TORRE *ENTRECALLES*

By Alfredo Muñoz

Welcome

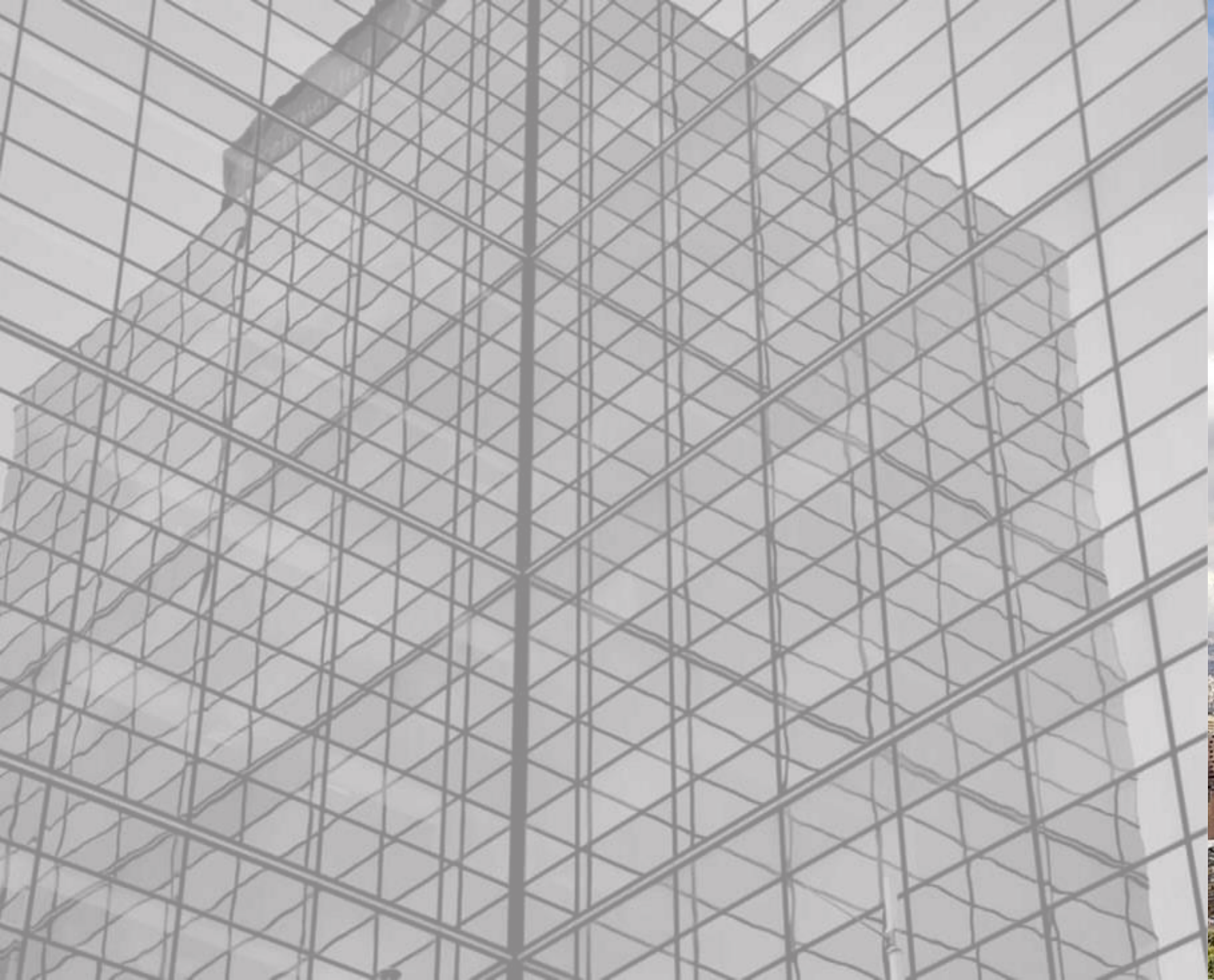
- DESCRIPTION
- CONCEPT
- LOCATION
- USES
- SUMMARY



INTRODUCTION

“Torre EntreCalles was born more than twenty years ago. At that time, we envisioned the future of downtown Bogotá with modern developments in perfect integration with the urban heritage. Today, Torre Entrecalles came to reimagine and redesign the urban space of our beloved downtown. A one-of-a-kind mixed-use, high-rise landmark that will raise the bar for real estate development in the region and satisfy pent-up consumer demand for walkable, vibrant places where living, working and play is a constant of enjoyment, harmonious and pleasant.“

