



P A U L I S T A

867



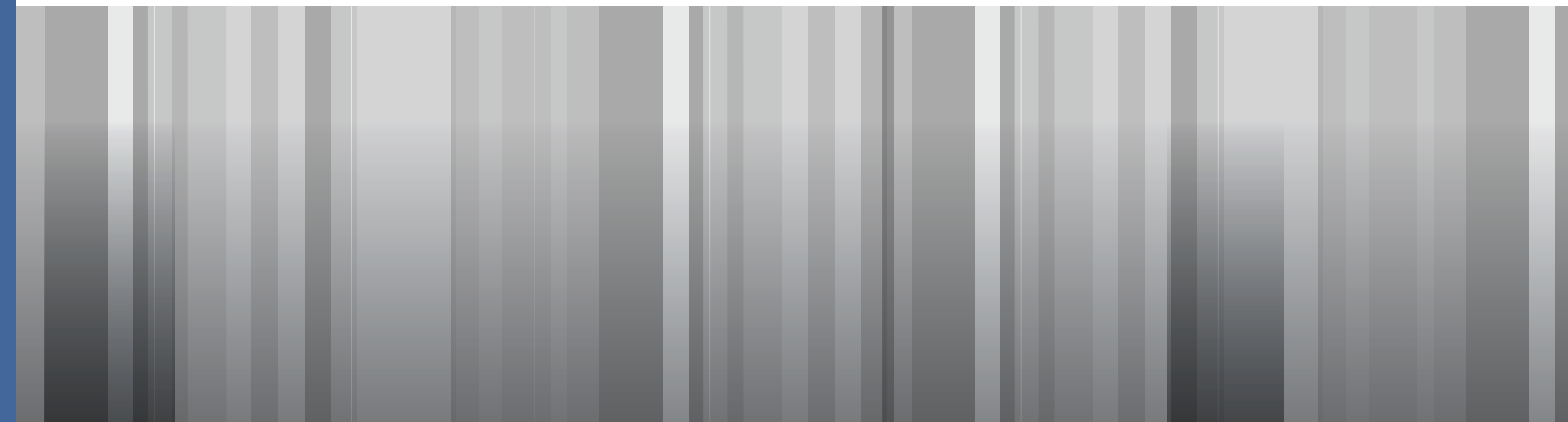






PAULISTA  
867

THE ULTIMATE DEVELOPMENT  
ON THE MOST  
FAMOUS  
AVENUE  
IN BRAZIL







# A CLASS A+ BUILDING FOR BOTH PEOPLE AND THE ENVIRONMENT

## ECOLOGICAL MATERIALS

Manufactured by companies located near the work site, with woods certified by FSC® and low use of volatile organic compounds.

## REDUCED POLLUTION

- Parking spots for vehicles with more than two people.
- Green spots, for vehicles fueled by renewable sources.

## GREENHOUSE EFFECT REDUCTION

Materials with high solar reflectance ratio to prevent heat from being absorbed, as well as roof top gardens.

THE EMPHASIS GIVEN TO OPEN SPACES, WITH WATER COURSES AND ROOFTOP GARDENS, PROVIDE BEAUTY AND WELL BEING, IN TUNE WITH THE ENVIRONMENTALLY RESPONSIBLE POSTURE OF THIS DEVELOPMENT.

## REDUCED POWER CONSUMPTION

- Efficient windows (façade insulation and HVAC system preservation)
- VRF air-conditioning system
- Presence detectors in common areas
- Automatic lighting control
- High performance light bulbs in private and common areas
- Individual power meters

## REDUCED WATER CONSUMPTION

- Toilets and taps with economic valves and flow restrictors
- Reuse water tank for the collection of rain water to be used in the irrigation of green areas



# THE BEST LOCATION IN BRAZIL AS A TRADEMARK

This is the value of being at the center of major businesses, close to important locations, with easy access to the main roads in São Paulo.



# PRIVILEGED ACCESS



Paulista 867 has its pedestrian access on Paulista Avenue and car access on Alameda Joaquim Eugênio de Lima.

The development is located within 400 m from Brigadeiro Subway Station and 500 m from Trianon-Masp Station.





