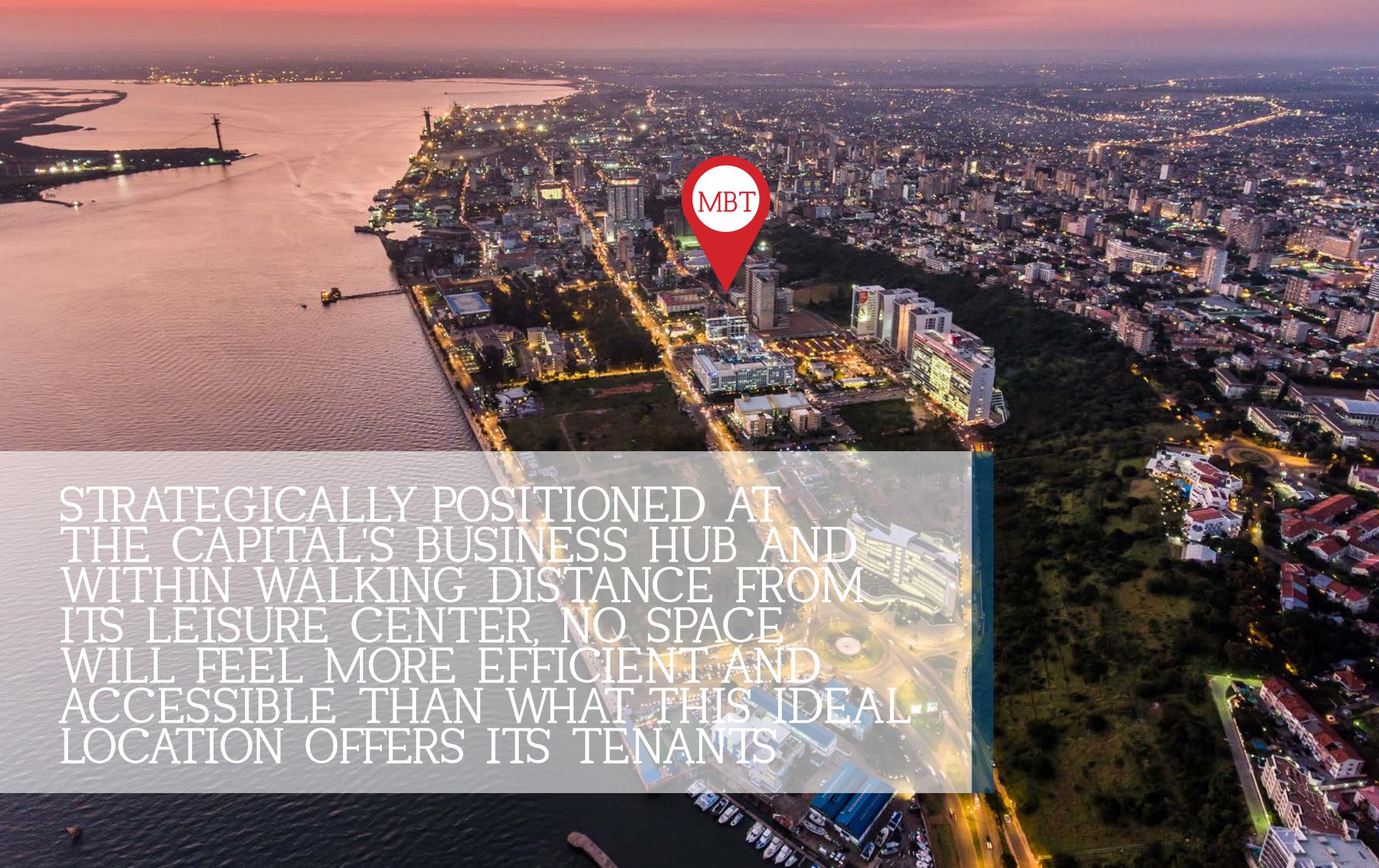




**MBT**

MAPUTO BUSINESS TOWER





MBT

STRATEGICALLY POSITIONED AT THE CAPITAL'S BUSINESS HUB AND WITHIN WALKING DISTANCE FROM ITS LEISURE CENTER, NO SPACE WILL FEEL MORE EFFICIENT AND ACCESSIBLE THAN WHAT THIS IDEAL LOCATION OFFERS ITS TENANTS

# LOCATION

MAPUTO, THE CAPITAL OF MOZAMBIQUE AND ONE OF AFRICA'S MOST DYNAMIC SEAPORTS DATING BACK TO 1498



## INDICATORS

AREA	801.590 Km <sup>2</sup>
CAPITAL	Maputo
POPULATION (2015)	28.9M
POPULATION GROWTH	2,5%
POLITICAL SYSTEM	Democracy
PRESIDENT	Filipe Nyusi
OFFICIAL LANGUAGE	Portuguese
GDP PER CAPITA (2015E)	USD 630



# THE LAND OF OPPORTUNITIES

Maputo Business Tower (MBT) is located at the very heart of the capital's Central Business District. The high end 19-storey building, unique in location and design, perfectly complements the concentration of high rises of Maputo.

# MBT IS IN THE HEART OF THE BUSINESS HUB

Mozambique's major economic growth places MBT in the ideal location to conduct business surrounded by prominent multinational companies, governmental agencies, ministries, and luxury hotels.

Maputo is undergoing a construction boom fueled by unprecedented foreign investment, laying the foundation for connecting with even more international conglomerates. MBT is being developed to take full advantage of the dynamic and growing city since it complies with all the international standards required in an emerging environment be it sustainable design, efficiency, security, services or management.





MBT



# AN EXCEPTIONAL FACADE

This landmark tower enjoys exceptional views of the fast developing city landscape and the Indian Ocean where the city's thriving port area is located.

Fleets of cargo ships from around the world set anchor here reflecting the country's newfound wealth due to its recent offshore gas discoveries.



AN IDEAL  
WORKING  
ENVIRONMENT

# AMONG GOOD NEIGHBORS

The MBT development has been fully optimised for business and leisure, as it is located at the centre of the main Business District, the heart of Maputo's Business activity.

The building is adjacent to the National Oil and Gas Company and Ministry of Energy Headquarters. MBT is also in close proximity to The Prime Minister's office, Government Departments and Ministries, International Financial Institutions, Banks, Luxury Hotels and Fine-Dining Restaurants.





MBT IS AT THE VERY  
HEART OF MAPUTO'S  
MAIN BUSINESS  
DISTRICT

# TRANSPORTATION ACCESS

MAPUTO INTERNATIONAL  
AIRPORT (MPM)

