

VILLA MATIGNON



S T Y L I S H
B U S I N E S S

7, RUE DU CIRQUE
PARIS 8



| 2 | VILLA
| MATIGNON





VILLA
MATIGNON
STYLISH
BUSINESS

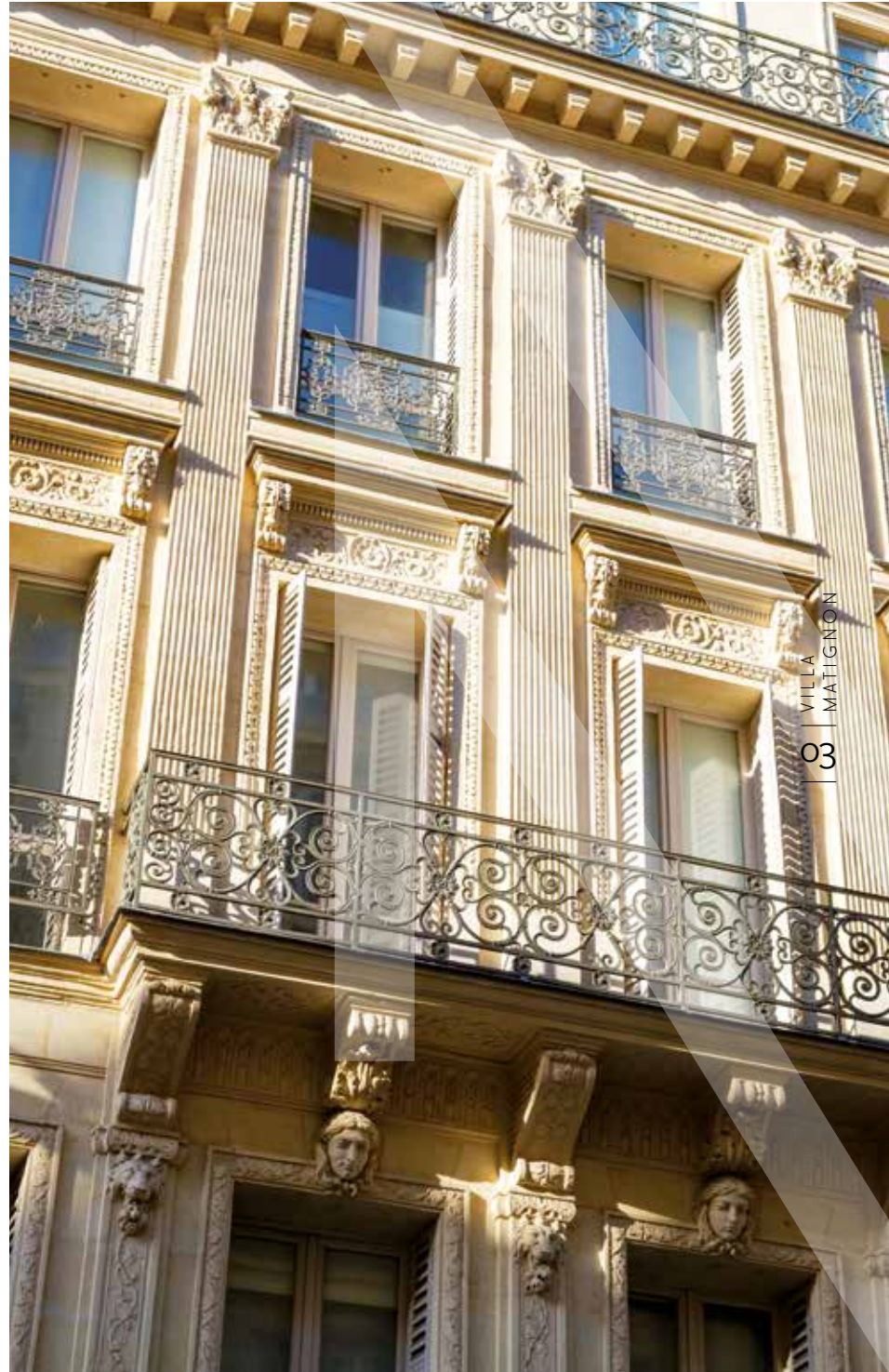
**A parisian building
with a Haussmannian façade**

**1,826 m² of new office space set around
a courtyard garden**

Dynamic, contemporary design

245 m² of accessible outdoor space

**A select address in Paris's institutional
and international centre**







Villa Matignon lies a stone's throw from the Champs-Élysées and benefits from its worldwide appeal.