INTRODUCTION





Bogotá points to the center

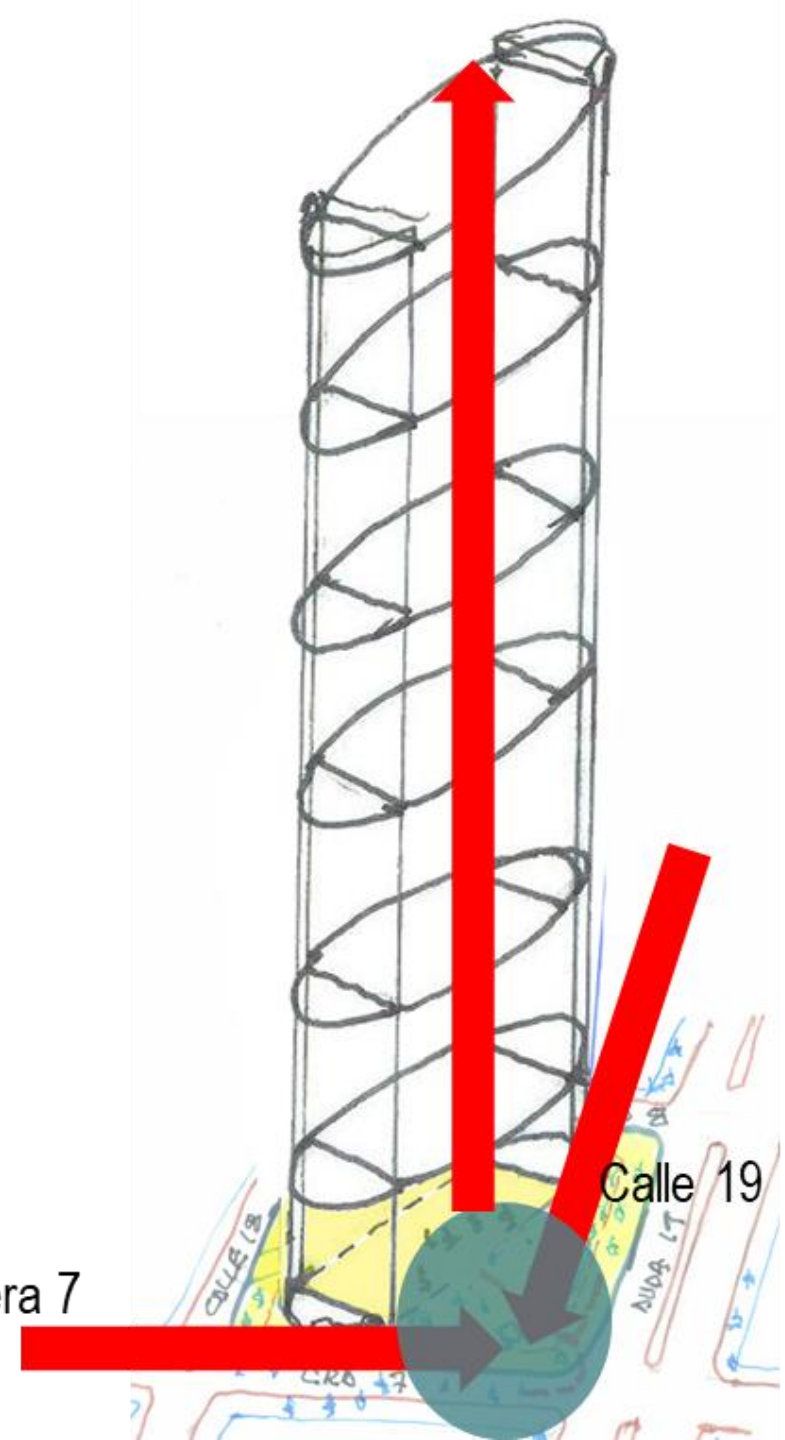
Restoration

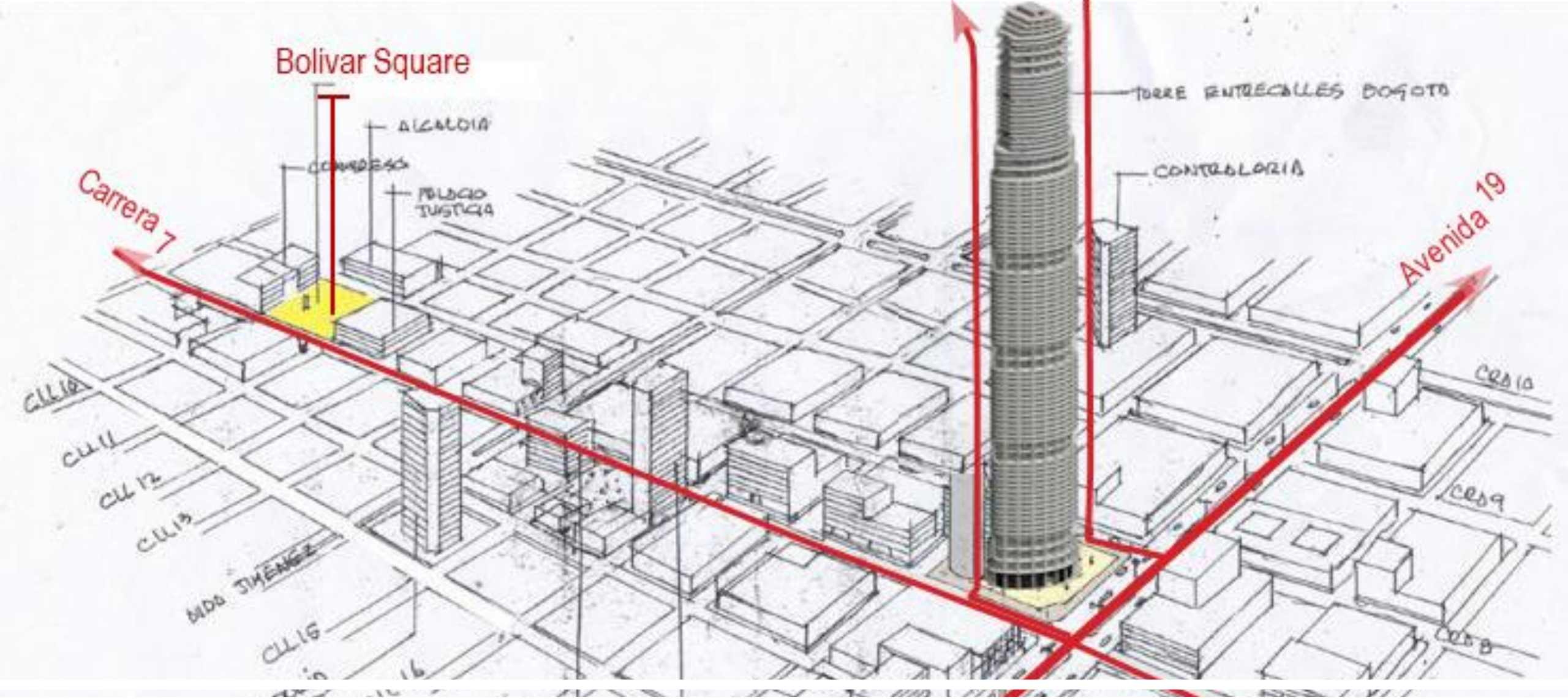


Concept

- **The perimeter urban space is a defined urban structure under renovation.**

CONCEPT: The urban approach is born from two elements that characterize the city, the hills and the savannah, the vertical and the horizontal, the tower and the square. The tower emerges like the force of the wind when meeting the two sails that make up its façade. In the same way, the force of 2 powerful pedestrian circulations surrounding the Carrera 7 and Calle 19 terrain, which when they meet rise vertically towards the sky and configure the hills, and the green plaza that expands towards the interior of the property like a whirlpool of wind to shape the savannah.





LOCATION

750
METERS FROM PLAZA DE BOLIVAR

187
PUBLIC ENTITIES

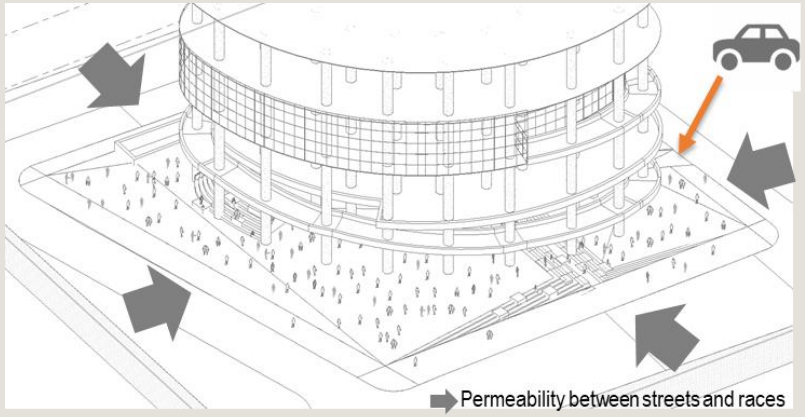
ENTRECALLES

3 Million
FLOATING POPULATION APPROX.

13,1
KM FROM EL DORADO AIRPORT

ACCES TO THE BUILDING

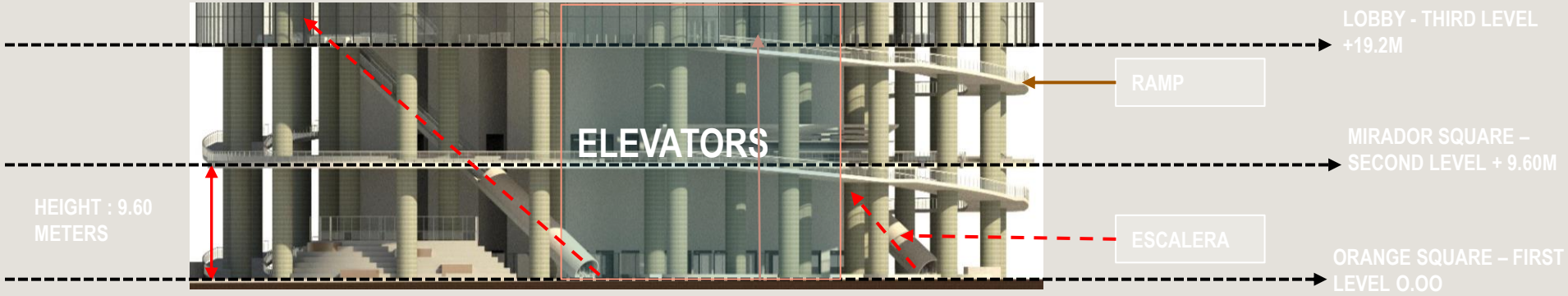
- The urban design of the project contemplates pedestrian permeability, through the green plaza on the first (1) floor.
- The entrance will be made through fixed and electric stairs, elevators and the viewpoint ramp that will be bordering the building to the main lobby.
- Vehicular access Cra. 8.