7.5 Km



MAPUTO  
CITY HALL  
13 min



NATIONAL  
LIBRARY  
8 min



**MBT**  
MAPUTO BUSINESS TOWER



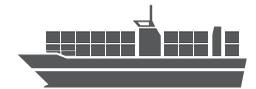
MAPUTO  
SHOPPING  
CENTRE  
10 min



NATURAL HISTORY  
MUSEUM  
10 min



MINISTRY OF FOREIGN  
AFFAIRS AND COOPERATION  
5 min



MAPUTO PORT

4 Km

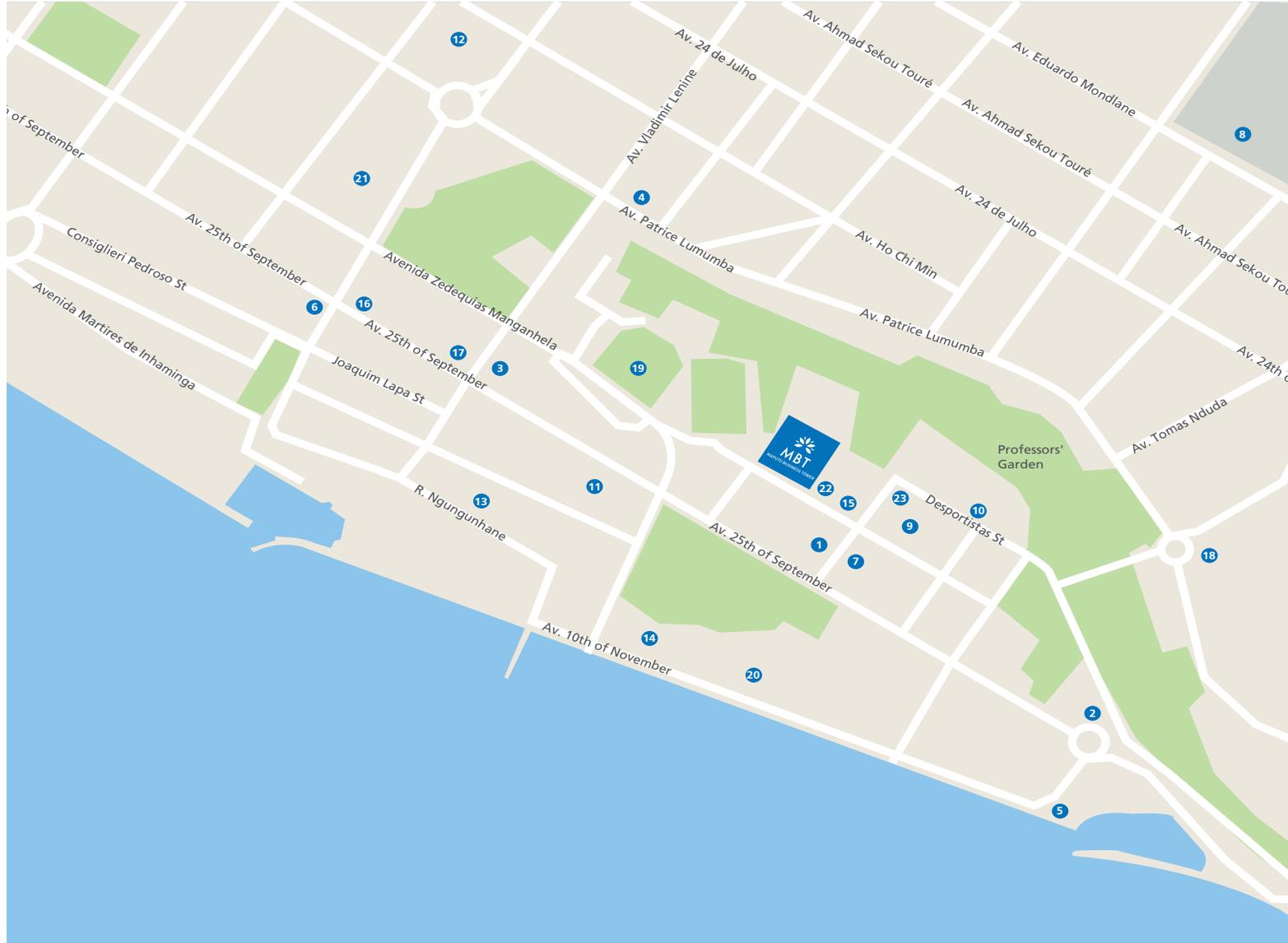


MAPUTO RAILWAY  
STATION

1.5 Km



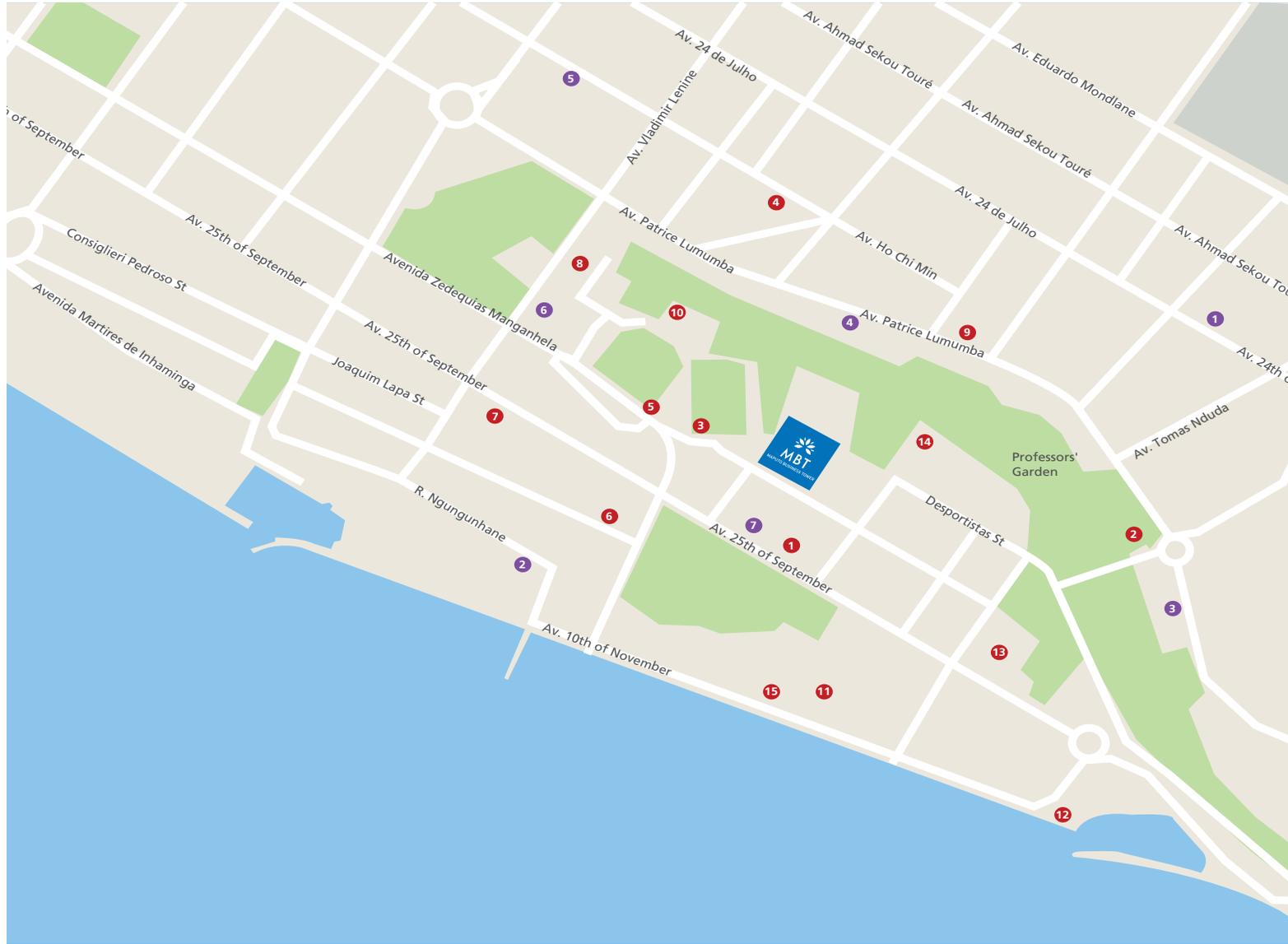
# ON YOUR DOORSTEP



## BUSINESSES & GOVERNMENT

1. Barclays Bank Headquarters
2. BCI Headquarters
3. BDO
4. British Council
5. FACIM - Maputo International Fair
6. FNB Headquarters
7. Hollard Insurance
8. Hospital Central de Maputo
9. Superior Institute of Science & Technology
10. JAT Building Complex  
(Vale, Millenium Bank, Nestle)
11. KPMG
12. Maputo City Hall
13. Maputo Shopping Centre
14. Ministry of Foreign Affairs and Cooperation
15. Ministry of Natural Resources & Energy
16. Mozambique Central Bank
17. National Library
18. Natural History Museum
19. Sports Pavilion
20. Standard Bank Headquarters
21. Tera Bank Headquarters
22. The National Petroleum Institute
23. Vodacom

# ON YOUR DOORSTEP



## RESTAURANTS & CAFÉS

1. Aska Japanese
2. Café Acácias
3. Centro Social Do Maxaquene
4. Dejavu Restaurant
5. Eagles Bar
6. Escorpião Restaurant
7. Feira Popular
8. Gulodice
9. Khana Khazana
10. LX Factory
11. Macaneta
12. Maputo Water Front
13. Nautilus Cafe
14. Vodacom Tudo Bom Canteen
15. Zambi

## HOTELS

1. Arabias Boutique Hotel
2. Afrin Prestige Hotel
3. Cardoso Hotel
4. Montebelo Girassol Maputo Hotel
5. Pestana Rovuma
6. Sogecoa Apartment Hotel
7. VIP Grand Maputo Hotel

# STEP INSIDE

The double-height reception lobby offers a memorable first impression for visitors. Singlehandedly, the space reflects the quality of the development and that of its future tenants.

It can be accessed from either the five-storey parking lot or directly from the building's driveway on the same level. Clever use of ample down lighting and natural stone cladding adds to the enormous bright and airy space.



