





Aliança stands out for its construction quality and **optimal space flexibility**. With 14 stories, featuring pillar-free floors, Aliança has sets starting at 597 m², along with high technical specifications and a central air conditioning system. In addition, it offers a wide range of parking spaces and a bicycle storage facility.

Located at **Chácara Santo Antônio**, Aliança is situated in a region with a high concentration of **multinational companies**, with proximity to a diverse array of services, restaurants, hotels, and shopping malls. Covered by an extensive network of public transport and bike lanes, Aliança has **easy access** to several important locations in the city, such as Congonhas Airport, Vila Olímpia, and Avenida Brigadeiro Faria Lima.

Location: Rua Verbo Divino, 1547 | Chácara Sto. Antônio | São Paulo | SP
Total leasable area: 8,389 m²
Configuration: 14 stories. Spaces starting from 597 m²
Construction: 2002



360° tour of a
typical floor

Location



Key

- | | | |
|--------------|-------------|--------------|
| Subway | Banks | Post Offices |
| CPTM (Train) | Hotels | Hospitals |
| Cycle Lanes | Restaurants | Pharmacies |
| | Gyms | Taxi Ranks |

Rua Verbo Divino 1551 | Chácara Santo Antônio | São Paulo SP



Facade



Reception



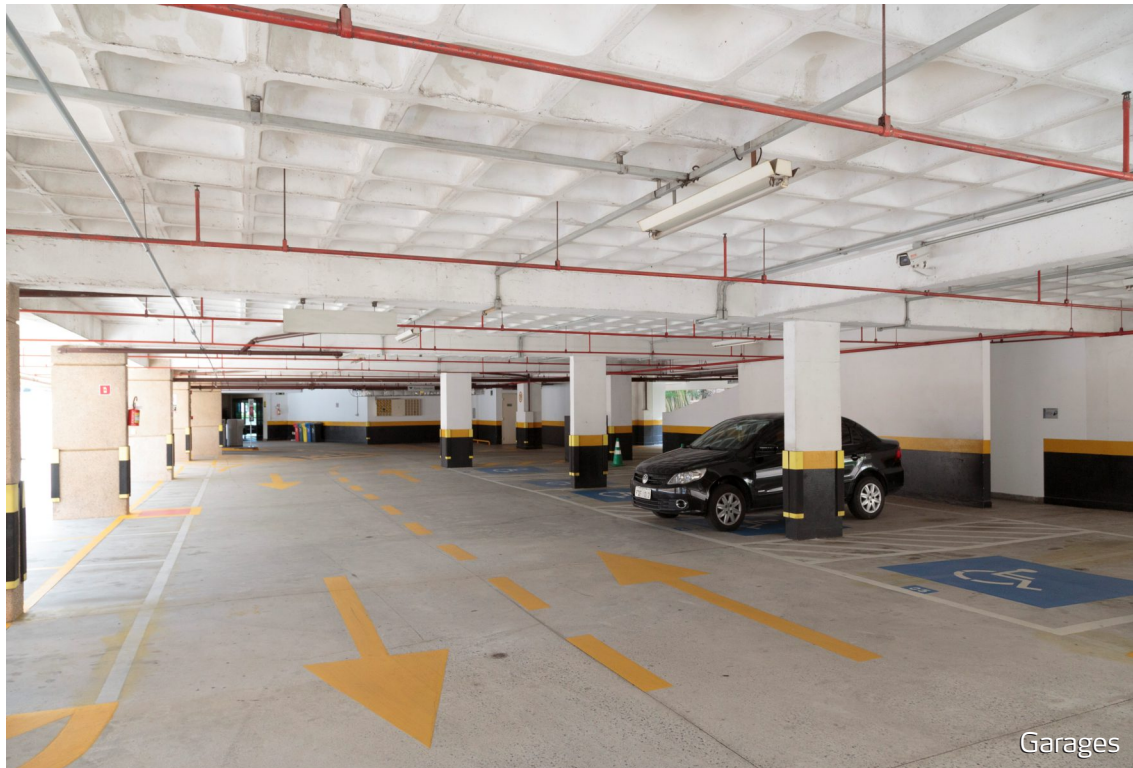
Lobby



Side Facade



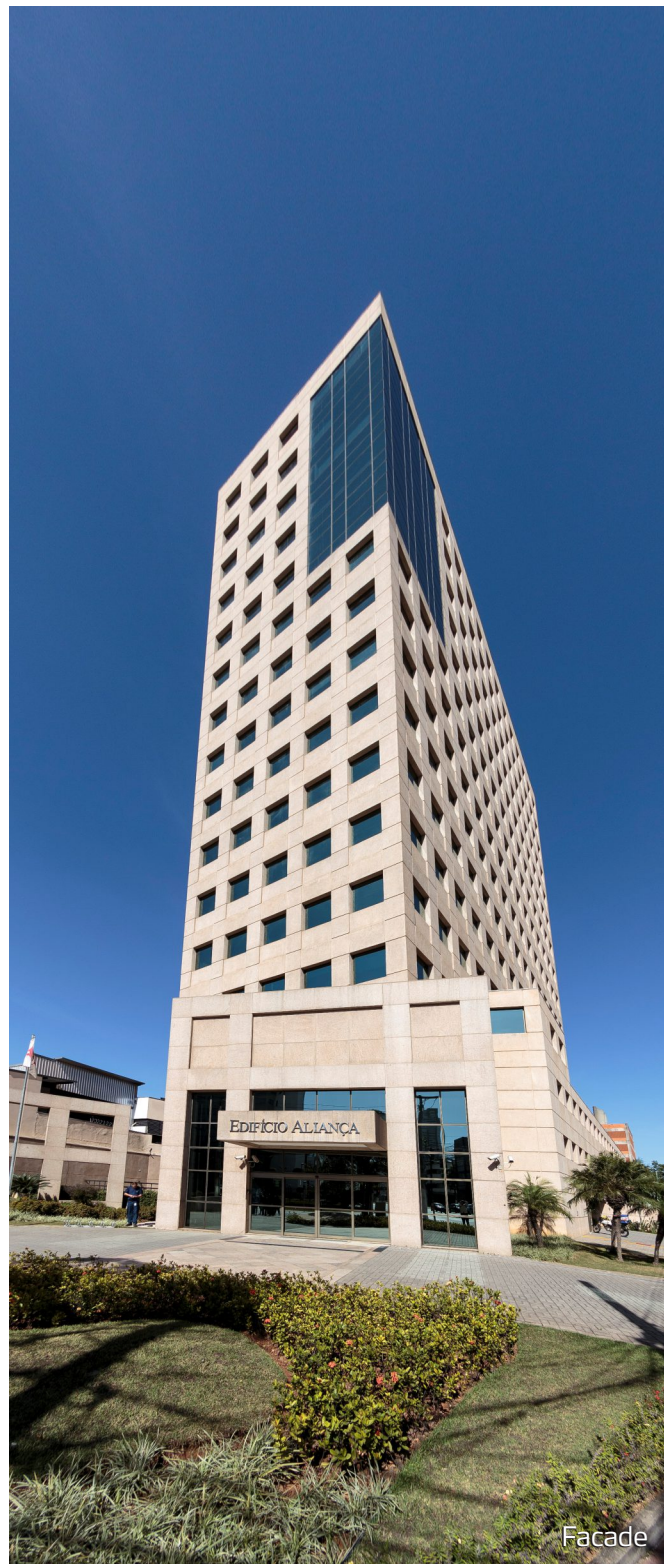
Typical Floor



Garages



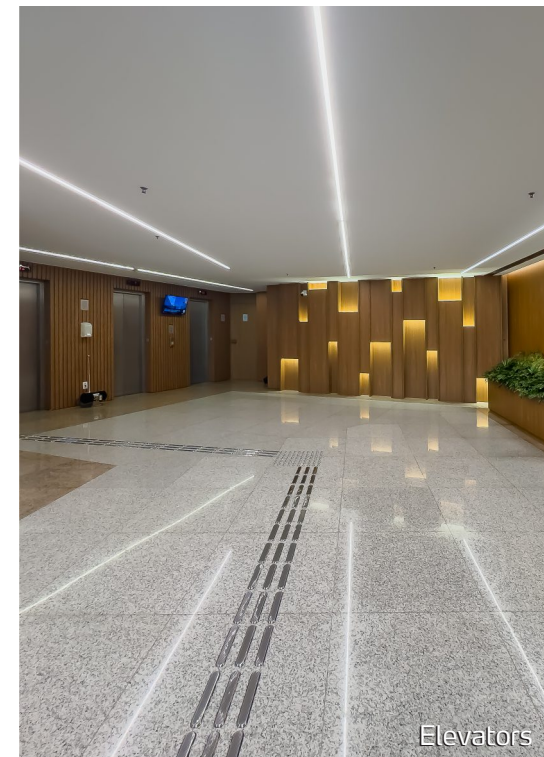
Lobby



Facade



Garage Elevators



Elevators

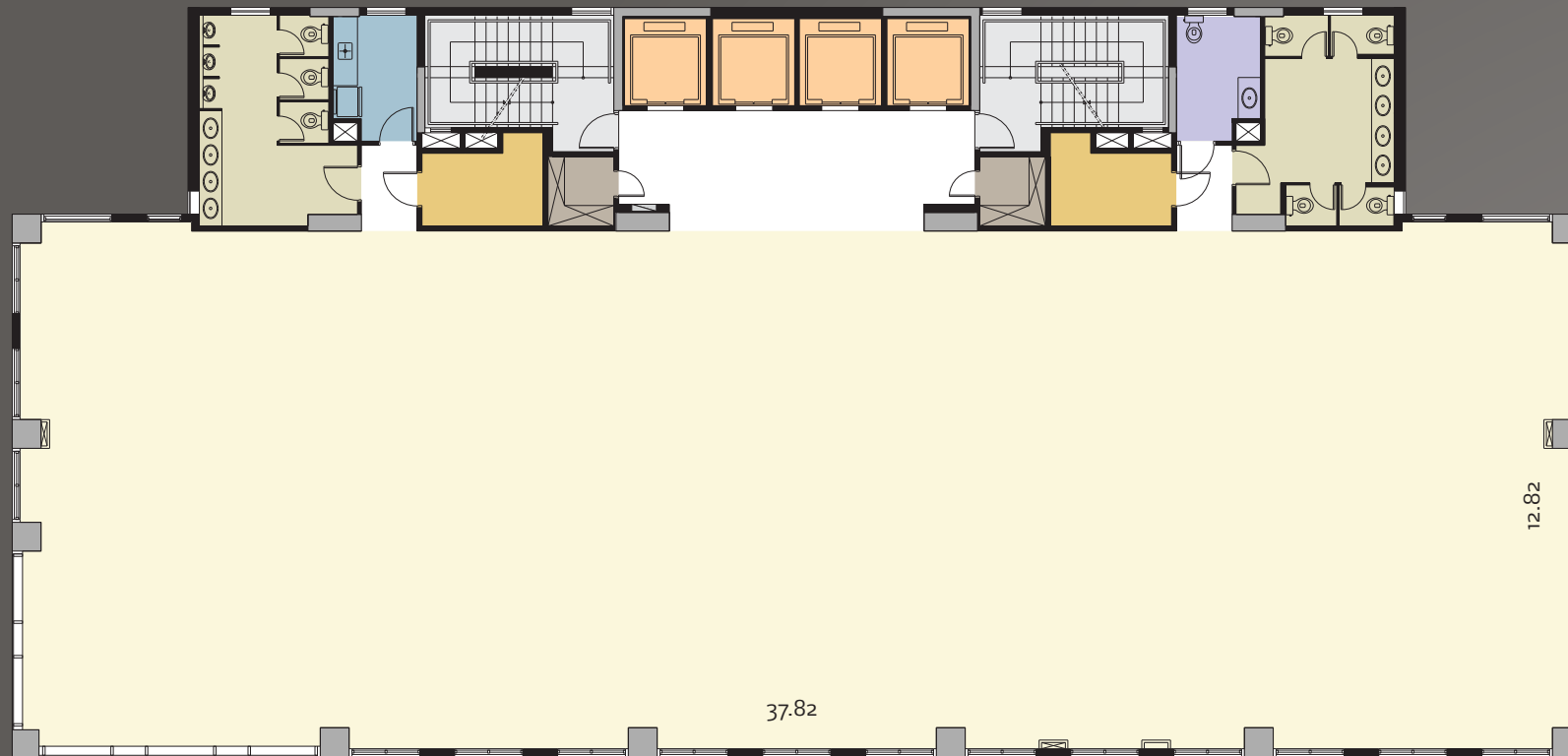


Entrance



Visitors Bicycle Storage

Typical Floor Plan



Key

- Elevators
- Offices
- Toilets
- Pantry
- Emergency exit stairs
- Accessible toilets
- Air conditioning
- Technical rooms

Typical Floor Plan



Escale



Suggested Occupation Layout



Suggested Occupation Layout



Scale

Technical Information

- 1. Facade**
Fulget with reflective glasses.
- 2. Lobby**
Granite finishing.
Parking valet services.