ORANGE SQUARE ACCESS – LEVEL O.OO



ACCESS PROMENADE RAMP MIRADOR VERDE CARRERA 8



Applications

TOWER

- 88 multi-uses floors
- Office
- Living places
- Hotel
- Gastronomy
- Services
- Fun
- Advertising
- Business model 100 income

TOWER

193.202
RENTABLE SQM

279.547
METERS BUILT OVER LEVEL 0.00

28.535
5 UNDERGROUND PARKING PARKS AND COMMON AREAS

308.082
SQM BUILT AREA

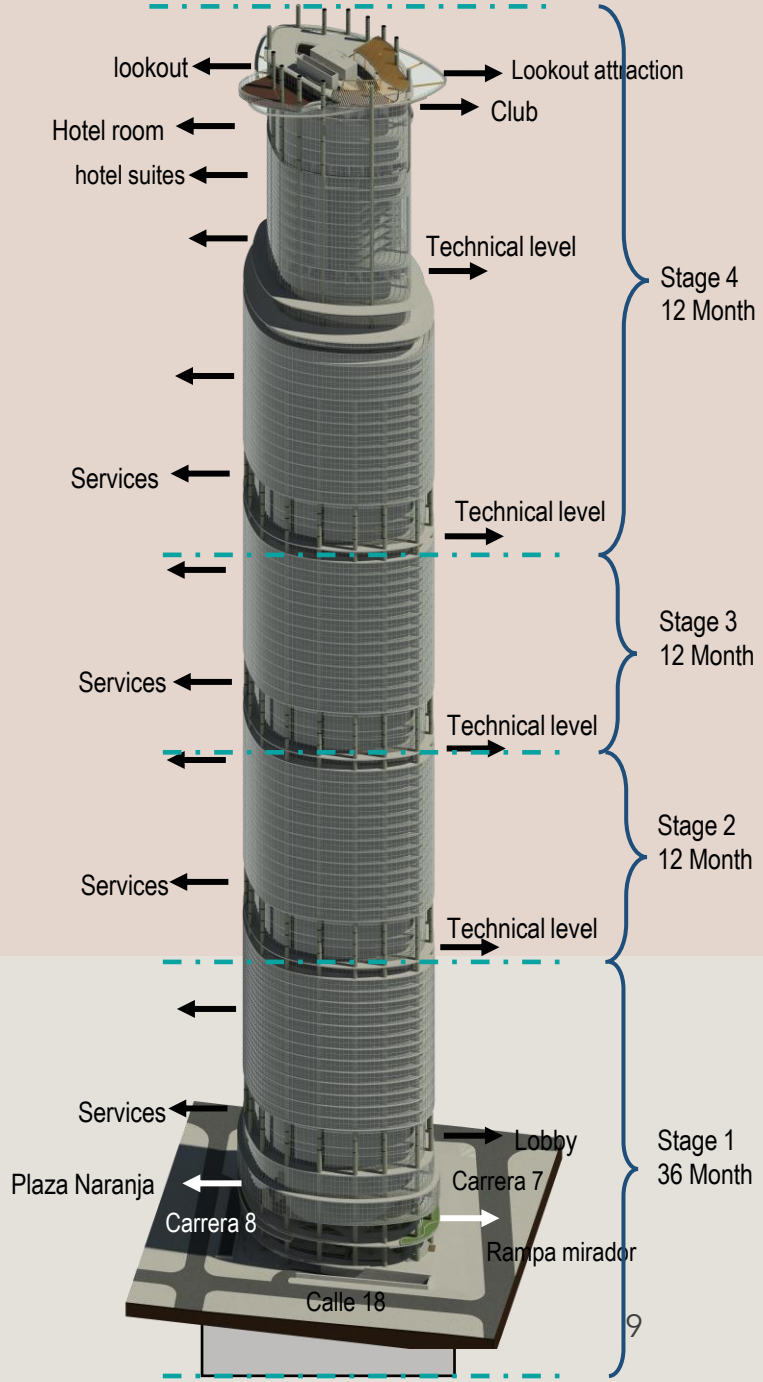
+487
TOTAL HEIGHT IN METERS

87
FLOORS

3.213
AVERAGE METERS PER FLOOR

4.80
CLEARANCE BETWEEN LEVELS

9,60
HEIGHT OF THE MAIN HALL



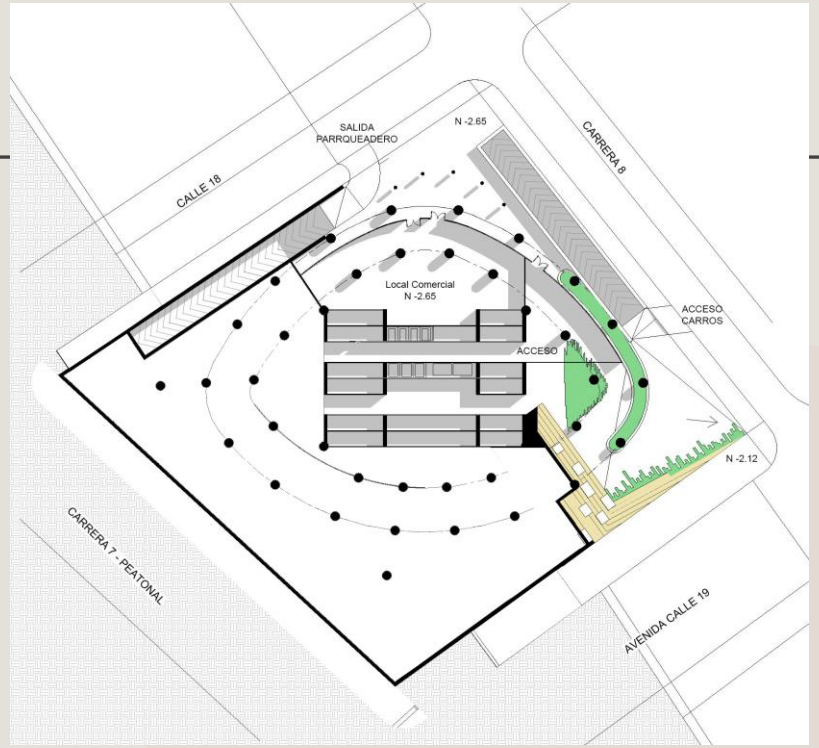
Uses – Plans and Areas

BUILT AREAS		
USE	**AREA**	**%**
Office	177.674	58%
Commerce and services	51.181	17%
Housing Suites	13.661	4%
Hotel	4.296	1%
Lookout	2.992	1%
Sub total	**249.804**	**81%**

OTHER USES	AREA	%
Lobby communal	19.471	6%
Technical	10.271	3%
Parking	28.535	9%
Sub Total	**58.278**	**19%**
TOTAL	**308.082**	**100%**

USABLE AREAS		
USE	**AREA**	**%**
Office	136.920	71%
Commerce and services	38.602	20%
Street services	1.566	1%
Housing Suites	10.245	5%
Hotel	3.160	2%
Lookout	2.707	1%
TOTAL	**193.201**	**100%**

Project subject to design adjustments.



NIVEL - 2.65

Built Area: 2,941.73* m2
Usable Area: 748.27* m2



ACCES TO THE BUILDING

•The urban design of the project contemplates pedestrian permeability, through the green plaza on the first (1) floor.
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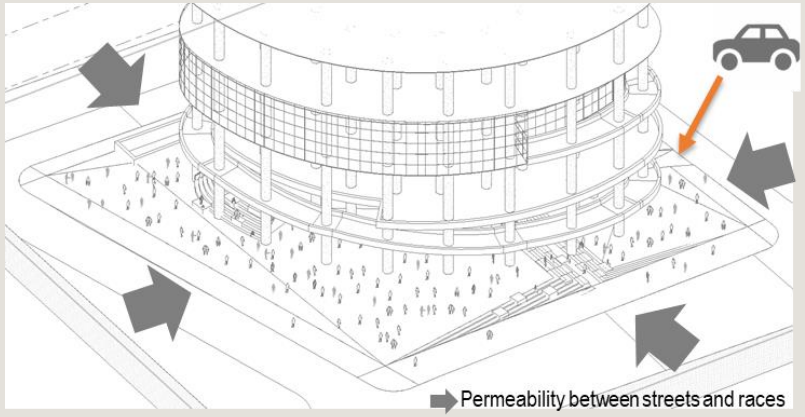