A DISTINCTLY-DESIGNED  
ENTRANCE INTO A  
WORLD OF BUSINESS  
POSSIBILITIES



AMPLE DOWN  
LIGHTING AND  
NATURAL STONE  
CLADDING



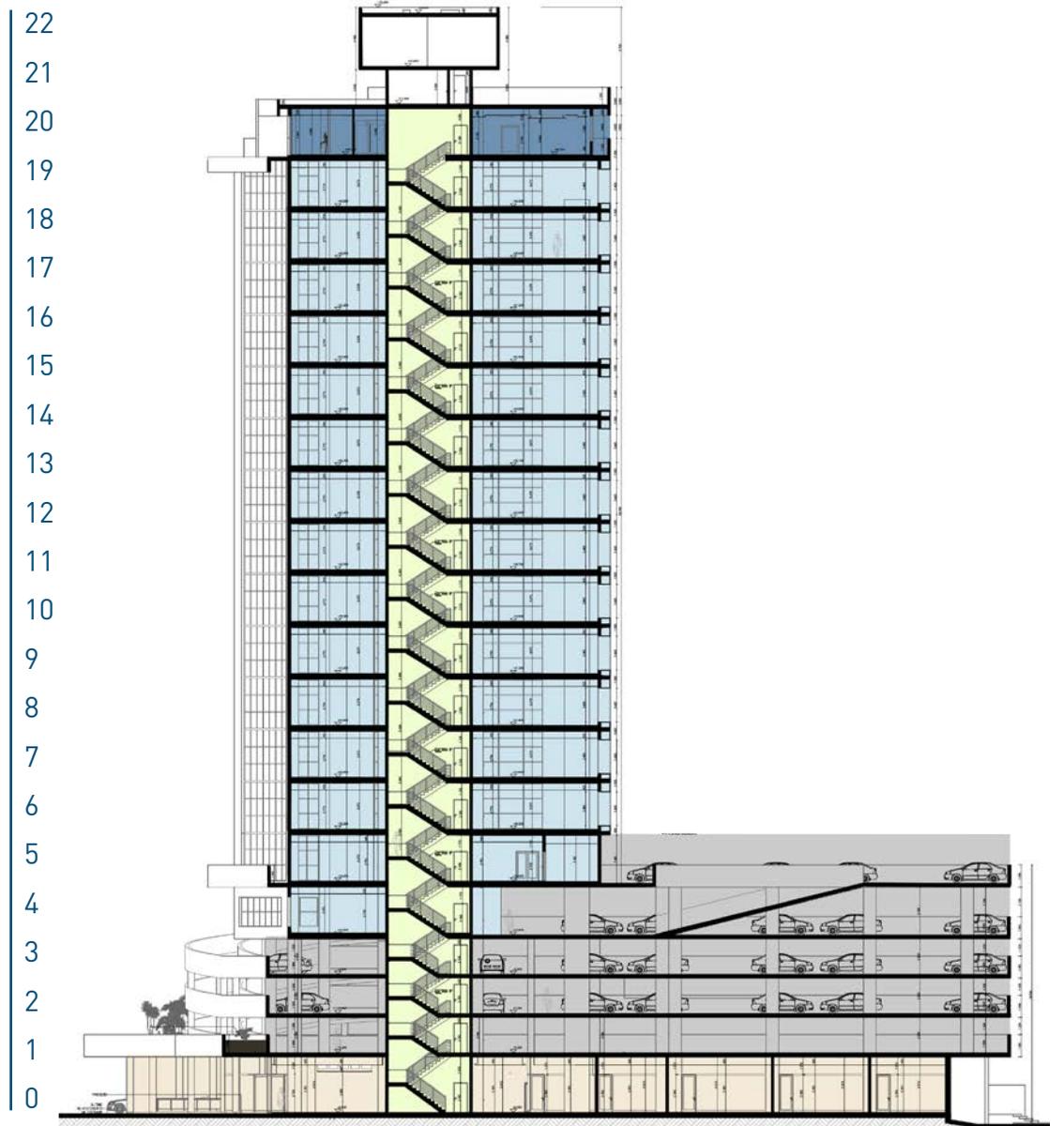
# SUSTAINABLE & ENVIRONMENTAL DESIGN

As part of its policy and commitment to preserve the planet's natural resources, the MBT building has undergone a stringent series of tests to attain EDGE certification, one of the world's most reputed companies focused on sustainable architecture in over 130 countries and trusted by some of the world's leading financial institutions, hotels, retail and design brands.

The EDGE green building certification system for emerging markets created by IFC, a member of the World Bank Group, is considered as one of the best ways for builders to optimize their designs, leading to a more investment-worthy and marketable product.

# BUILDING OVERVIEW

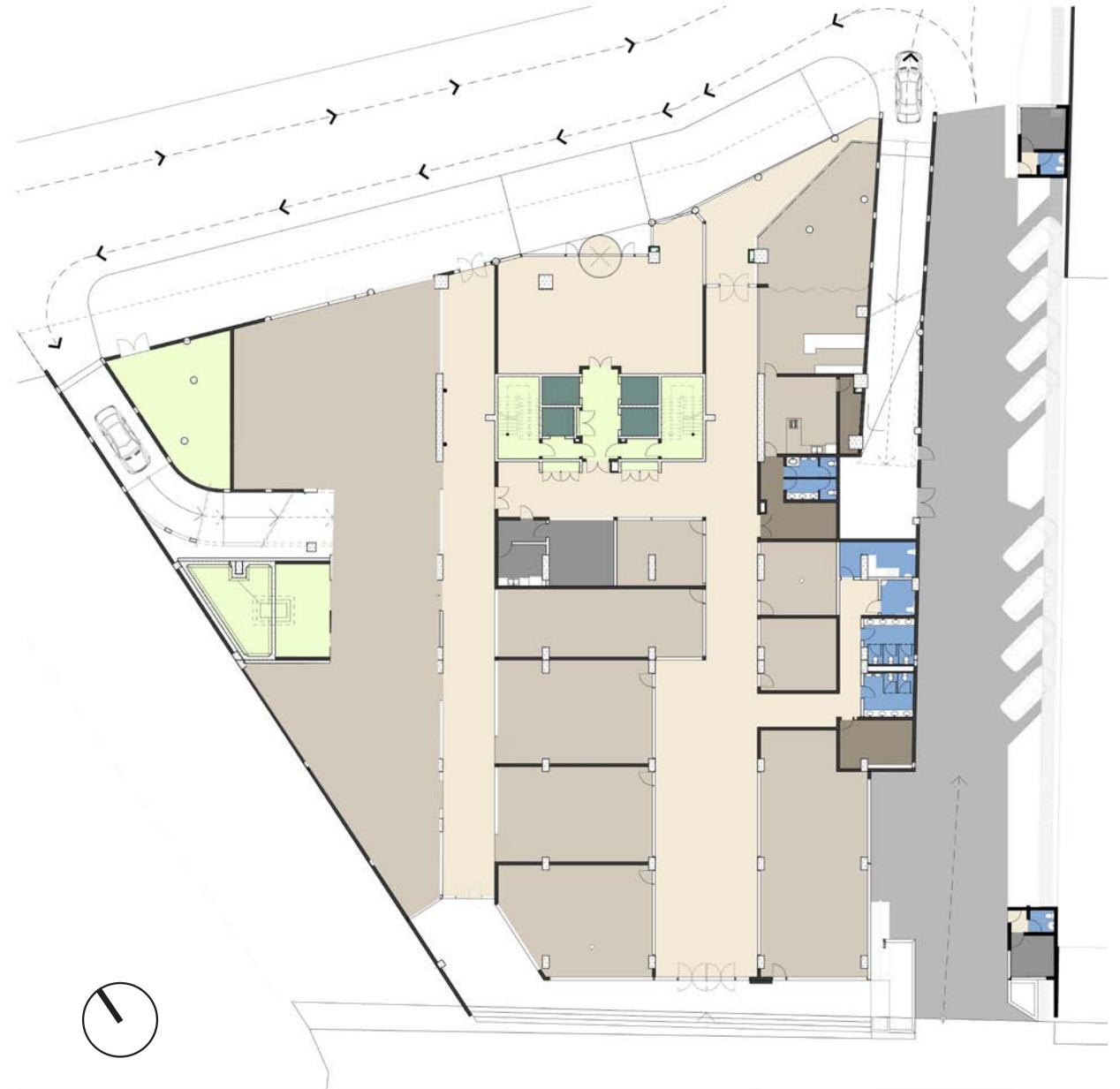
LEVEL	SIZE (sq. ft)	SIZE (sq. m)
22 ROOF	6,318	587
21 WATER TANK	6,845	636
20 TERRACE	6,318	587
19 APARTMENTS	8,116	754
19 VERANDA	3,552	330
19 GYM	753	70
06 - 18 OFFICE	8,137	756
05 PARKING & OFFICE	16,845	1,565
04 PARKING & OFFICE	10,139	1,942
01 - 03 PARKING	22,109	2,054
00 GROUND	28,416	2,640
01 RETAIL	5,801	539
01 RECEPTION	1,345	125
01 PARKING	7,190	668
<b>TOTAL</b>	<b>124,011</b>	<b>11,521</b>



