

**NATURAL VENTILATION:**  
Night cooling vents  
Atrium vents

**PHOTOVOLTAICS:**  
ca. 900 sqm.

**HIGH-PERFORMANCE ENVELOPE**  
Insulation / airtightness

**ROOF GARDENS**

**OPTIMIZED FACADES:**  
Low g-values  
Passive screening facade grid  
High insulation / airtightness  
Light internal screens

**DAYLIGHT:**  
Even daylight distribution

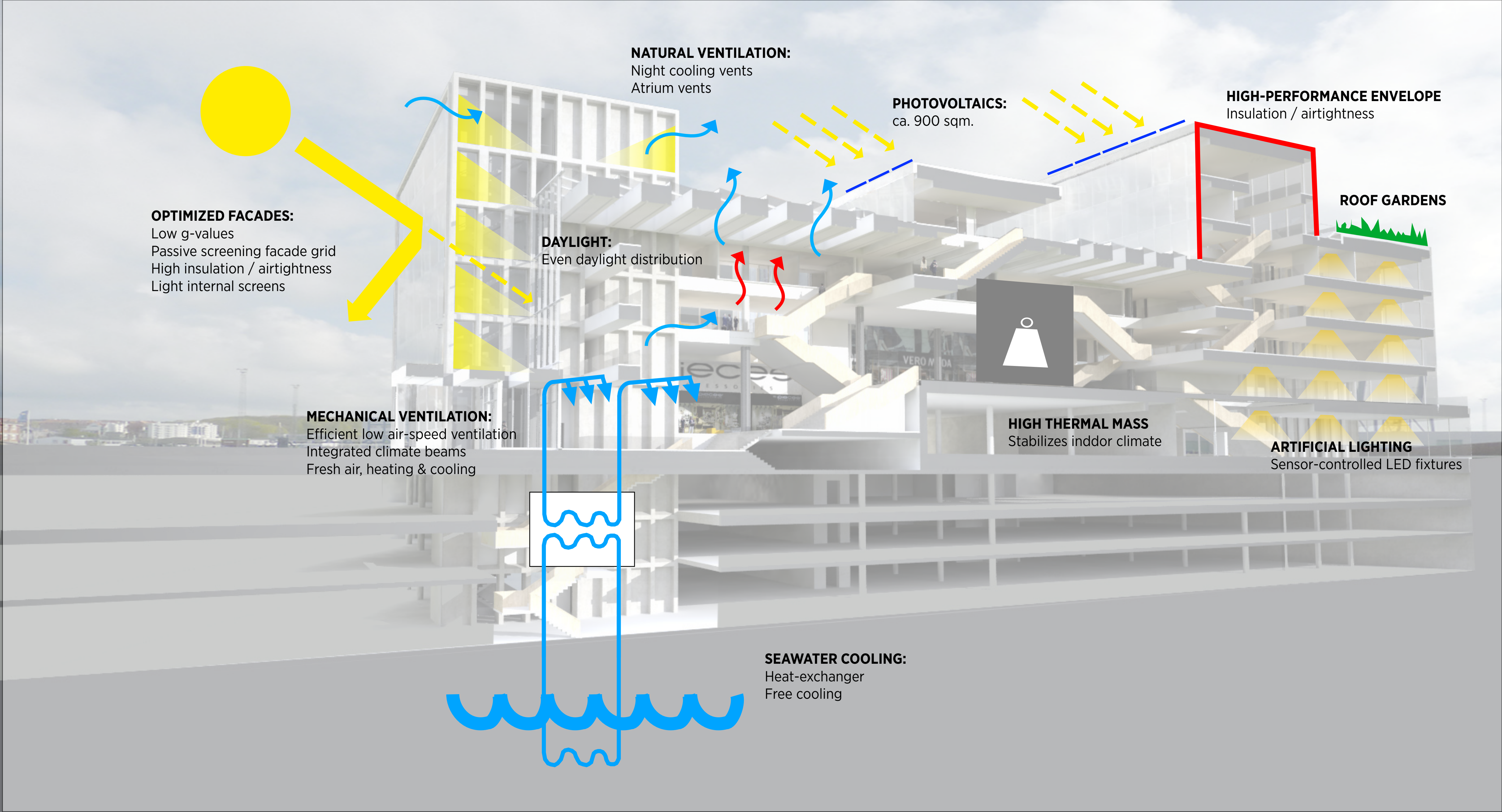
**HIGH THERMAL MASS**  
Stabilizes indoor climate

**ARTIFICIAL LIGHTING**  
Sensor-controlled LED fixtures

**MECHANICAL VENTILATION:**  
Efficient low air-speed ventilation  
Integrated climate beams  
Fresh air, heating & cooling

**SEAWATER COOLING:**  
Heat-exchanger  
Free cooling





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