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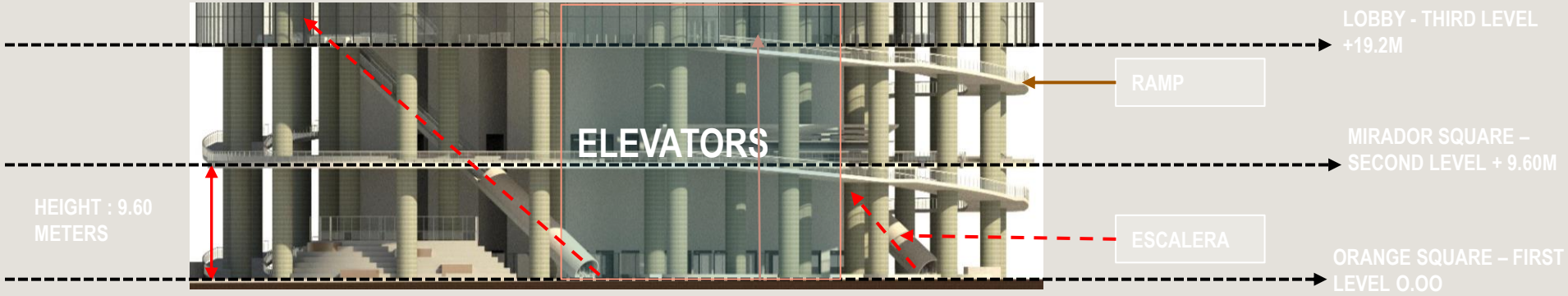
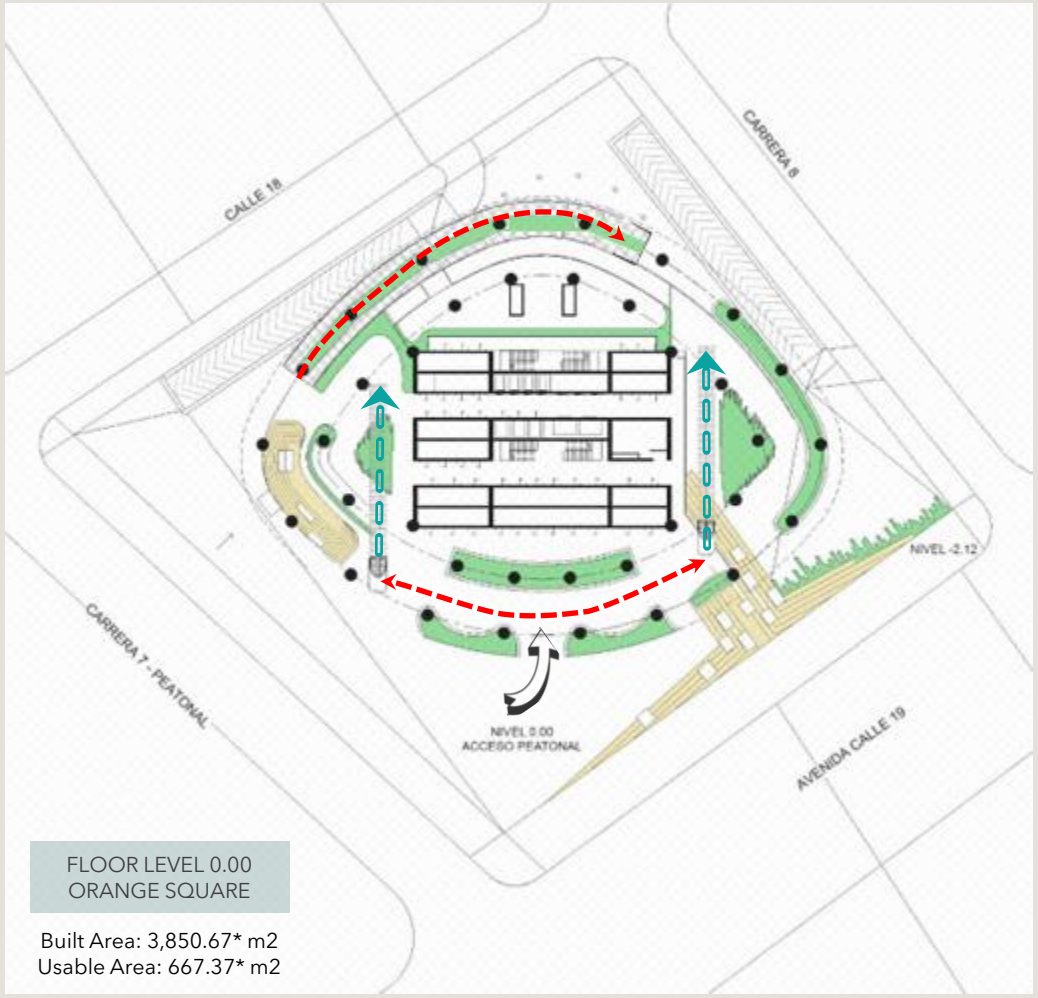