# LEVEL 00

## RECEPTION, LOBBY & RETAIL SPACE

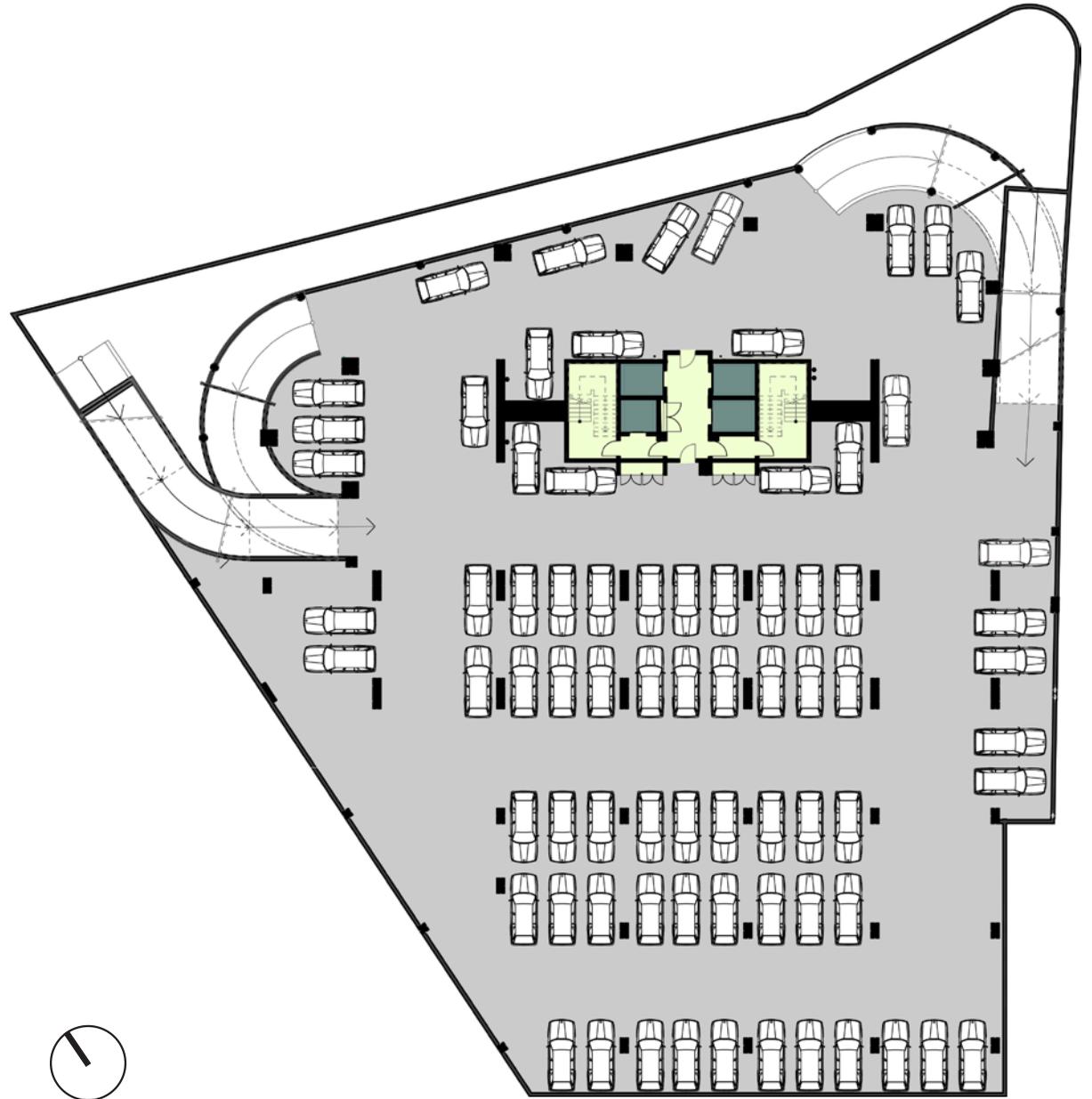
-  CIRCULATION: SQF. 6,888 - SQM. 640
-  RETAIL SPACE: SQF. 6,146 - SQM. 571
-  CORE: SQF. 1,797 - SQM. 167
-  LIFTS: SQF. 204 - SQM. 19
-  BATHROOMS: SQF. 398 - SQM. 37
-  STORAGE: SQF. 452 - SQM. 42
-  PARKING: SQF. 7,394 - SQM. 687  
PARKING SPOTS: 15



# LEVEL 01 - 02 - 03

## PARKING LOT

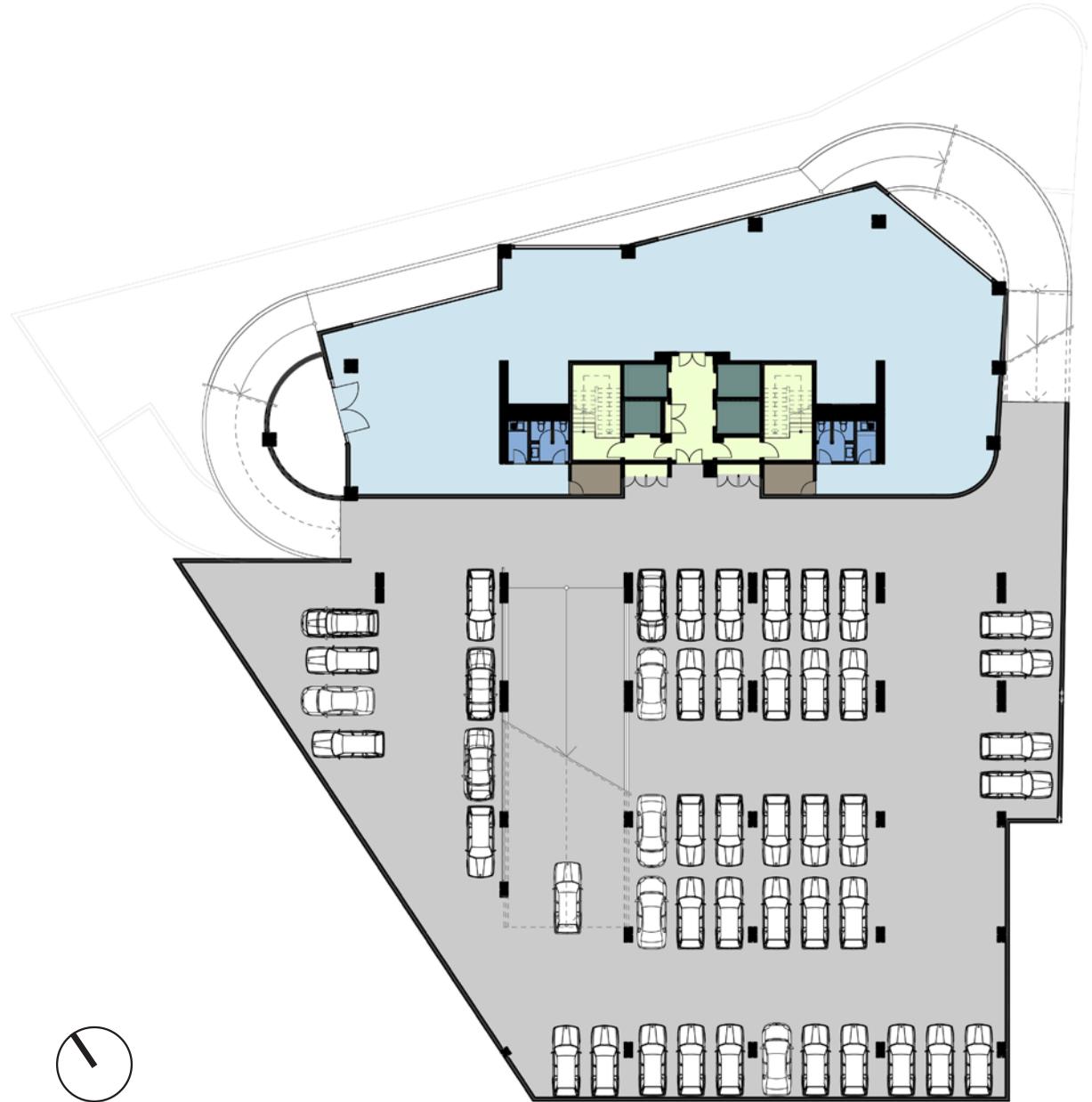
-  CORE: SQF. 602 - SQM. 56
-  LIFTS: SQF. 204 - SQM. 19
-  PARKING: SQF. 24,466 - SQM. 2,273  
PARKING SPOTS: 243 BAYS



# LEVEL 04

## PARKING & OFFICE

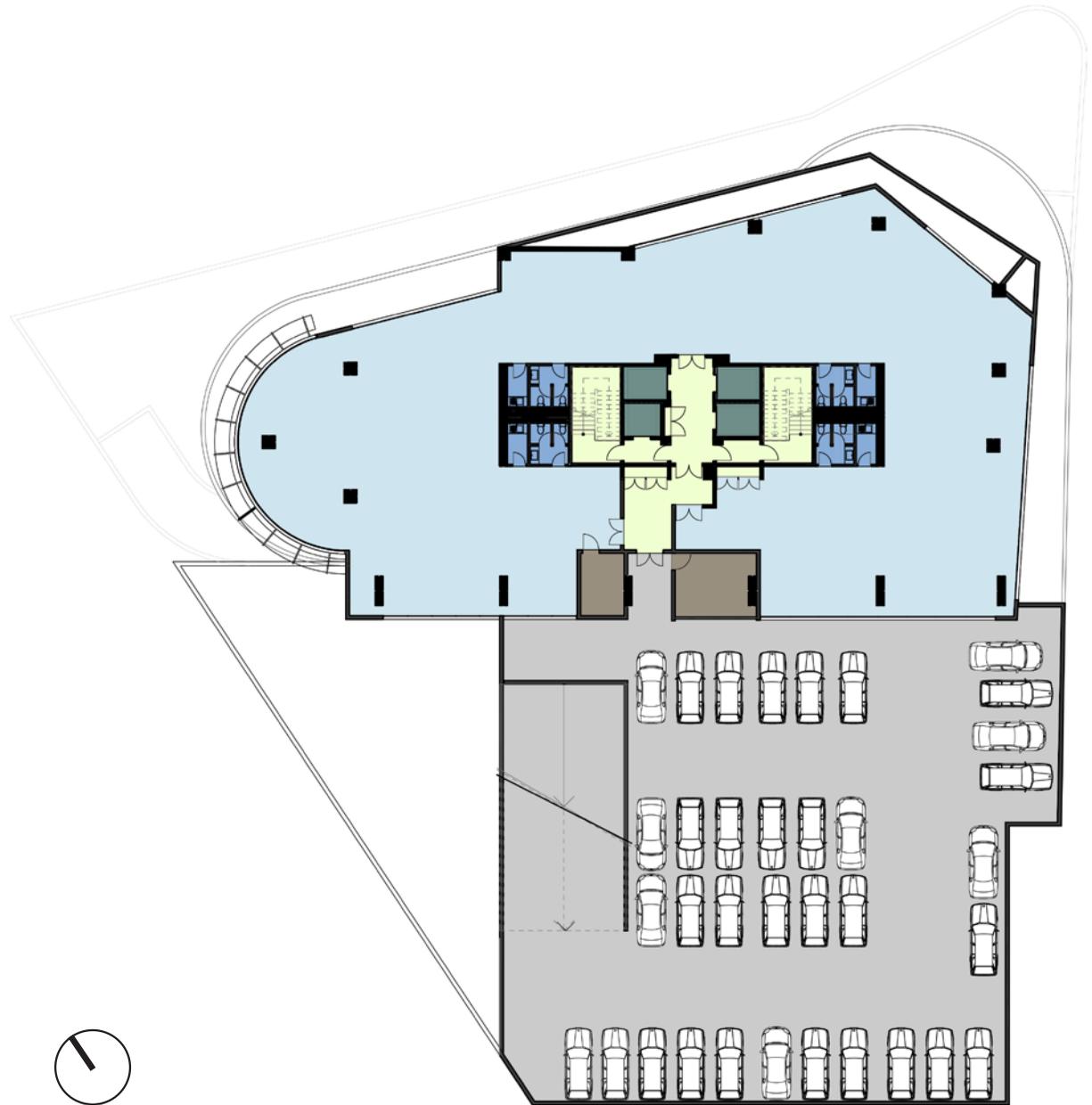
- OFFICE: SQF. 3,541 - SQM. 329
  - CORE: SQF. 602 - SQM. 56
  - LIFTS: SQF. 204 - SQM. 19
  - BATHROOMS: SQF. 193 - SQM. 18
  - PARKING: SQF. 16,070 - SQM. 1,493
  - STORAGE: SQF. 107 - SQM. 10
- PARKING SPOTS: 53 BAYS



