



Ocean Tower 海洋大廈 Taipa, Macao 澳門氹仔



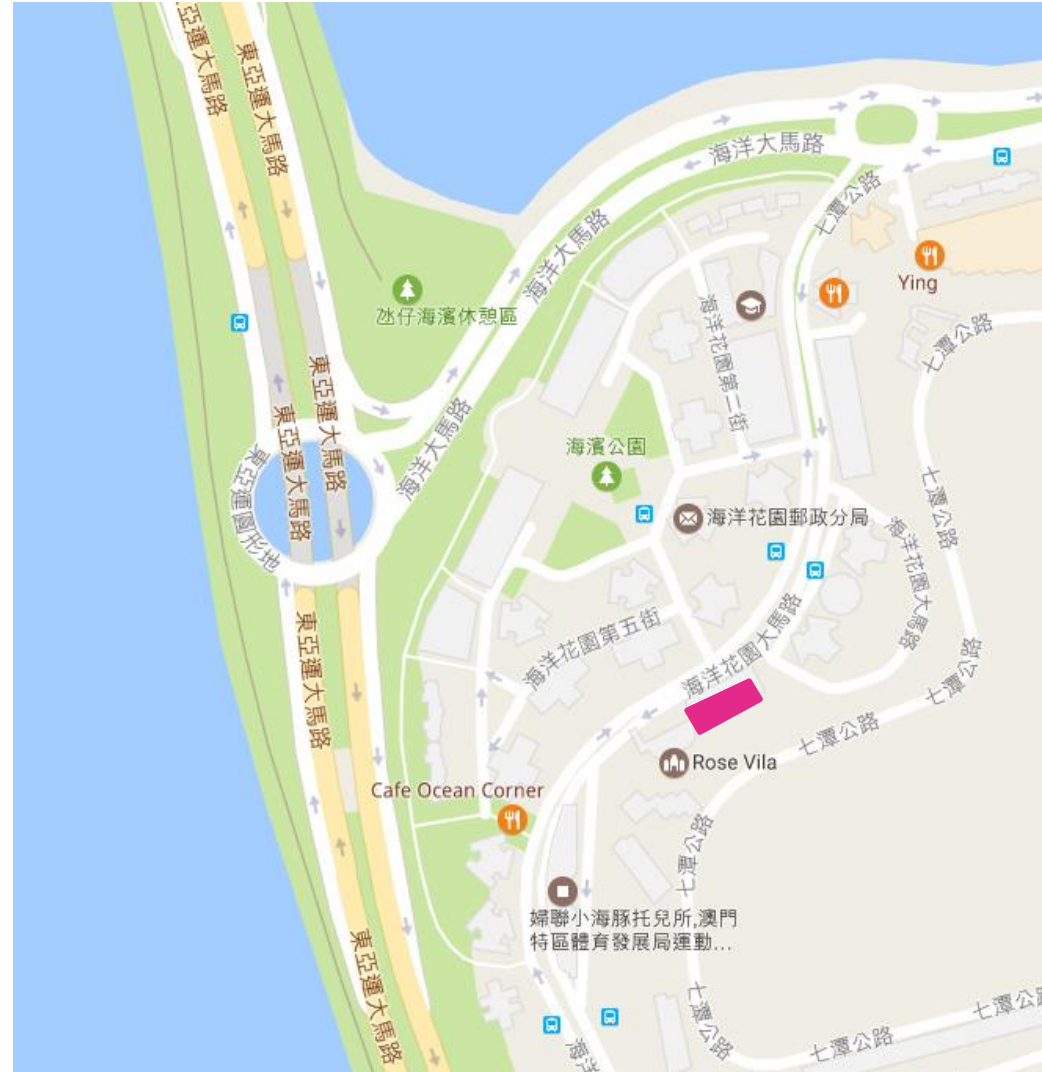
www.oceangardens.com.mo

Subject to Contract &
All information contained is for reference only

Ocean Tower 海洋大廈

Taipa, Macao 澳門氹仔

- Located in Ocean Gardens, Taipa District
- Easily accessible by public transport
- With Ocean LRT Station in vicinity
- With ample car parking space available



Taipa Map

Macau Light Rapid Transit ("Macau LRT")

- With Ocean LRT Station
- 5mins walking distance to Ocean Tower
- With good connectivity with Cotai District and Macao Peninsula