Uses – Plans and Areas



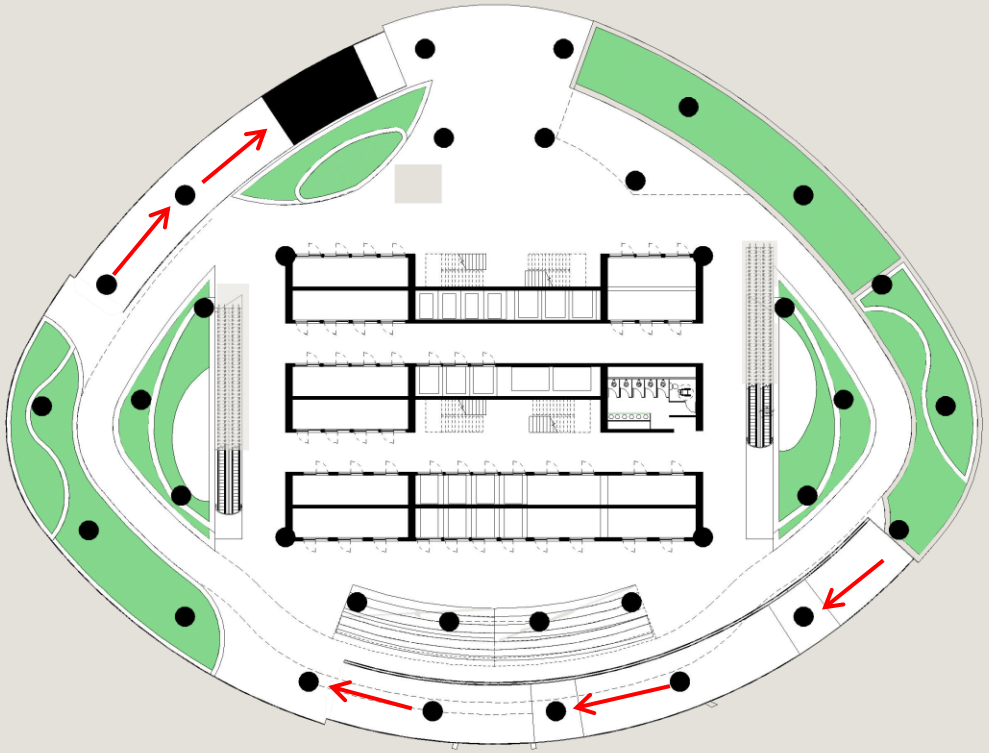
FLOOR LEVEL 0.00
ORANGE SQUARE

Built Area: 3,850.67* m2
Usable Area: 667.37* m2



South View Carrera 7

Uses – Plans and Areas



FLOOR LEVEL 9,60
LOOKOUT SQUARE

Built Area: 3,180.68* m2
Usable Area: 494.18* m2



Internal view of the lookout square

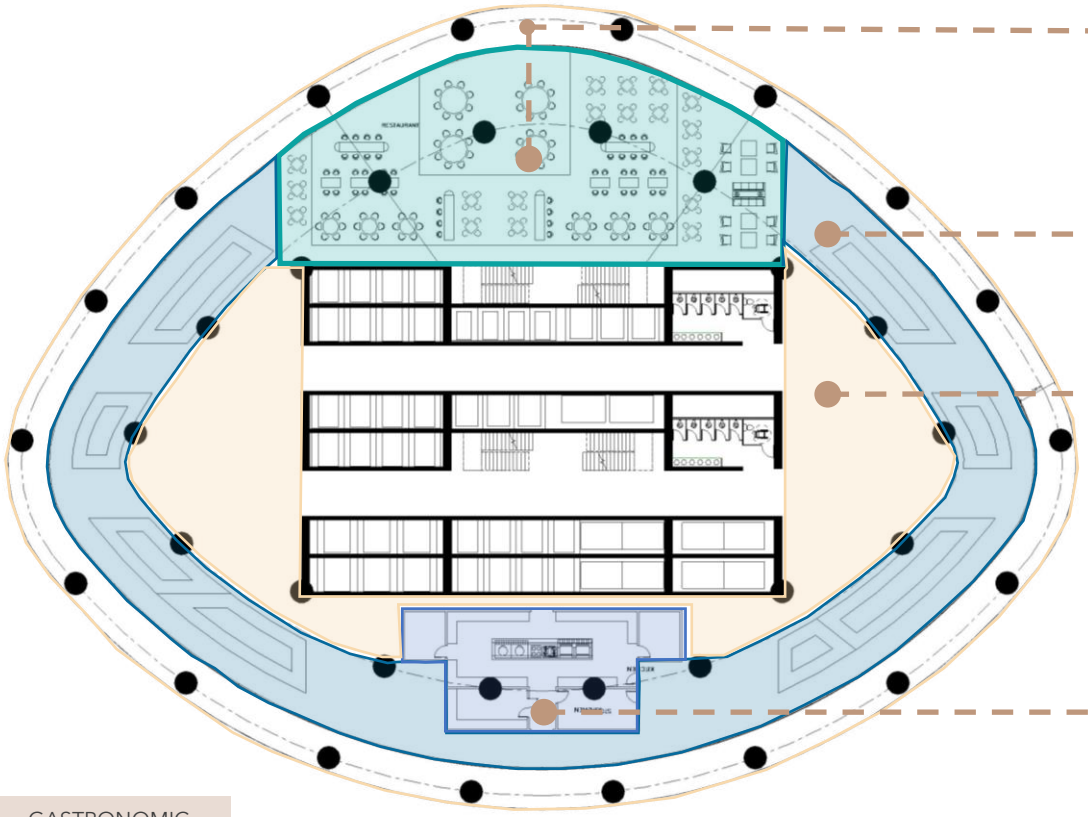


The Restaurants





Uses – Plans and Areas



GASTRONOMIC SERVICES FLOOR

Theme restaurant with capacity for more than 137 diners.

Thematic showcase for meals equipped with kitchenettes, and show cooking.

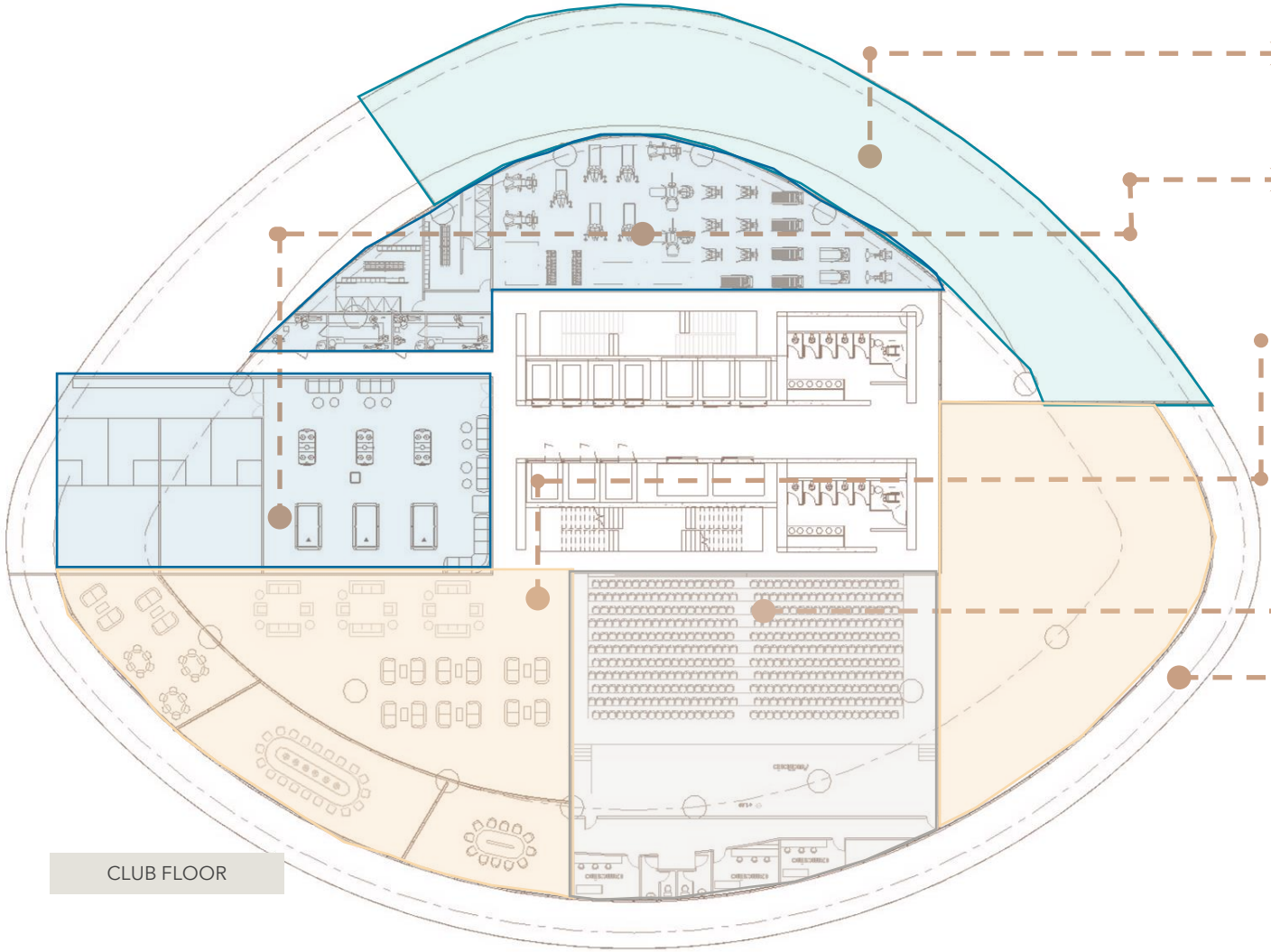
Meeting and enjoyment spaces with exterior circulations.

Oversized main kitchen on each utility floor.

The Club



Uses – Plans and Areas



CLUB FLOOR

Edge pool more than 400 meters high on the 72nd floor

Gym, spa, playground, squash courts.

Multiple formal and informal meeting rooms, boardrooms, breakout rooms, and a grand function room.

Large auditorium for events, with capacity for more than 400 people.

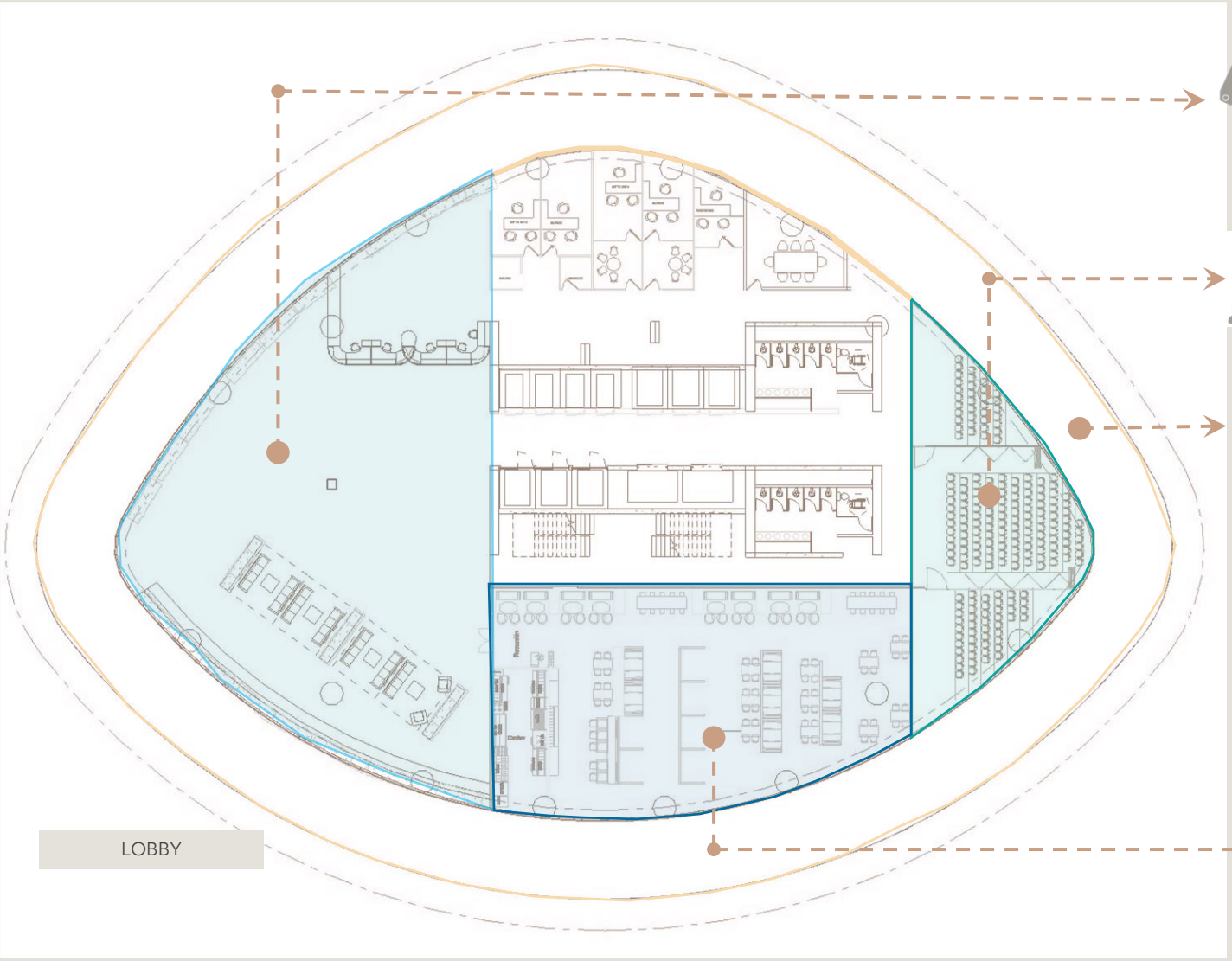
External circulation / Garden balcony with panoramic view of the city