Its neighbours include some of the highest-ranking French and international institutions.

Rue du Cirque enjoys a confidential setting at the heart of a vibrant CBD.

An exclusive environment and a prime location for the benefit of its occupants.

A PRESTIGIOUS ADDRESS

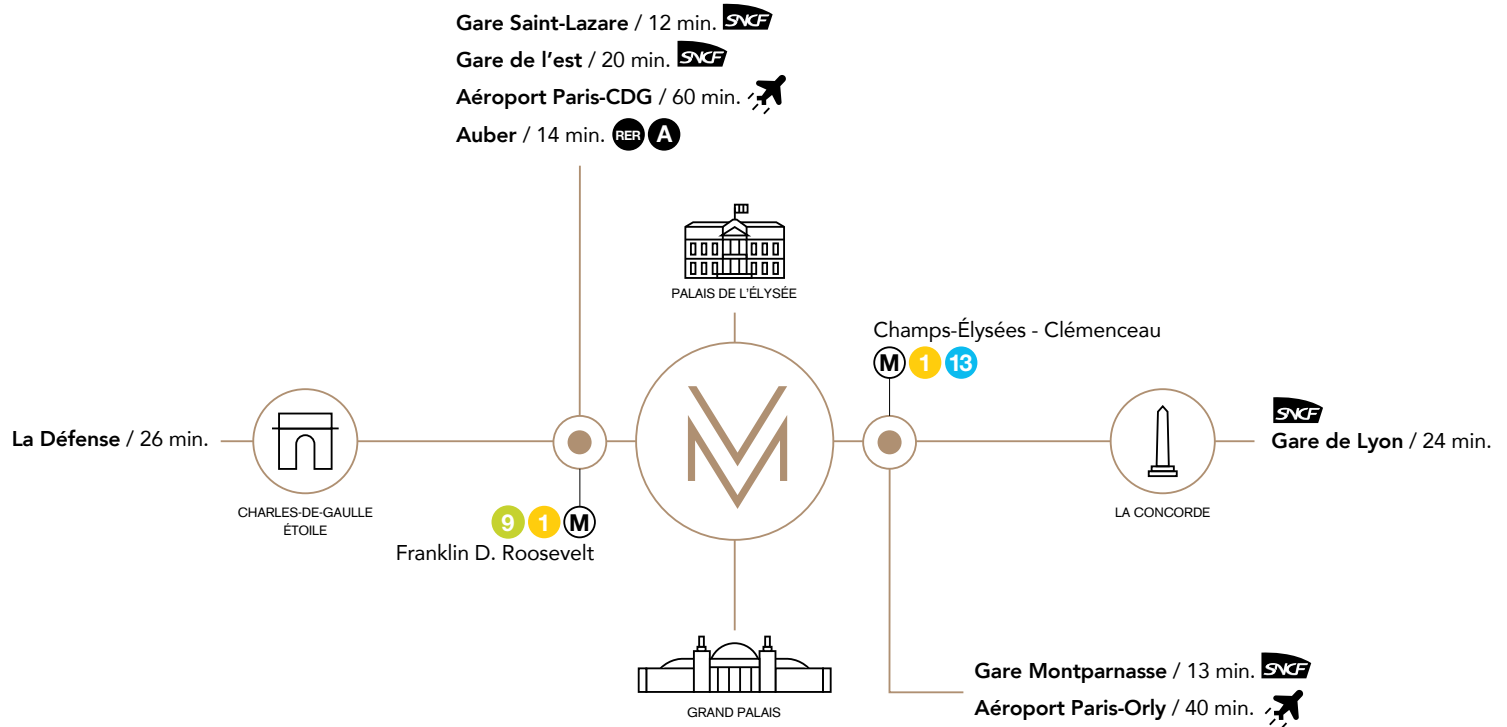


RUE DU CIRQUE





Exceptional connections



FULLY CONNECTED

Just a short walk from Metro lines 1, 9 and 13 (Franklin D. Roosevelt and Champs-Élysées-Clémenceau stations).