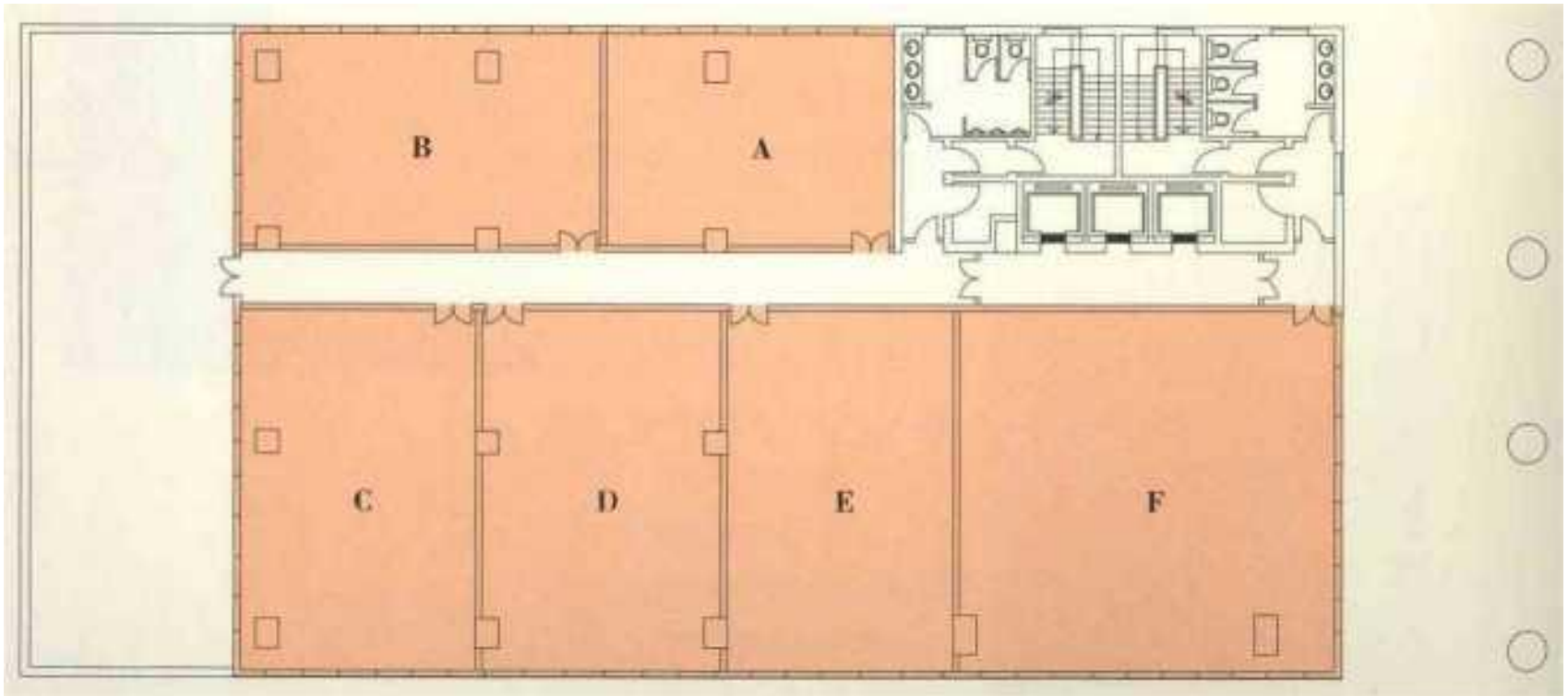


General Leasing Information

- Suitable for different sectors
- Asking Rental : HK\$17.00 per sq. ft. (exclusive)
- Mgt Fee & A/C Charges : MOP\$3.30 per sq. ft.
(Subject to revisions)
- A/C supply hours : Mon-Fri: 09:00-18:00 & Sat: 09:00-13:00
- Flexible commercial terms
- Rare office space in Taipa