- 3. Typical floor height**
Floor to ceiling - 2.70 m.
- 4. Ceiling**
Mineral modular ceiling.
- 5. Raised floor**
Metallic raised floor.
- 6. Floor restrooms**
1 men's restroom with 3 cabins, 1 women's restroom with 4 cabins and 1 accessible restroom per floor. Extra installations available per floor.
- 7. Technical areas**
Technical room for air-conditioning equipment and electrical and data shafts for cable routing.
- 8. Parking spaces**
180 car spaces distributed across 4 floors, including one basement garage.
- 9. Building management supervision**
Centrally controlled air conditioning, energy and lighting, elevators, pumps, electricity generators, and fire prevention and combat systems.
- 10. Air conditioning**
Chilled Water Air Conditioning System.
- 11. Elevators**
Tower with 3 passenger elevators and 1 for service purposes.
- 12. Generators**
Generator serving 100% of common areas.
- 13. Fire protection system**
2 internal fire escape staircases, with forced pressurization, sprinklers, hydrants and extinguishers.
- 14. Personal & asset safety**
Closed circuit TV (CCTV), access through magnetic cards, electronic turnstiles, barriers, and 24-hour surveillance. Interface with BMS.
- 15. Bicycle storage**
Bicycle storage facility for building users and external bike rack for visitors.
- 16. Amenities**
External communal area.

Chart of Areas

Boma Area(m ²)				
Floor	Final 1	Final 2	Total per Floor	Parking Spaces per suite
1 st	320.78	298.39	619.18	14
2 nd to 13 th (each)	298.87	298.87	597.75	13
14 th	597.75	---	597.75	10
Total		8,389.87		180

The information contained herein is for illustrative purposes only, does not constitute part of any legal instrument, and may be changed without prior notice.





Pinheiros One



Thera Corporate



Quantum HBR



CEA



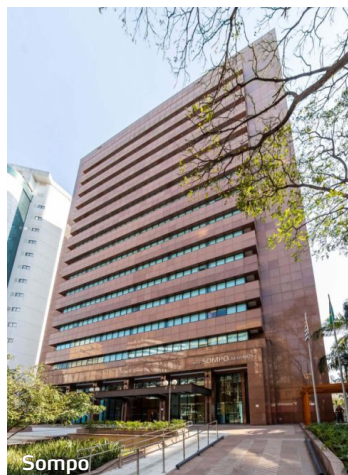
Condomínio São Luiz



Citadel



Birrmann 11 & 12



Sompo



B500



FLBC



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