A 10-minute walk from RER line A (Auber station).

Several bus routes nearby.

Easy access to urban alternative means of travel: shared electric vehicles, cycle lanes (cycle storage inside Villa Matignon).

Public car parks in the immediate vicinity (Rond-point des Champs-Élysées).



VILLA
MATIGNON
RETHINKING
HAUSSMANNIAN DESIGN

Villa Matignon has undergone significant restructuring to completely overhaul its functionality.

The flexibility of the office spaces has been optimised to allow for contemporary layout.

The floors are bathed in natural light from the extensive glazed surfaces of the wooden structure extension.

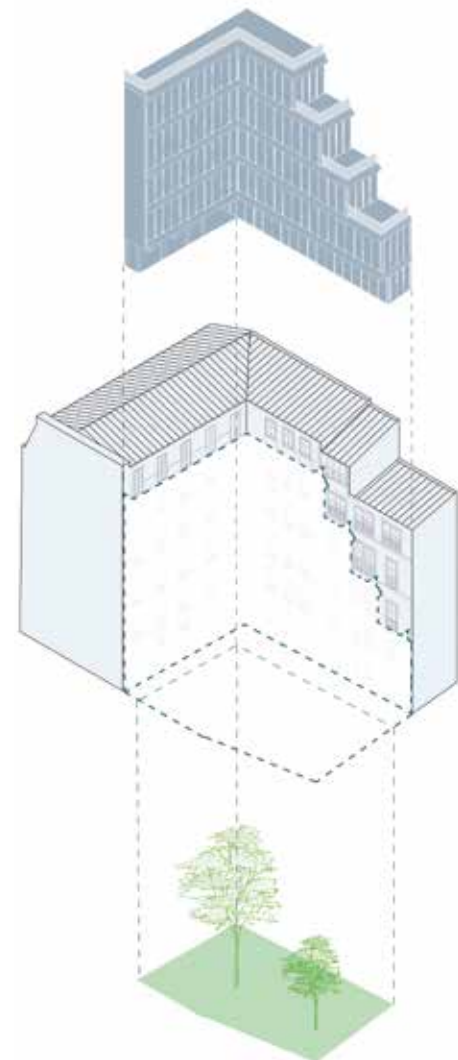
The accessible outdoor areas ensure the complementarity of uses and the well-being of its occupants.

The rear extension gives the entire building excellent acoustic and thermal performances, while the landscaped garden promotes biodiversity.





**The new contemporary extension
at the rear of the building
increases the surface area
and brings improved
working comfort.**







THE BENEFITS OF A NEW-GENERATION WORKING TOOL

Its attractive front façade enhanced by the elegant central porch gives Villa Matignon's visibility and prestige.

Past the porch, the lobby provides visitors with a warm welcome.

The ground floor also includes flexible meeting spaces for employees and visitors.

The central aisle leads to a beautiful landscaped garden for everyone to enjoy.



VILLA
MATIGNON





The lobby area,
with its stone, wood
and brass finishes is
a bright and comfortable
waiting and meeting
place.



VERSATILE WORKSPACES

The floorplates, with surface areas of up to 341 m², have been completely redesigned to offer optimal flexibility.

Capacity for up to 200 workers.

Flooded with natural light.

Accessible terraces from G+1 to G+5 for work or leisure use.

Latest generation technical equipment : LED lighting and controllable sun screens, heat pump air conditioning and fan coils.

Service ducts in suspended ceiling, floor high and low-voltage power supply.