THE FIRST CLUB AT 400 METERS
ABOVE SEA LEVEL

Uses – Plans and Areas



Luxury lobby with an ''open space'' concept, designed for business, leisure, and meetings

Multipurpose auditorium, with capacity for more than 100 people

External circulation / Balcony with exclusive 360° view of the city

Cafeteria and restaurant with capacity for 144 diners

PENTHOUSE

CITY VIEWS



Uses — Plans and Areas

Accommodation for executives, visitors and students.
Suites with 1 and 2 bedrooms, 2 bathrooms, social area and kitchen.

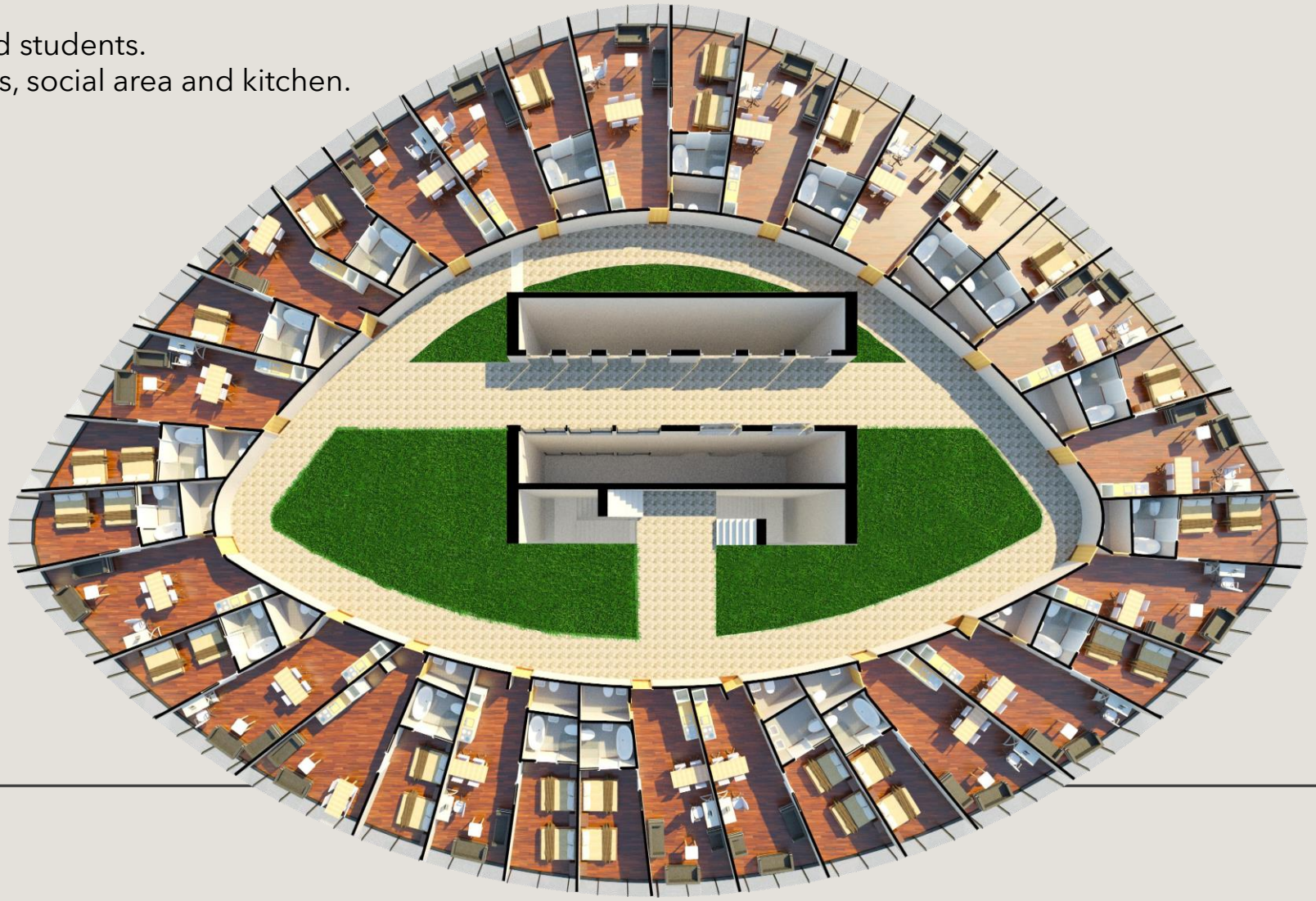
13,658
TOTAL AVAILABLE BUILT AREA (SQM)