# LEVEL 05

## PARKING & OFFICE

- OFFICE: SQF. 7,793 - SQM. 724
- CORE: SQF. 807 - SQM. 75
- LIFTS: SQF. 204 - SQM. 19
- BATHROOMS: SQF. 452 - SQM. 42
- STORAGE: SQF. 290 - SQM. 27
- PARKING: SQF. 8,751 - SQM. 813  
PARKING SPOTS: 35 BAYS

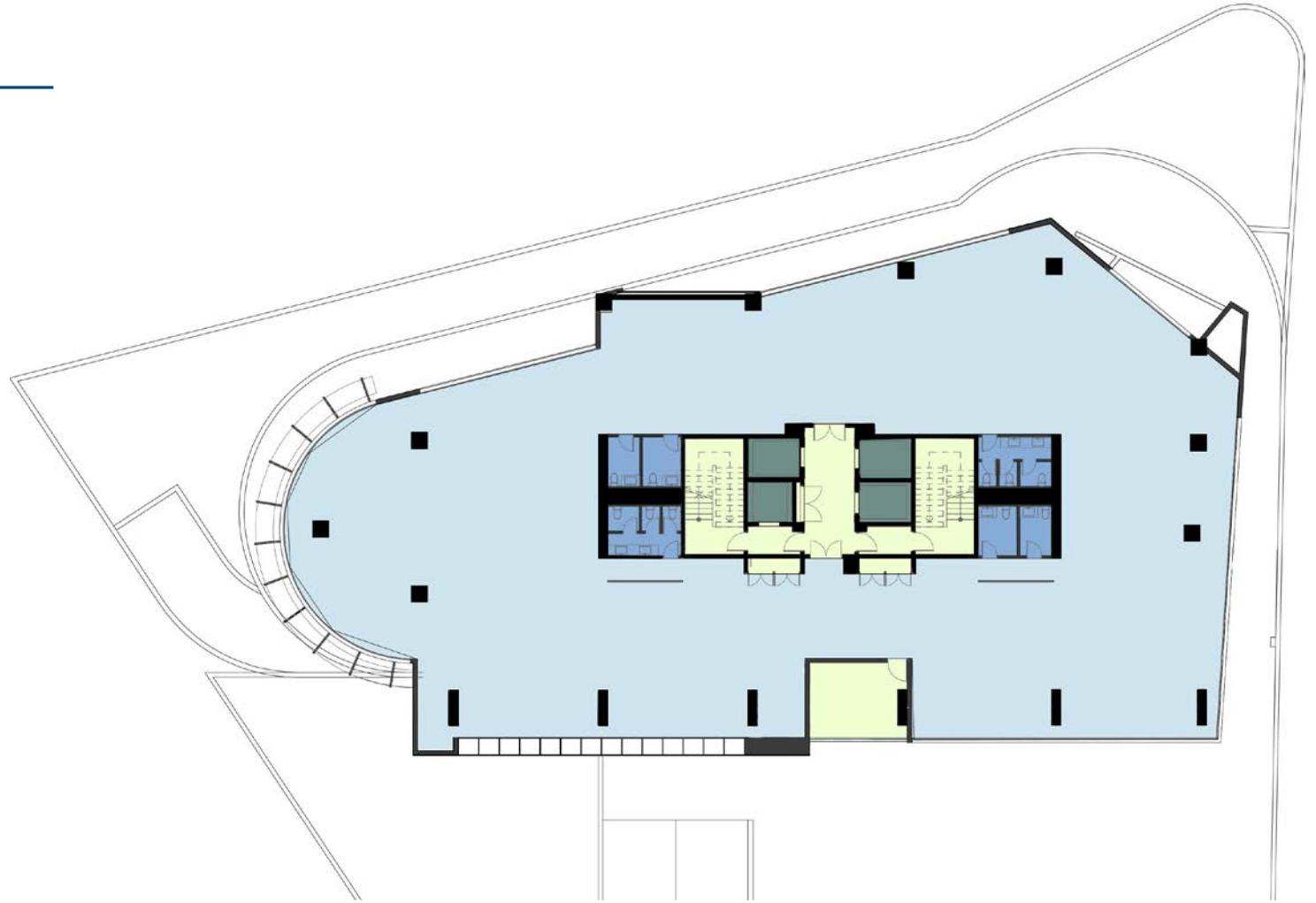


CUSTOMIZABLE  
INTERIORS OF  
THE HIGHEST  
QUALITY OUTFITTED  
WITH MODERN  
TECHNOLOGICAL  
AMENITIES



# LEVEL 06 - 18

## TYPICAL FLOOR PLATE



OFFICE: SQF. 9,752 - SQM. 906

CORE: SQF. 796 - SQM. 74

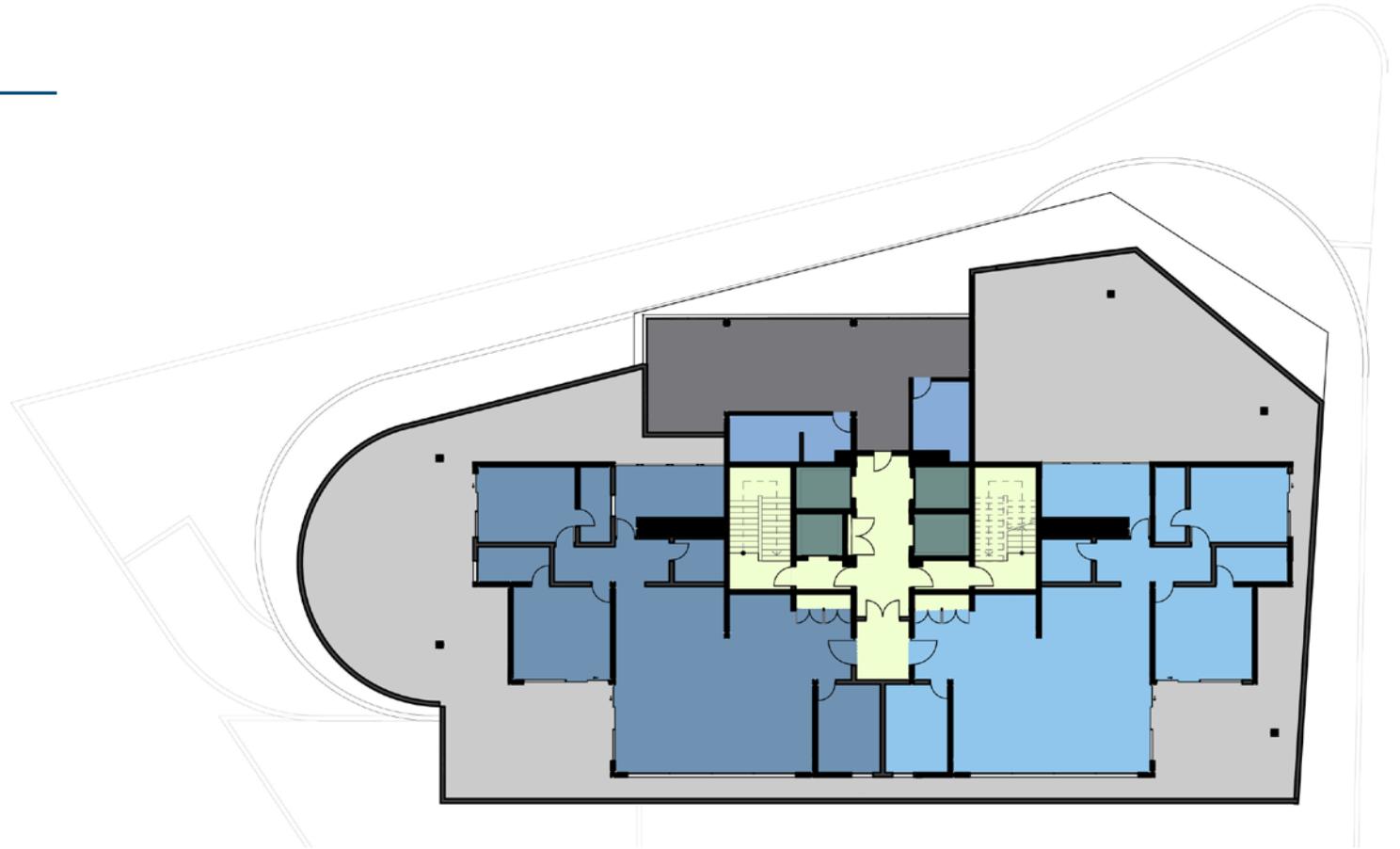
LIFTS: SQF. 204 - SQM. 19

BATHROOMS: SQF. 344 - SQM. 32



# LEVEL 19

## APARTMENTS & GYM



-  CORE: SQF. 721 - SQM. 67
-  LIFTS: QF. 204 - SQM. 19
-  VERANDA: SQF. 3,918 - SQM. 364
-  BATHROOMS: SQF. 258 - SQM. 24