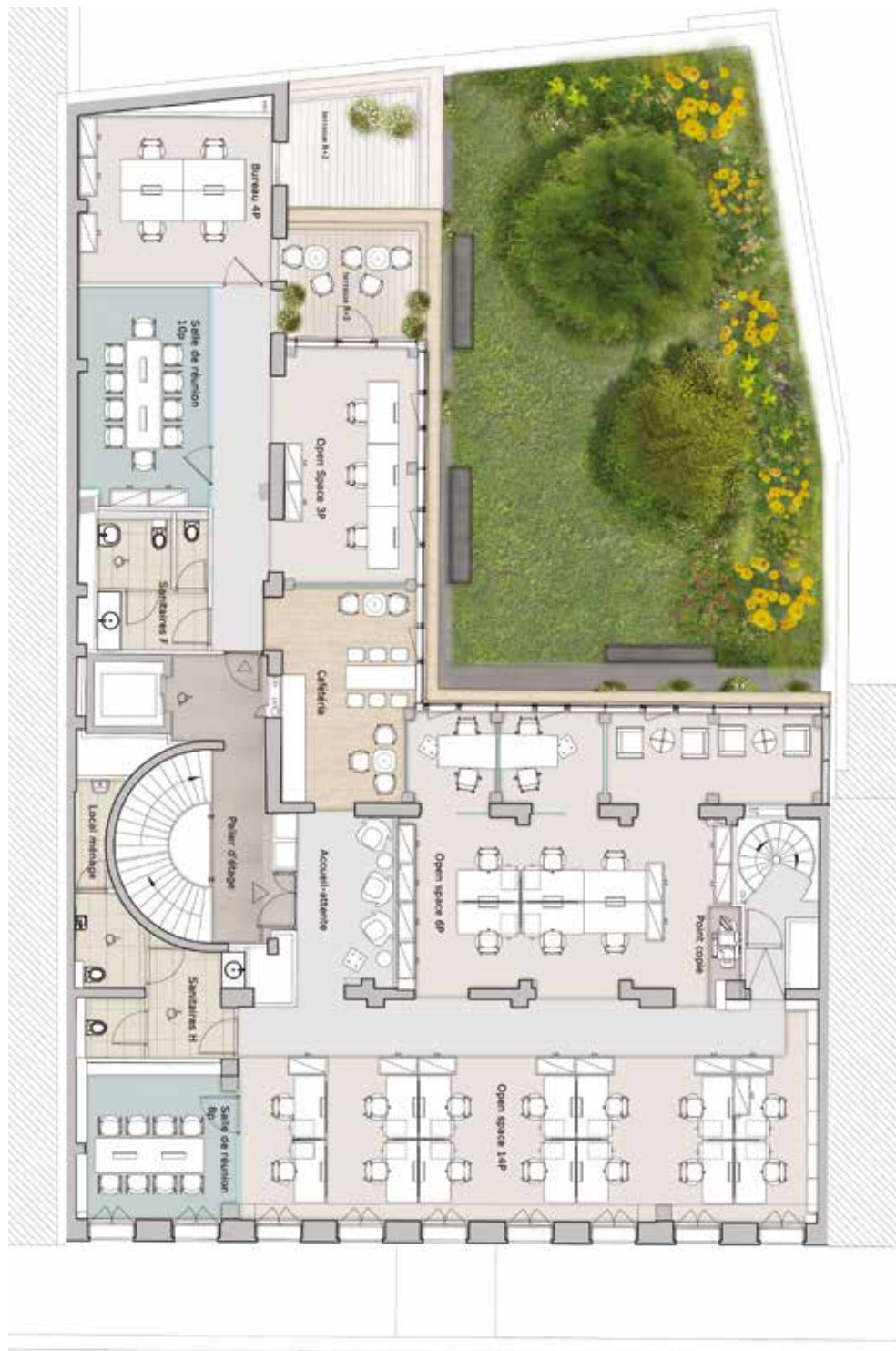
GROUND FLOOR 281 M²

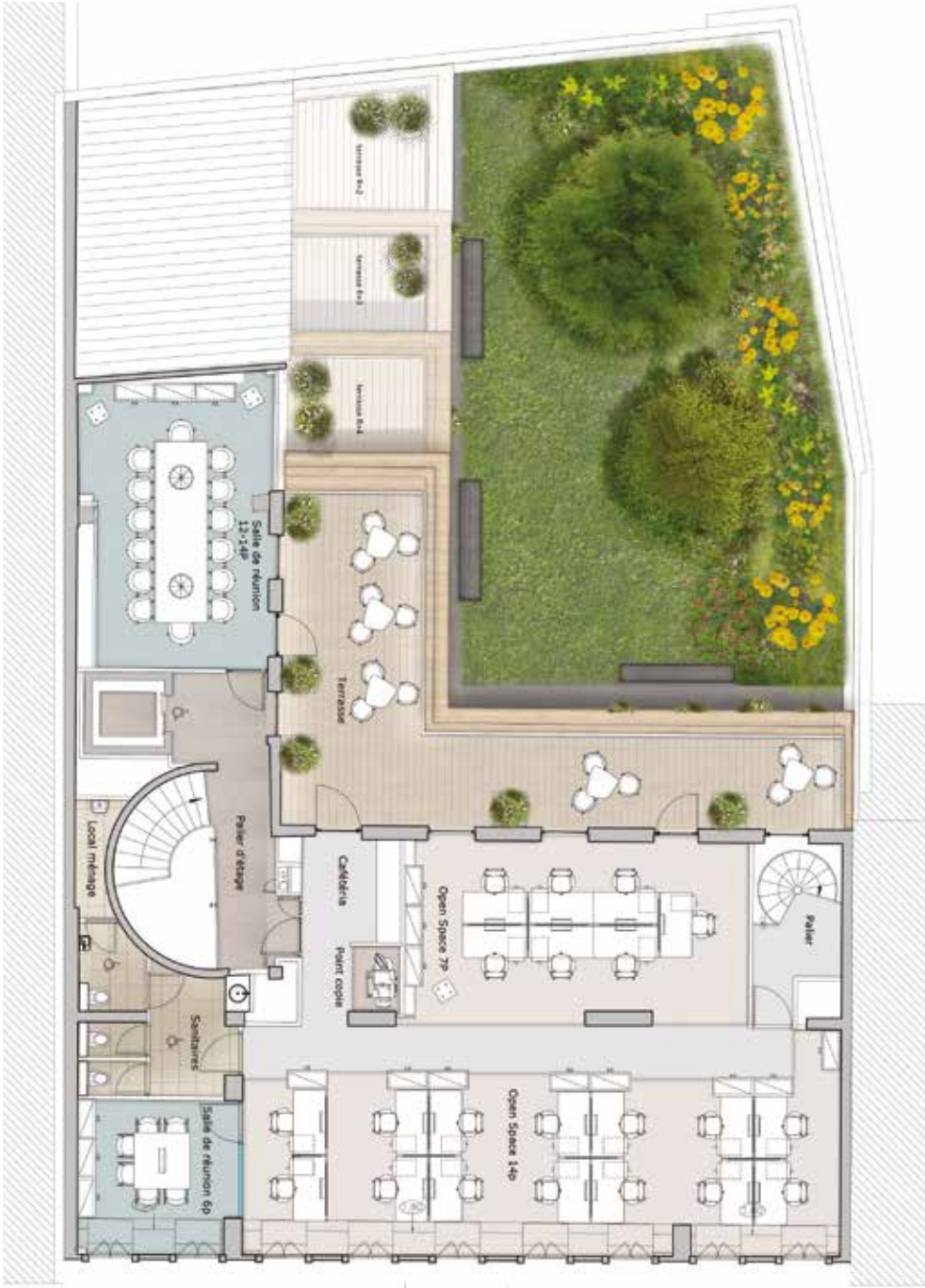
Partitioned offices
Number of workstations: 6
Ratio: 10 m²/workstation

Floor	Offices	Terraces and garden	Effectifs
G+5	214,6	53	30
G+4	307,5	20,1	40
G+3	320	9,2	40
G+2	329,8	14,9	40
G+1	341,5	-	40
GF	281,1	148	10
G-1	31,8	-	0
Total	1 826,3	245,2	200