1,517
M2 (SQM) AVAILABLE

9
FLATS AVAILABLE

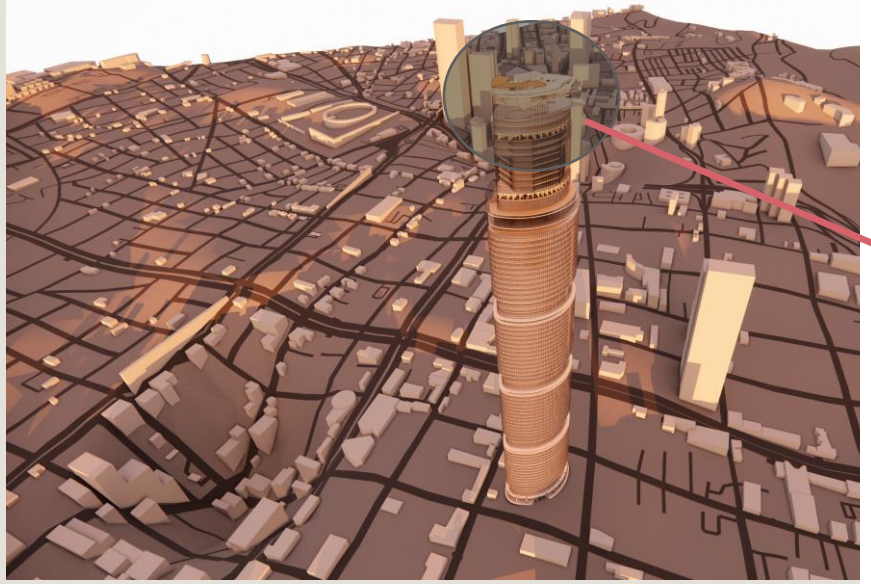
18
SUITS

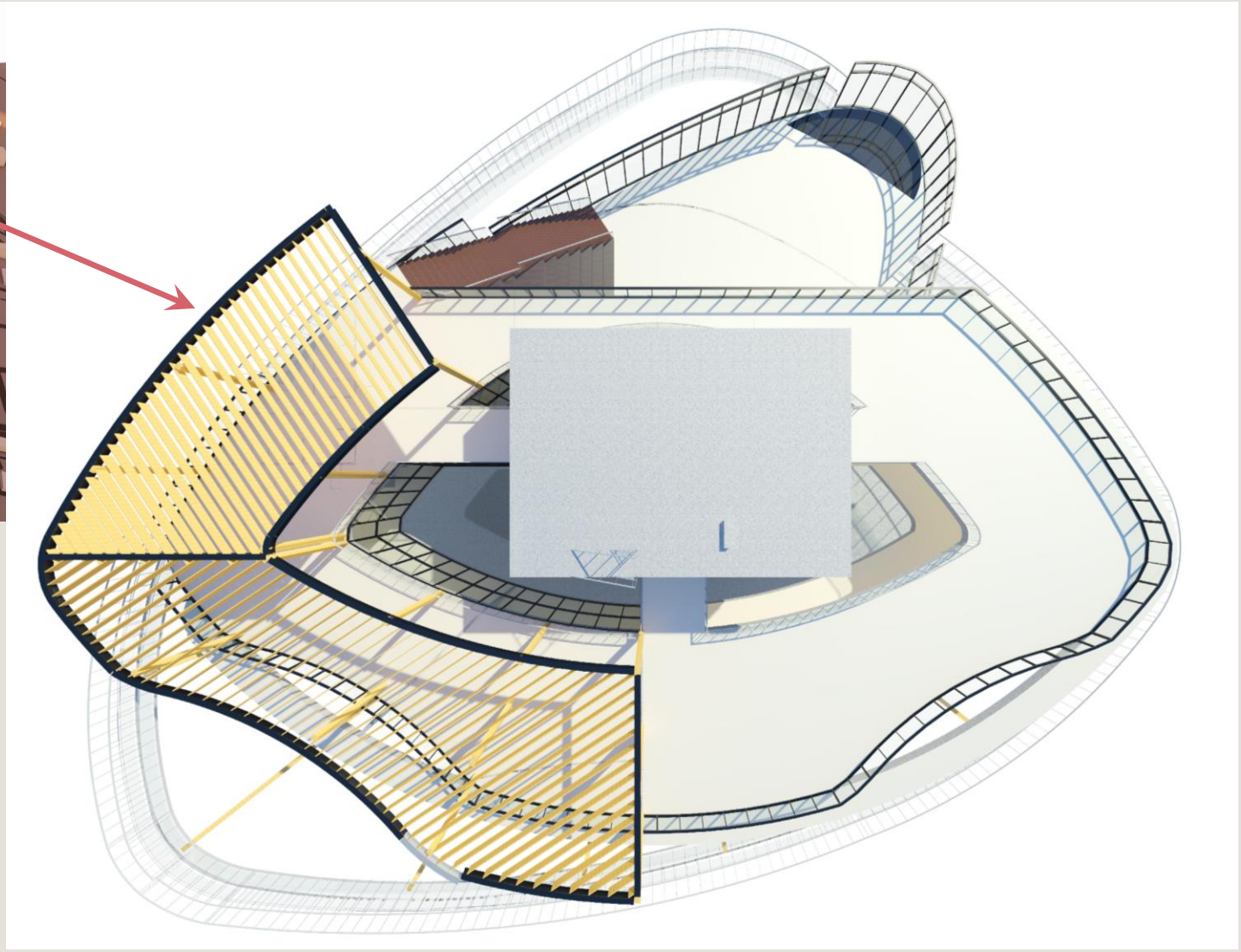
50+
(SQM)



Experience the Height of Modern Architecture

Uses – Plans and Areas





2,541

TOTAL AVAILABLE BUILT AREA (SQM)

1,270

AVAILABLE AREA PER FLOOR (SQM)

2

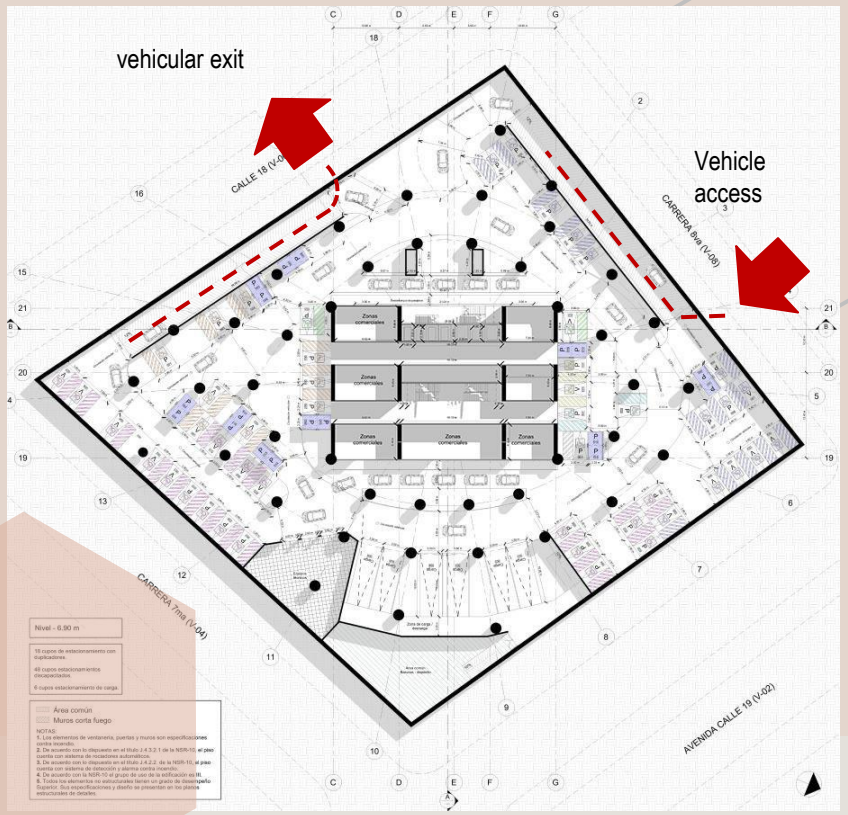
FLATS AVAILABLE

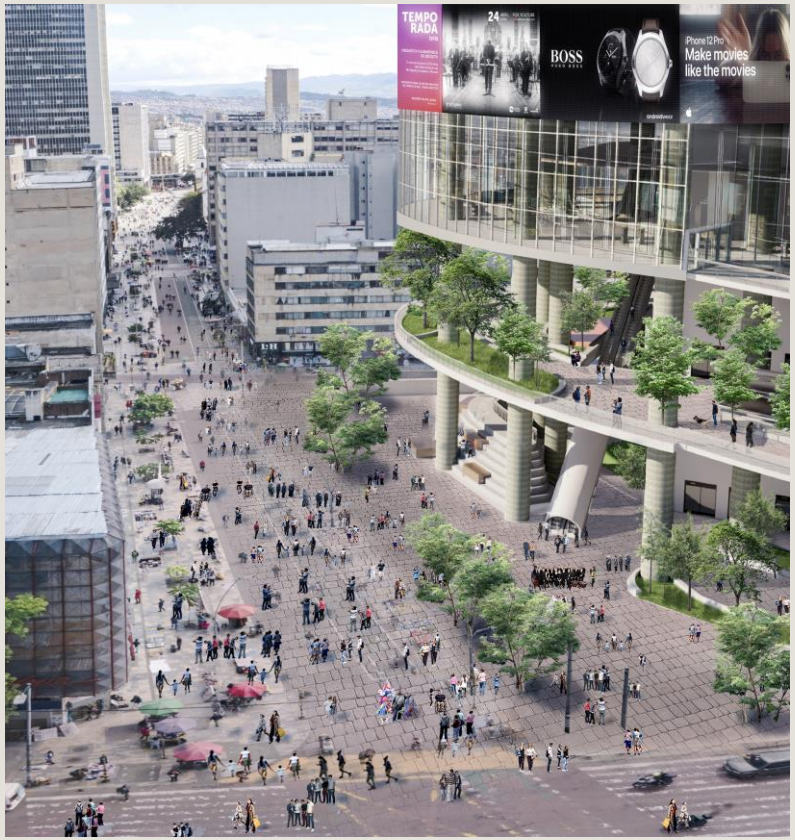
Parking Lot

PARKING SYSTEM

The Underground Platform:

- 4.5 levels.
- 4.5 remaining levels
- capacity for 1,581 vehicle parking units
- 862 for bicycles





ORANGE SQUARE- CARRERA LEVEL 7



START PANORAMIC RAMP



LOOKOUT SQUARE

Public Space

The public space is one of the most relevant elements in the design of the Project.
It will provide the most beautiful green area on 2 levels:
Plaza Naranja and Plaza Mirador, connected by a comfortable panoramic ramp, planted with trees with native species, which will help clean the air in this populous sector, where pedestrians will find areas for recreation and relaxation from daily activities.