-  GYM: SQF. 742 - SQM. 69
-  APARTMENT 1: SQF. 2,002 - SQM. 186
-  APARTMENT 2: SQF. 2,002 - SQM. 186



# TECH & LOUNGE

## TYPICAL FLOOR PLATE

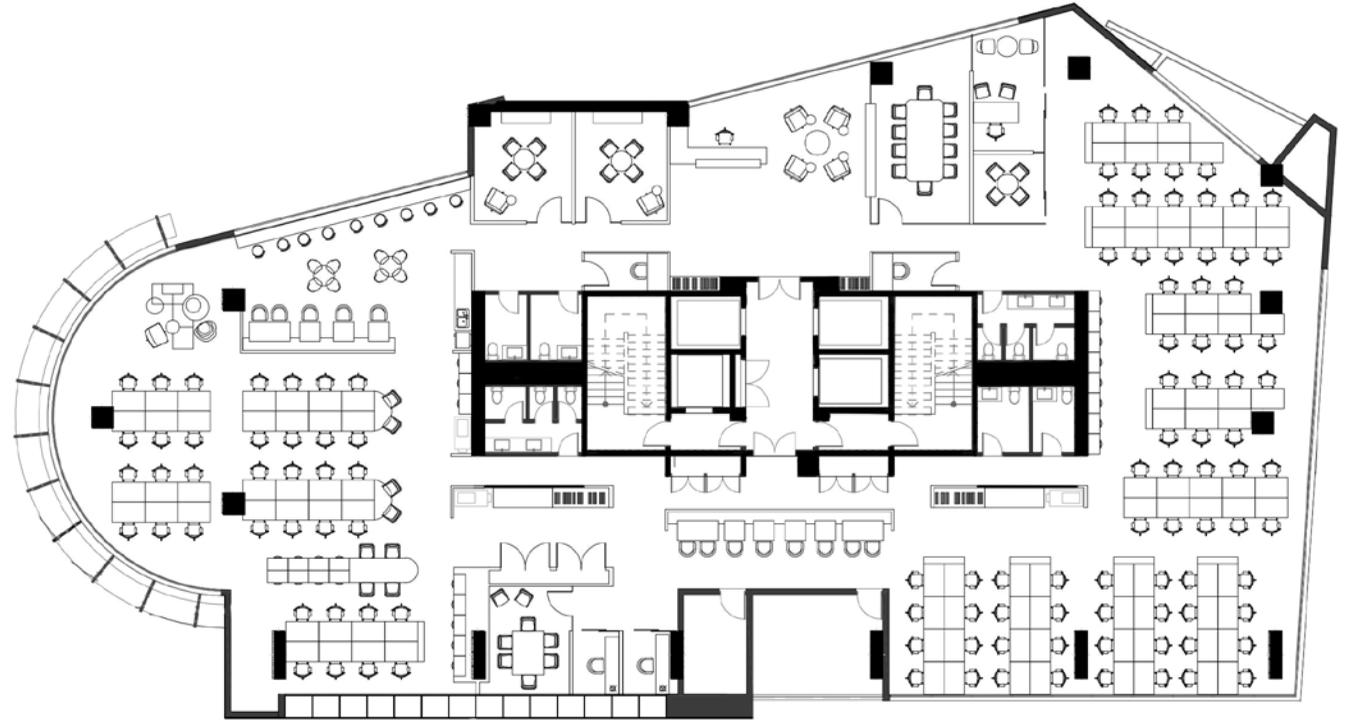


SEATING	TECH	LOUNGE
WORKSTATIONS	22	0
OPEN MEETING TABLES	44	14
PRIVATE MEETING ROOMS	8	24
LOUNGE	7	27
KITCHEN	0	16
TOTAL	81	81



# FINANCIAL

## TYPICAL FLOOR PLATE



### SEATING

WORKSTATIONS	113
OPEN MEETING TABLES	29
PRIVATE MEETING ROOMS	26
1 PERSON QUIET ROOMS	2
PRIVATE OFFICE	1
LOUNGE	10
KITCHEN	18
TOTAL	199



# LEGAL/GAS/OIL

---

## TYPICAL FLOOR PLATE



### SEATING

---

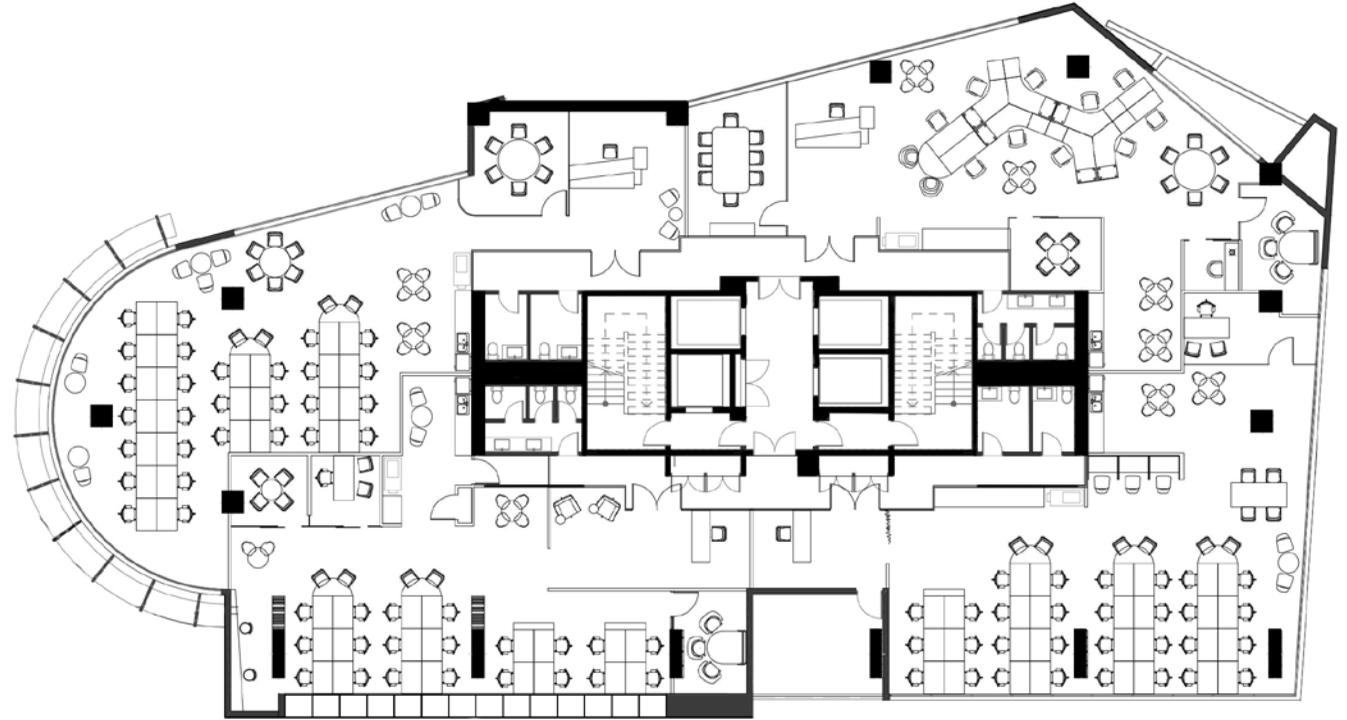
PARTNER	3
ASSOCIATE	4
JUNIOR PARTNER	4
PARALEGAL	12
OPEN MEETING TABLES	42
PRIVATE MEETING ROOMS	37
LOUNGE	5
KITCHEN	23
<hr/>	
TOTAL	130