SUGGESTED
LAYOUT
3RD FLOOR
320 M²

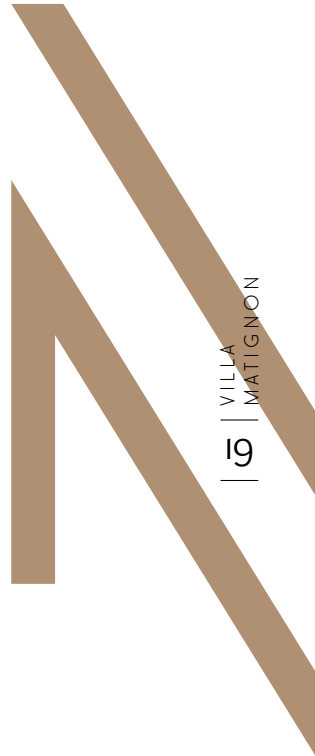
Landscaped offices
Number of workstations: 27
Ratio: 10 m²/workstation





SUGGESTED
LAYOUT
5TH FLOOR
215 M²

Landscaped offices
Number of workstations: 21
Ratio: 10 m²/workstation





TECHNICAL PROVISIONS

THE ARCHITECTURAL PROJECT

Built in 1850, Villa Matignon is located at 7 rue du Cirque. It is an L-shaped building set around a landscaped courtyard.

It is set across six storeys above ground and one basement level, and benefits from an elegant street-side freestone façade. Ironwork and moldings adorn its windows and balconies.

The courtyard side extension is made of a wooden structure with a glazed facade. Terraces, with a total surface area of close to 100 m², have been created thanks to the “step design” from the second to fifth levels of the extension.

A Hainaut bluestone terrace stretches the length of the building. The rest of the courtyard is planted with different varieties of vegetation to add some greenery and encourage biodiversity. A pair of trees complements the courtyard design

VERTICAL CIRCULATION

- A lift for 8 people (630 kg) from ground floor to fifth floor.
- The original semi-circular staircase (1 clearance - width for 2 people)
- A secondary spiral staircase (1 clearance - width for 1 person)

CAPACITY-SURFACE AREA

- The building offers 1,878 m² of floor area and is sized for a total of 200 workers. Adding the ground floor and the courtyard allows for a total of 300 people to be accommodated safely.

CLASSIFICATION OF THE PREMISES-FIRE SAFETY

- The building has Labour Code classification.
- The building applies the principles of traditional partitioning on every floor.
- Emergency exits: the building's floors can accommodate a total 200 people (G+1 to G+5), and are served by two emergency exits with width for 3 people.



STRUCTURE-OPERATING LOADS

Operating loads comply with NF P 06-111-1 and NF P 06-111-2 standards:

- Lobby: 4.0 kN/m²
- Stair circulation: 4.0 kN/m²
- Open-plan offices: 3.5 kN/m²
- Partitioned office spaces: 2.5 kN/m²
- Plant rooms: 5.0 kN/m² depending on area

FLOOR COVERINGS

- Office spaces: EGE type carpet - Reform Memory Ecotrust or equivalent
- Office washroom facilities: CE.SI cotone type tiling, format 5x5 cm or equivalent
- Floor landings: Oak parquet flooring with similar appearance and quality to the existing staircase
- Hall: Travertine type slab
- Porch: Irish bluestone
- Terraces on the upper storeys: bamboo decking

SUSPENDED CEILINGS, CEILINGS

- Offices: Suspended metal ceiling, lacquered RAL 9010
- Corridors: Smooth plasterboard ceiling
- Washroom facilities: Smooth dampproof plasterboard ceiling
- Floor landings: Smooth plasterboard ceiling
- Hall: Smooth standard plasterboard ceiling

HEATING-VENTILATION-AIR CONDITIONING

Thermal performance:

- Heating: temperatures below 19°C throughout for -7°C outside
- Air conditioning: interior temperatures -7°C below outdoor temperatures for a maximum of + 36°C outside. The heating and air conditioning of the office spaces are provided by heat pump and fan coil units (CARRIER brand, model NH or equivalent) in the suspended ceilings, fitted with a water coil changeover (2 tubes) and an electric heater.

Aeraulic performance:

- 2 air handling units (AHU), ALDES brand model VEX 200 or equivalent) renew air in the office spaces, based on the following dimensional assumptions:

Occupancy:

- Office spaces: 1 person per 10 m²
- Meeting rooms: 1 person per 2 m² with a maximum of 20% of the surface area set aside for meeting space on each floor.

