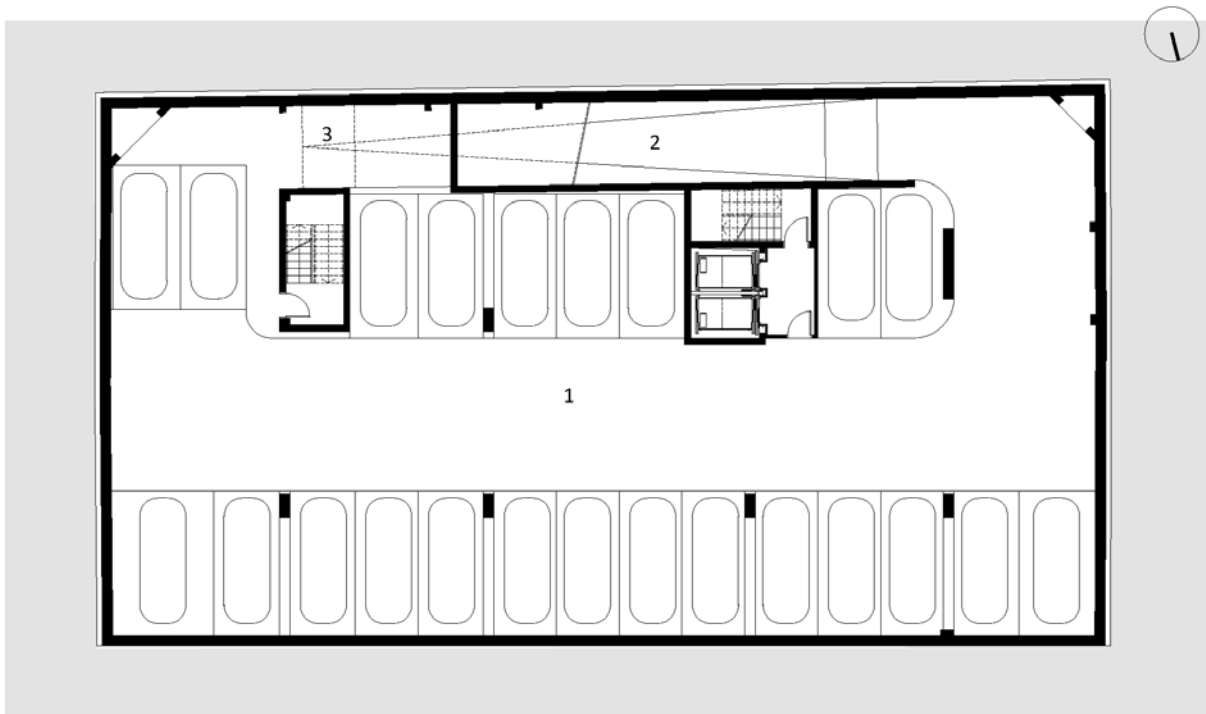


Underground Garage –2

The parking lot has 22 regular parking spaces and one designated parking space for people with disabilities.

- 1. Garage
- 2. Ramp
- 3. Storage

— 2





Short-term Rental

Short-term office rentals are a great solution for businesses of all sizes. They offer flexibility and convenience, and can be a cost-effective way to get the space you need. Short-term office rentals can be used for a variety of purposes, including:

Presentations

If you need a space to give a presentation to clients or investors, a short-term office rental can be a great option.

Cocktails

If you are hosting a cocktail party for employees or clients, a short-term office rental can provide a stylish and convenient venue.

Events

If you are planning an event, such as a conference or a training session, a short-term office rental can provide the space you need.

Managerial meetings

If you need a private space to conduct important managerial meetings, a short-term office rental can be a great option.

Contact

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