# MULTI-TENANT

---

## TYPICAL FLOOR PLATE

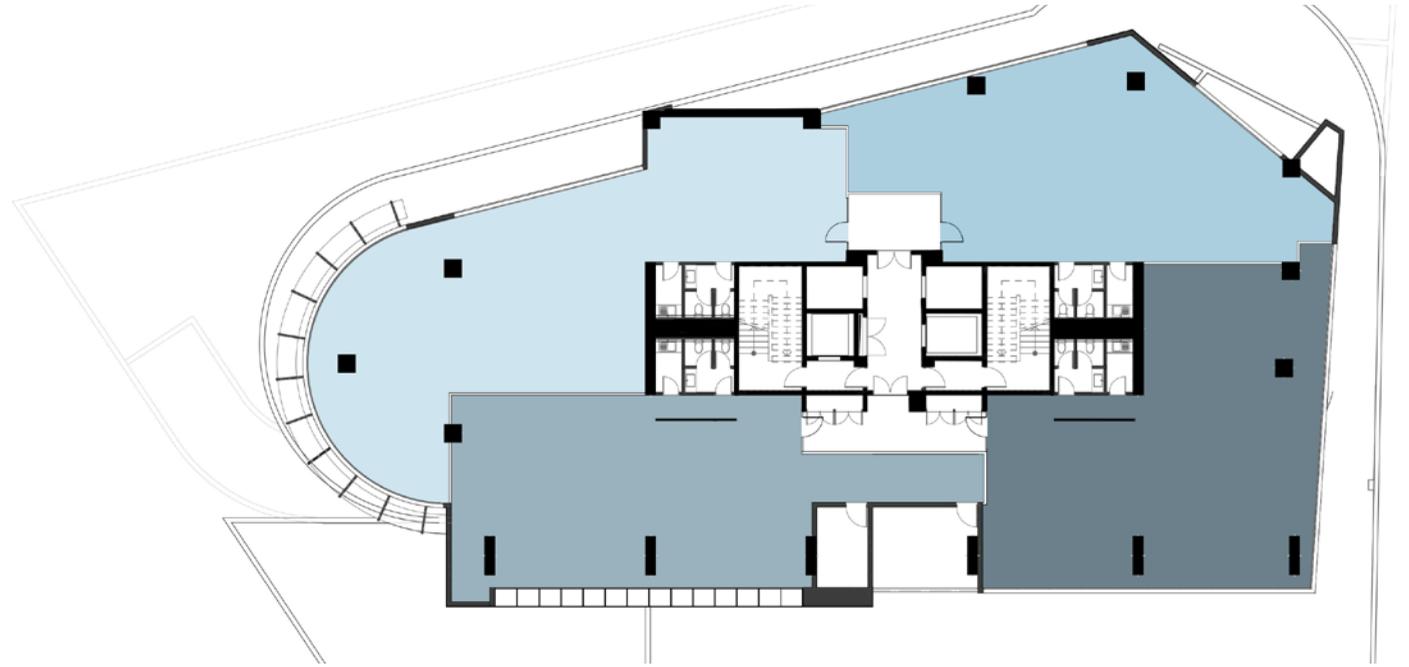


AVERAGE OF 25 PEOPLE PER OFFICE ON 4-TENANT FLOOR



# LEVEL 06 - 18

## TYPICAL FLOOR PLATE, SUBDIVIDING OPTIONS

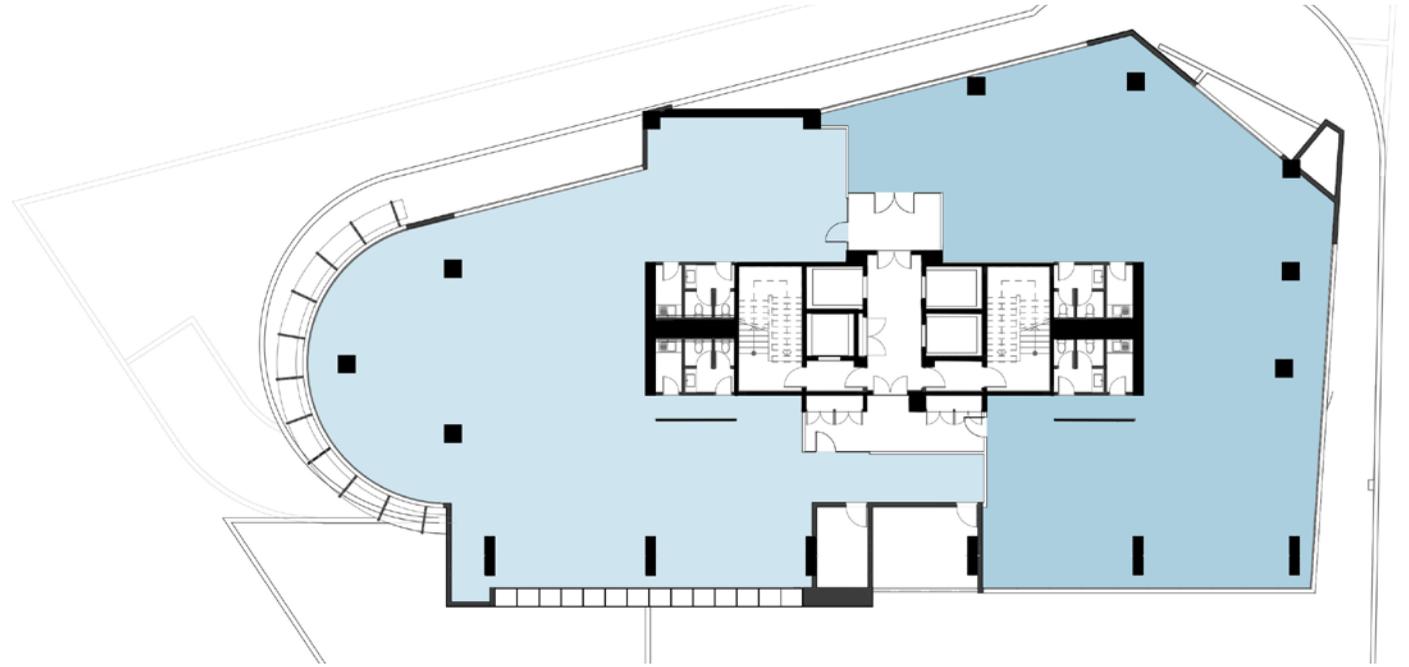


- OFFICE A 178 sq. meters 1915.98 sq. feet
- OFFICE B 175 sq. meters 1883.68 sq. feet
- OFFICE C 167 sq. meters 1797.57 sq. feet
- OFFICE D 181 sq. meters 1948.27 sq. feet



# LEVEL 06 - 18

## TYPICAL FLOOR PLATE, SUBDIVIDING OPTIONS



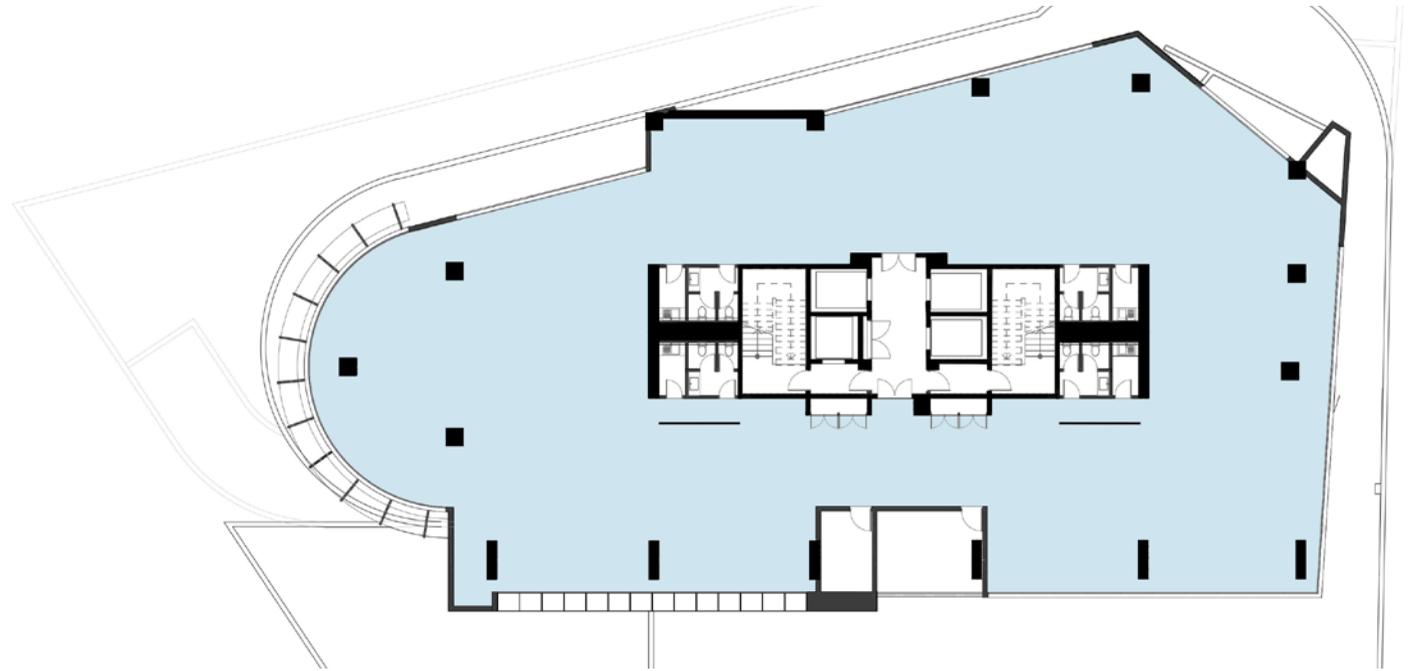
OFFICE A 375 sq. meters - 3842.72 sq. feet