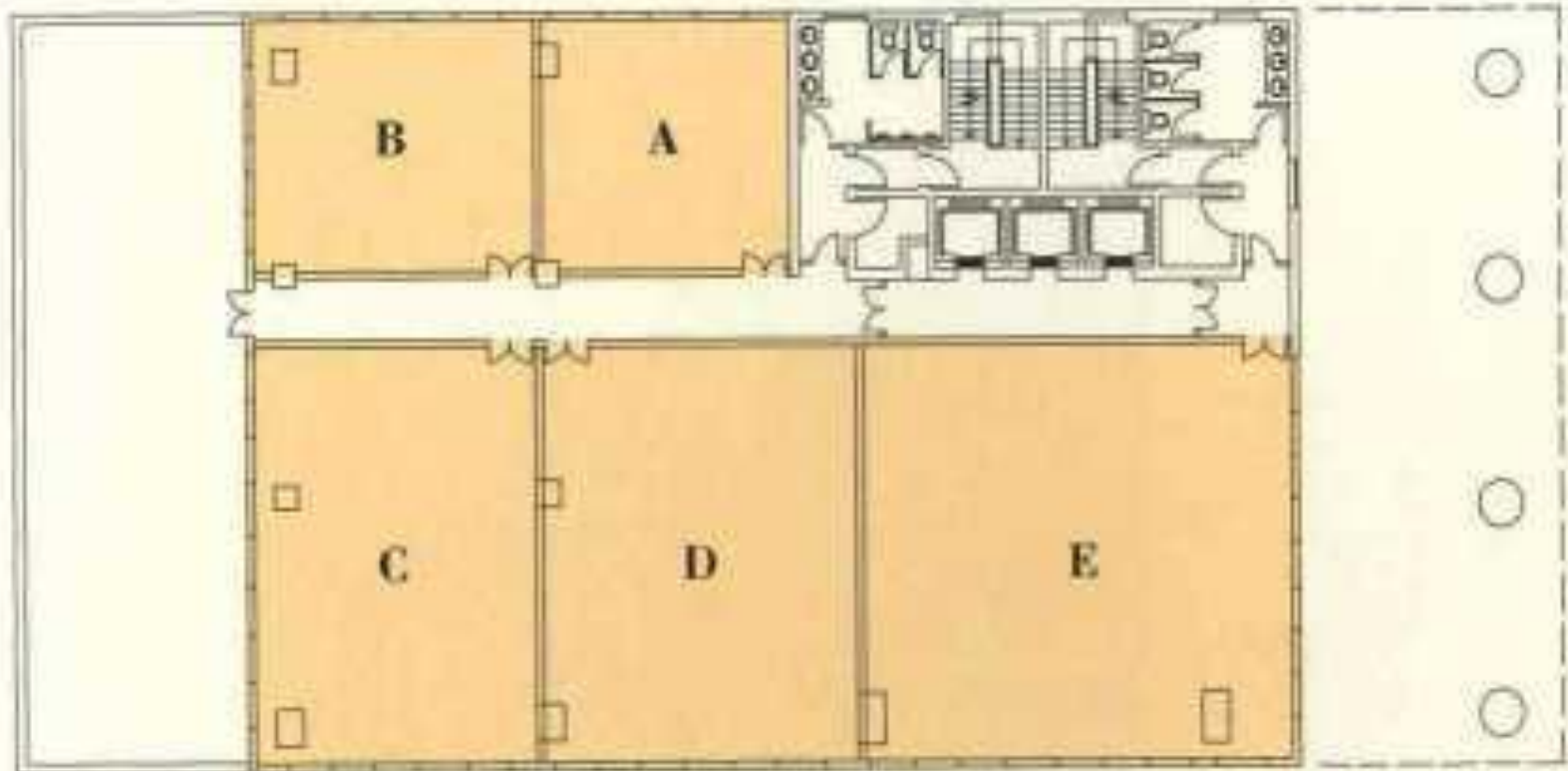


5/F Floor Plan of Ocean Tower



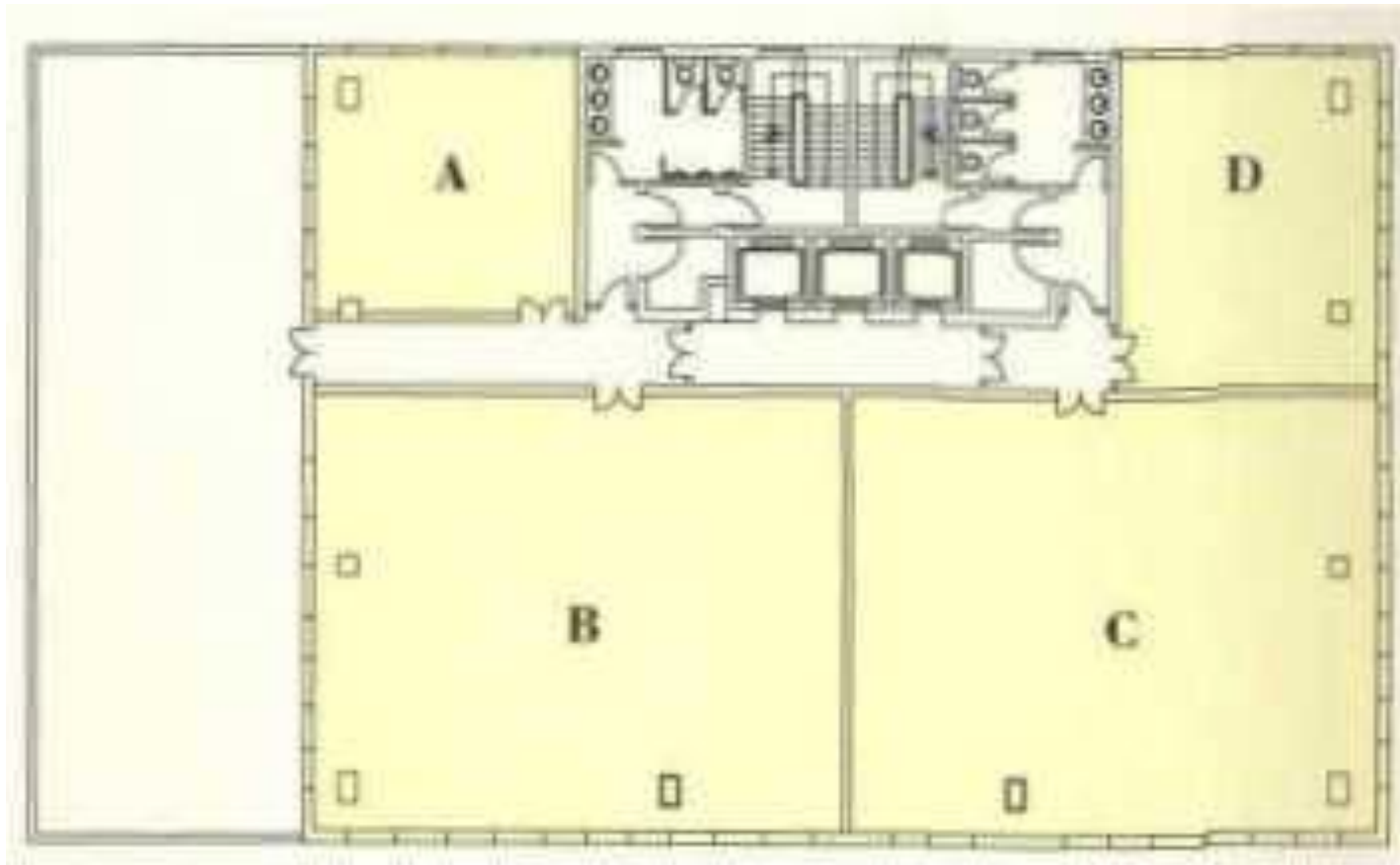
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6/F Floor Plan of Ocean Tower