Health regulations on new air flow:

- Office spaces: 25 m³/hr per person.
- Meeting rooms: 30 m³/hr per person

ELECTRICITY-LIGHTING

- The building is supplied with a monitored metering unit with power of 400A located in the basement. There is a low-voltage electrical panel in the basement, distributing power to a terminal panel on each floor.
- There are individual metering systems for each terminal panel on the different floors.
- LED lights are controlled using occupancy sensors in the corridors and a general control system can be used to control the lights at the entrance to each office space. The office spaces are fitted with a modular automation system that can adapt to any partition layout. Consumption, parameters, and changes to layout and controls are managed using the manufacturer's software. The manufacturer provides assistance with configuration (DOMOTIC).
- Lighting levels are 300 lux in office spaces, 200 lux in corridors and the hall, and 150 lux in stairwells and washrooms.
- The building's electrical power stands at 240 kVA.
- Workstations are supplied via vertical chasing in the pillars then embedded in the floor to the floor sockets when the workstations are centrally positioned. Power is supplied in cable ducts for distribution to the street-side façade.
- Exterior electrical blinds are fitted to the glazed façade on the courtyard side.

PLUMBING

Washroom facilities on every floor:

- Ground floor: 1 washroom with disabled access
- G+1 to G+4: 2 washrooms gents' and ladies' (2 cubicles) and PRMs (2 cubicles)
- G+5: 1 gents' and ladies' washroom (1 cubicle) and PRMs (1 cubicle)
- One housekeeping facility with a slop sink on every floor from G+1 to G+5



THE TEAM



The Olayan Group is a multinational enterprise with an actively managed portfolio of global investments. The Group's primary parent company is headquartered in Vaduz, Liechtenstein. The Group also has international offices in New York, London, Luxembourg, Vienna, Athens and Singapore. The Group's parent for MENA investments and operations is based in Riyadh.

The Group's in-house professionals manage a multi-billion-dollar investment portfolio. This includes public equity, private equity, fixed income, credit, foreign exchange and real estate. Investing both directly and in partnership with leading developers, the Group's diverse real estate portfolio includes commercial, residential, and mixed-use properties.

In addition to Villa Matignon, the Group's real estate holdings include the wider Paris Portfolio in the city's prestigious 8th Arrondissement, as well as other well-known historic properties, notably The Knightsbridge Estate in London, the Ritz Hotel of Madrid, and 55o Madison in New York.





One x One



OneXOne is an outstanding combination of two high-flying creative talents, Aldric Beckmann and Julien Rousseau, founders of their respective Parisian agencies (ABE and FRESH) having excelled in the hotel, residential and office sectors.

They pool their complementary visions and fondness for sensitive, demanding and bold architecture to approach renovation via a rich thought process and subtle balance between freedom, pure creativeness and a realistic, flexible process that gives full consideration to existing constraints.

The experience gained by both of their firms expands the realm of possibilities. Their ambition is to enhance and reincarnate emblematic buildings so that they fit in their environment and their era, as they have done with 7 rue du Cirque in the eighth arrondissement of Paris.

Their partnership is now focused on other large-scale operations in the eighth arrondissement, including Haussmannian buildings for Chelsfield.



51 CENTRAL, SINGAPOUR



ACTUALIS, PARIS 9^e

Chelsfield

The Chelsfield group is an international real estate business focused on asset management, development and investment in London, Paris, New York, Hong Kong, Shanghai, Singapore and Tokyo and other key European and Asian gateway cities. The group has been investing and developing real estate for over 30 years and currently⁽¹⁾ has €4.9 billion⁽²⁾ of assets under management. Renowned for its hand-on expertise, and with its long and successful track record of innovation and value generation, it has an ability to unlock projects that have high barriers to entry, and to keep ahead of systematic changes in real estate practice and procedure.

1. As at 31 December 2018

2. This includes non-Euro investments converted from their own currency into Euro rates as at 31.12.19.

VILLA MATIGNON



villamatignon.fr