OFFICE B 347 sq. meters - 3735.08 sq. feet



# LEVEL 06 - 18

## TYPICAL FLOOR PLATE, SUBDIVIDING OPTIONS



OFFICE A

756 sq. meters - 8234.39 sq. feet



BUILT BY CCC,  
AN AWARD  
WINNING GLOBAL  
CONSTRUCTION  
COMPANY



# BUILDING SPECIFICATIONS

## SUMMARY SPECIFICATION

- BASE DESIGN OCCUPANCY RATIO 1:8
- CLEAR FLOOR TO CEILING HEIGHT  
RECEPTION: 3,37m; OFFICES: 2,77m
- 250mm RAISED FLOORS
- 3 PASSENGER LIFTS (16 PERSONS)  
1 FREIGHT LIFT (13 PERSONS)
- HAVAC –1 VRF SYSTEM PER TYPICAL FLOOR
- 1 NO. 160 KWA GENERATOR
- 346 CAR PARKING SPACES
- EDGE STANDARD – GREEN CLASSIFICATION

## 1. DIMENSIONAL

### FLOOR TO CEILING HEIGHT

RECEPTION: 3,370mm  
PARKING: 2,520mm  
TYPICAL FLOORS: 2,770mm  
PENTHOUSE: 2,700mm

RAISED FLOOR HEIGHT: 250mm  
PLANNING GRID – VARIES  
COLUMN GRID – VARIES

## 2. POPULATION DENSITY

### DESIGN CRITERIA

BASE CASE 8 m<sup>2</sup>/PERSON  
SERVICE 9 m<sup>2</sup>/PERSON  
LIFT CAPACITY 10 m<sup>2</sup>/PERSON  
WC PROVISION 10 m<sup>2</sup>/PERSON  
MEANS OF ESCAPE 6 m<sup>2</sup>/PERSON

### TOILETS PER FLOOR

GROUND 7 (DISABLED 1)  
TYPICAL 10 (DISABLES 2)

### PARKING SPACES – 346 BAYS

GROUND FLOOR-15 BAYS  
1ST FLOOR-81 BAYS  
2ND FLOOR- 81 BAYS  
3RD FLOOR-81 BAYS  
4TH FLOOR-53 BAYS  
5TH FLOOR-35 BAYS

## 3. STRUCTURE

### IMPOSED LOAD

GENERAL 3,0 kN/m<sup>2</sup>  
PARKING FLOORS 3,0 kN/m<sup>2</sup>  
ROOF 0.4 kN/m<sup>2</sup>  
TECHNICAL AREAS 3,0 kN/m<sup>2</sup>

## 4. LIFTS

### PASSENGER LIFTS – 3

CAR CAPACITY 16 PERSONS  
(1250 Kg) SPEED – 1.75 m/s

### FREIGHT LIFT – 1

CAR CAPACITY 13 PERSONS  
(1000 Kg) SPEED – 1.75 m/s

## 5. ELECTRICAL

### ELECTRICAL LOAD

SMALL POWER – 25 W/m<sup>2</sup> (OFFICE NIA)  
LIGHTING 10 W/m<sup>2</sup>

### ILLUMINATION LEVELS

GENERAL OFFICE 400 LUX average (open plan office)  
RECEPTION 300 LUX  
STAIRS 150 LUX  
LIFTS 100 LUX  
PLANT AREAS 200 LUX

### GENERATORS

LOCATED AT GROUND FLOOR  
CAPACITY OF 160 KVA WITH BUILT IN 400 LITERS DAY FUEL TANK (ADDITIONAL 1200 LITERS FUEL DEPOSIT).

## 6. MECHANICAL AND PLUMBING

### TOILETS PER FLOOR

GROUND 8  
TYPICAL 10

### DISABLED TOILETS PER FLOOR

GROUND 1  
TYPICAL 2

### OUTSIDE CONDITIONS

SUMMER - 35°C (dry bulb); 80%RH  
WINTER - 12°C (dry bulb); 70%RH

### INSIDE TEMPERATURE & HUMIDITY

SUMMER - 24°C (dry bulb); 50%RH  
WINTER - 22°C (dry bulb); 50%RH

### COOLING LOAD

OFFICE OPEN-SPACE 170 W/m<sup>2</sup>

### EXTRACT RATES

TOILETS- 400 m<sup>3</sup>/H  
UTILITY – NATURAL VENTILATION  
STORAGE AREAS – NATURAL VENTILATION

### SMOKE VENTILATION

OFFICES-7300 m<sup>3</sup>/H  
BELOW AND ABOVE FIRE STAIRS – 3600 m<sup>3</sup>/H

### OUTSIDE AIR SUPPLY

FRESHNESS AIR FLOW PER PERSON 12.00 l/s

### OUTSIDE AIR SUPPLY CHANGE RATES

SANITARY INSTALLATIONS 8 TO 10 CHANGES/HOUR  
STORAGE AND TECHNICAL 2 TO 3 CHANGES/HOUR  
OFFICES AND WORKINGS ZONES CHANGES/HOUR

### HVAC SYSTEMS

GROUND FLOOR – DIRECT EXPANSION MONO  
PARKING – SIMPLE AND PASSIVE SYSTEM  
TYPICAL FLOOR – ONE VRF SYSTEM

### WATER STORAGE

AT 1:8 OCCUPANCY 20 l/PERSON

## 7. ACOUSTICS

### INTERNAL SOUND INSULATION

BETWEEN OFFICE FLOORS- DnT,w 45 dB (SHELL AND CORE), DnT,w 45 dB (Cat A)

### BUILDING SERVICES NOISE

OPEN PLAN OFFICES 40 NR  
CIRCULATION AREAS 40 NR  
ENTRANCE LOBBY 45 NR

# THE DEVELOPER



Consolidated Contractors Company (CCC) is a leading global construction company founded in 1952.

Today, CCC is a leading force in the international construction industry and the largest engineering and construction company in the Middle East. Its operations extend to over 40 countries throughout the Middle East, Far East, USA, the Caribbean, Africa, Australia and Europe. The company employs c.150,000 people worldwide from more than 80 different nationalities. In 2016, CCC generated a total revenue exceeding \$5 billion and has assets comprised of over 16,000 pieces of equipment worth more than \$1 billion.

CCC's diverse portfolio demonstrates all aspects of its Engineering, Procurement and Construction (EPC), value chain. The company provides expert services in engineering, estimation, feasibility studies, design, procurement, IT, project financing, legal advice and administration. These also include project development (BOT,BOO, PPP) for the below industries, to name few:

- Oil & Gas
- Petrochemical Projects
- Pipelines
- Roads and Infrastructures
- Offshore Construction Works
- Environmental Projects
- Heavy Civil and Marine Projects
- Buildings
- Power and Water Projects
- Dams, Harbours and Ports



Dubai Mall, UAE



Dubai Opera House. UAE



Abu Dhabi Plaza, Kazakhstan



Faculty of Islamic Studies, Qatar

# THE DEVELOPER



CCC has completed more than 1,000 construction projects, including:

- Largest Gas to Liquid (GTL) in the World in Qatar
- c.30% of Worldwide Liquefied Natural Gas (LNG) capacity
- Mega Size LNG Trains
- World's Largest Grass Root Fertiliser Complex
- Largest Tower in Abu Dhabi
- Over 16,000 km of Pipeline
- Oil Facilities for more than 4,000,000 BPD

CCC has a high degree of responsibility towards its operations, employees, clients, suppliers, local communities and the environment, which it communicates through its Corporate and Social Responsibility (CSR) programme:

CCC is a member of the following global CSR initiatives:

- United Nations Global Compact – (UNGC)
- UN Global Compact Local Network – Hellias
- Global Business Coalition on HIV, TB, and Malaria – (GBC)
- Disaster Resource Network - DRN
- Emirates Environmental Group – CRS Network

## CCC'S DIVERSE PORTFOLIO DEMONSTRATES ALL ASPECTS OF ITS ENGINEERING, PROCUREMENT AND CONSTRUCTION



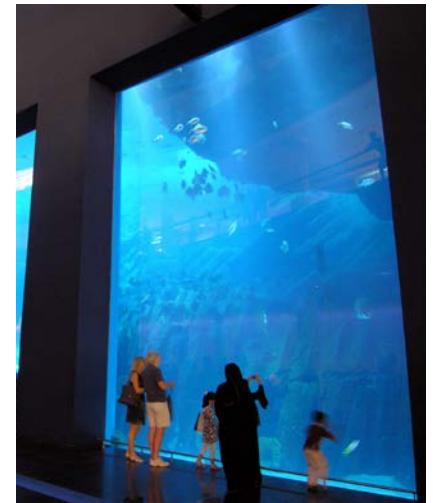
Carnegie Mellon University, Qatar



Burj Vista, UAE



Landmark Tower, Abu Dhabi



Dubai Mall Aquarium, UAE

# CONTACT

BROLL MOÇAMBIQUE LDA

Ezequiel Bambo

+258 84 8903369

ebambo@broll.com

[www.mbtmaputo.com](http://www.mbtmaputo.com)

---

## DISCLAIMER

Important notice relating to the Misrepresentation Act 1967: The sellers or lessors of this property give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The date of this publication is May 2017.