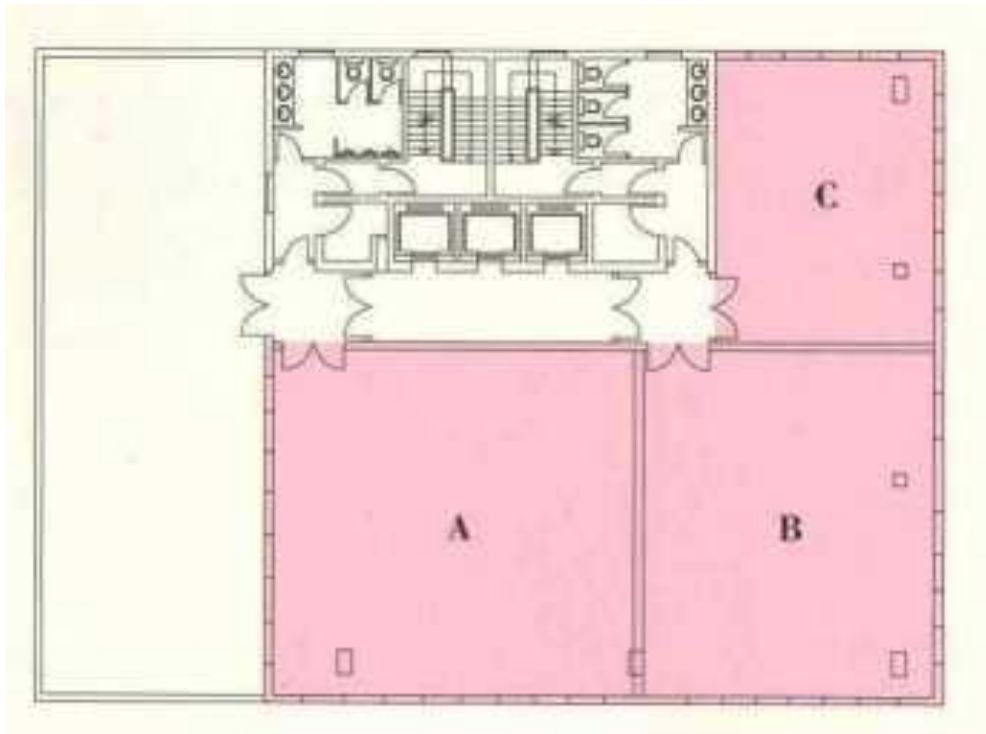
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7/F Floor Plan of Ocean Tower

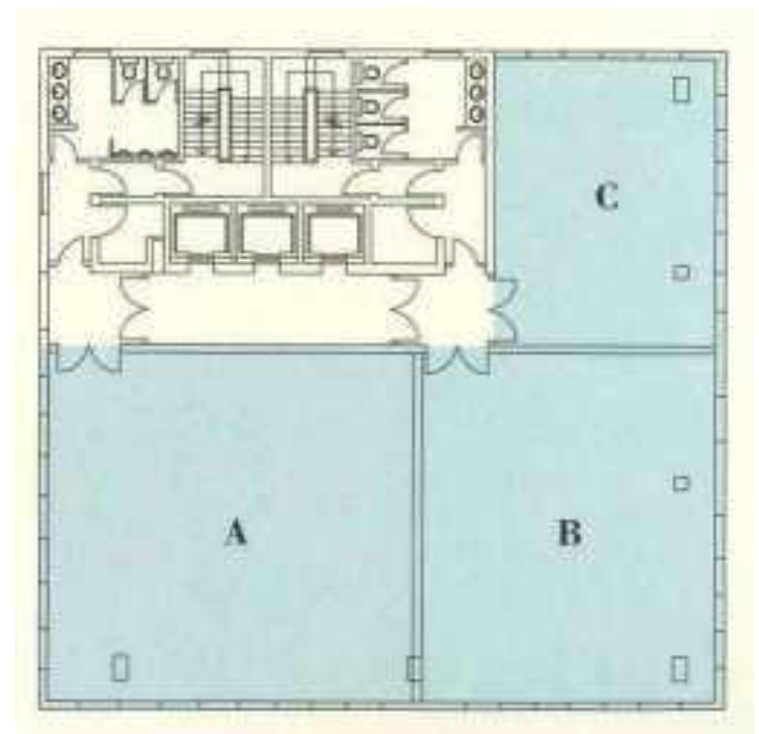


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8/F & 9-10/F Floor Plan of Ocean Tower