Public Space

Carrera 7 to the south

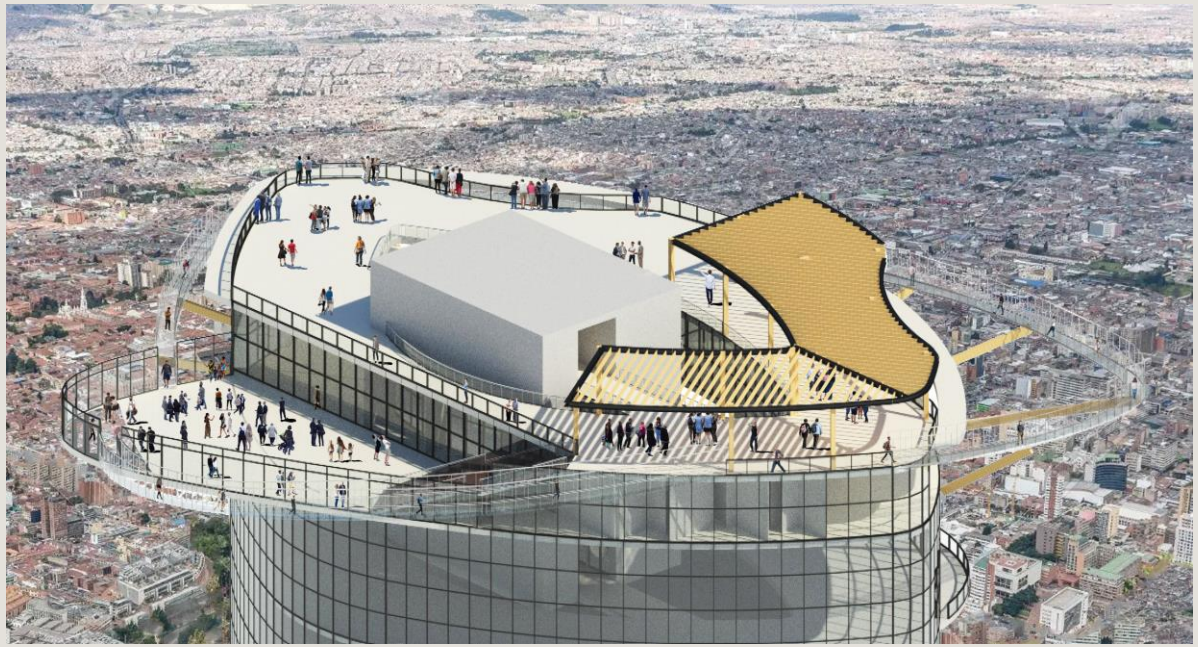




East 19th Street

High Adrenaline Attraction

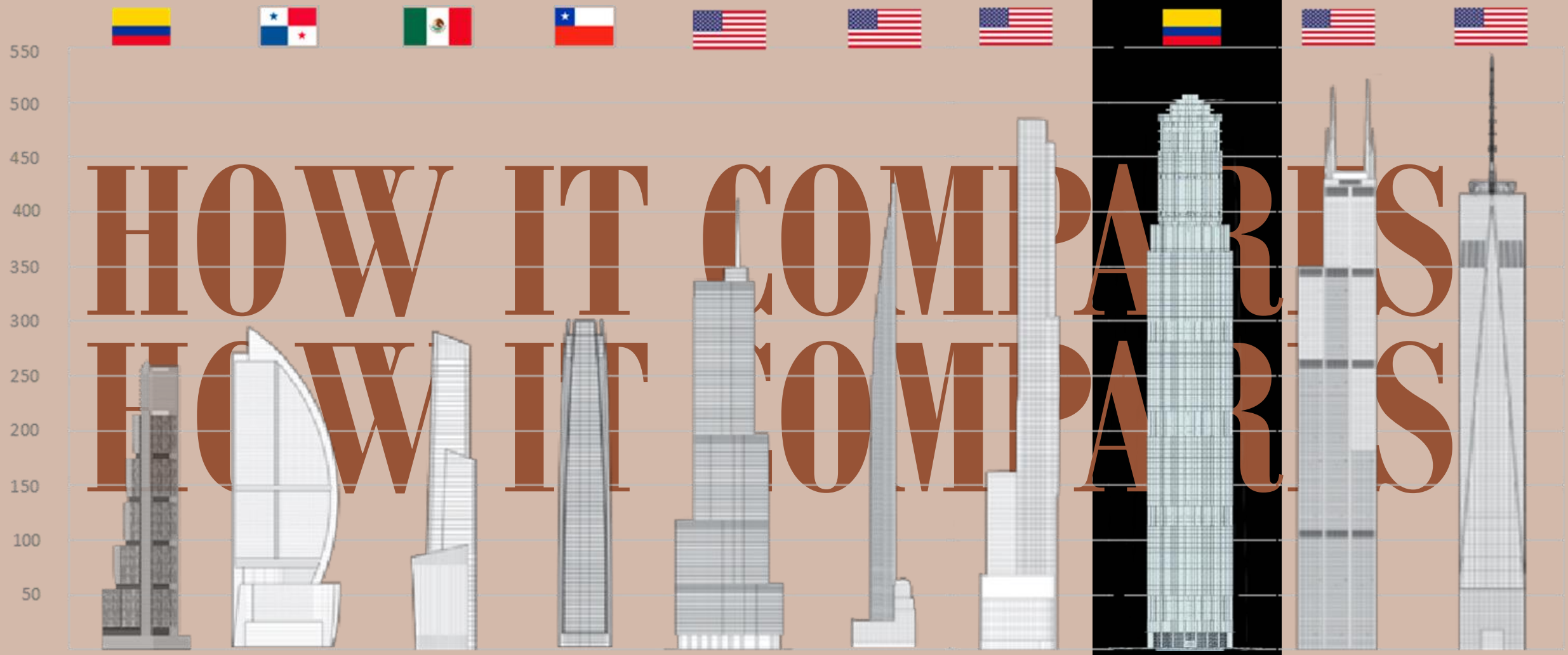
LOOKOUT



- ENTRECALLES will have a unique attraction in the world, a walk, into the void on a glass ramp at + **450 meters** high, which will make it a unique experience
- The most amazing walk in the world, a walk through the void, full of vertigo suitable

HOW IT COMPARES

HOW IT COMPARES



BD BACATA Bogota Colombia	JW MARRIOTT Panama City Panama	KOI TOWER San Pedro Garza Mexico	COSTANERA TOWER Santiago Chile	TRUMP INTERNATIONAL Chicago USA	STEINWAY TOWER NYC USA	CENTRAL PARK TOWER NYC USA	ENTRE CALLES® TOWER Bogota Colombia	SEARS TOWER Chicago USA	ONE WORLD TRADE CENTER NYC USA
260	284	279	300	423	435	472	487	527	541

HOW IT COMPARES

ENTRECALLES responds to the unsatisfied needs of the city and its center: First, the traditional office corridors in Bogotá have run out, so the center has become the best new opportunity for the development of large real estate projects through programs of urban renewal; Second, the absence of quality housing for executives and students with the ability to pay and; third, The project will provide adequate spaces to generate complementary activities to the existing ones, enriching, valuing and irradiating development and comfort to the city, marking an architectural milestone in the recovery of the center in accordance with the architecture of the sector.

HOW IT COMPARES

THANK *YOU*

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