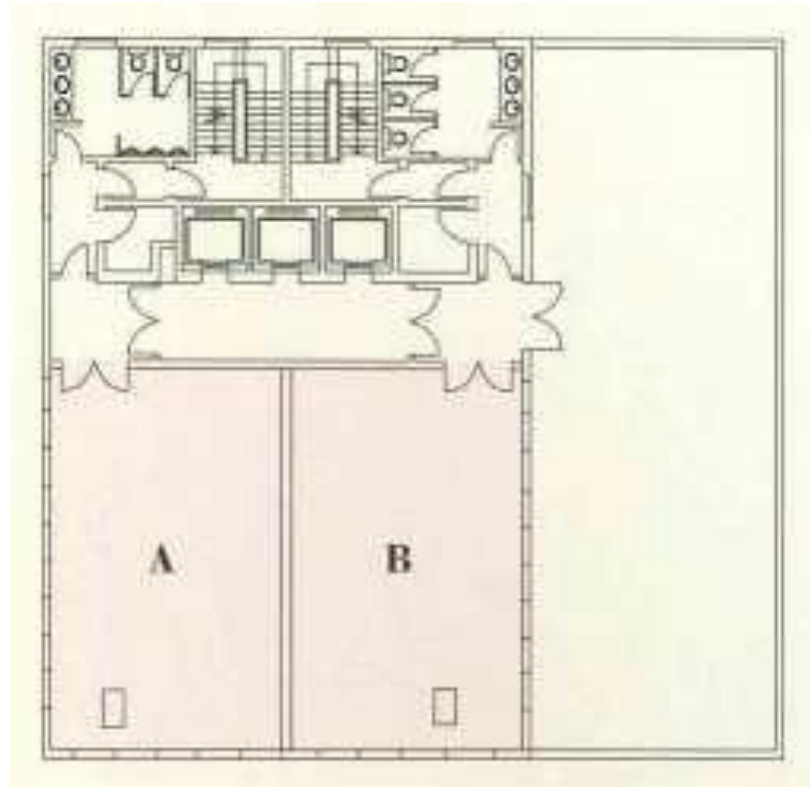
8/F



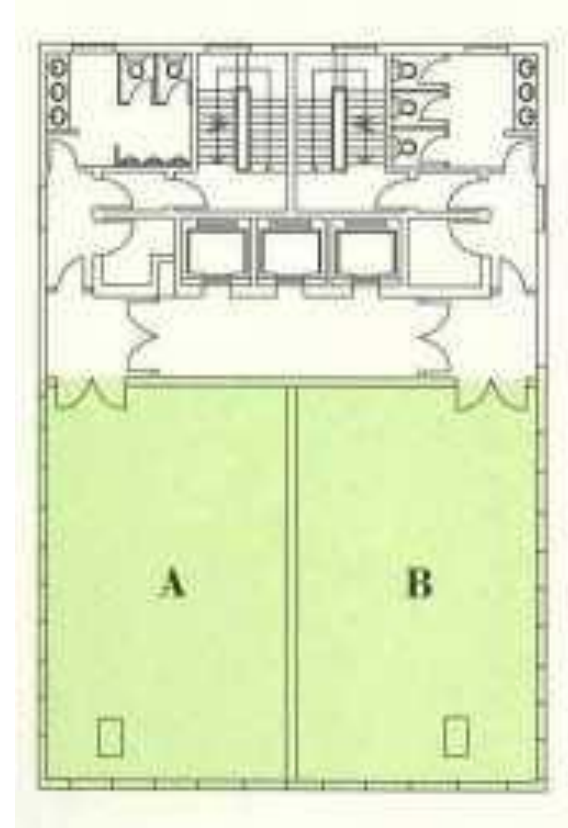
9-10/F

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11-12/F Floor Plan of Ocean Tower



11/F



12/F

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Building Specifications & Landlord Provisions

SCHEDULE OF MATERIALS FINISHES AND BUILDING SERVICES(OCEAN TOWER)		
External inishes	:	Metal cladding with green reflective glass for the office tower and high-quality wall tile for car parks
Main Entrance Lobby	:	Quality Italian granite/marble for floor and wall; plastered gypsum board for ceiling. Lobby is air-conditioned and furnished with furniture and other ornaments
Office Floor Lift Lobby	:	Quality Italian granite/marble for floor; plastered gypsum board for ceiling
Lavatory	:	Quality Italian tile for floor and wall; auto sensor urinal and tap fittings, imported "American Standard" sanitary ware
Lift	:	Three computerised Mitubishi lifts with stainless steel wall and granite floor finished
Fire Service	:	Fully automatic sprinkler system and fire hydrant/hose reel system complying with the latest Macau Fire Regulation
Stand-By Power Supply	:	One stand-by diesel generator supporting essential and fire fighting services in the event of power failure
Telephone	:	Communication riser trunking and floor trunking in office floor for telephone and data cables
Air-Conditioning	:	Central heating and air-conditioning for all office floors
Satellite TV	:	Communal terrestrial and cable TV/FM socket to each office

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For more details and inspection, please contact

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- (853) 2881 1234

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