# AV. PAULISTA 867

AT THE CORNER WITH AL. JOAQUIM EUGÊNIO DE LIMA





Designed by the renowned Architecture Office Aflalo & Gasperini, Paulista 867 adds elegance and modernity to the region with light lines, innovative and functional plan, and a great differential:

Rentable corporate floors with  
**973 m<sup>2</sup>\***

**AFLALO &  
GASPERINI**  
ARQUITETOS

## ARCHITECT'S WORDS

The Paulista Avenue, habitat of the economic and cultural abundance of this metropolis, is the urban space that best identifies as the symbol of the city of São Paulo. We undertook this responsibility as a challenge to design an important building that could stand up to the urban aspect of this emblematic avenue.

The building was conceived with open floor plans to enable several layout displays, by positioning its service core at the back of the lot.

This area then opens to large terraces that serve as contemplation areas.

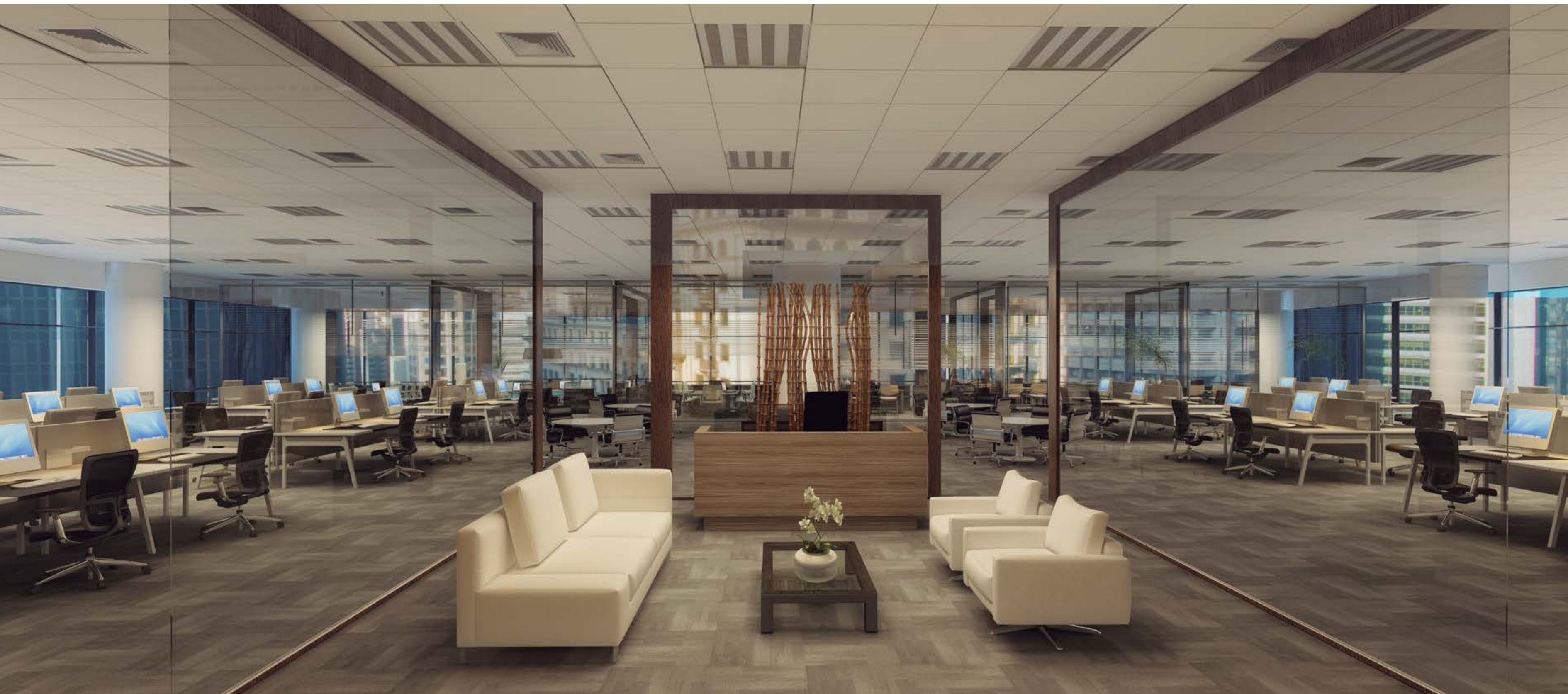
The façades are formed by glass panels not bound to each other and displaced in order to create gaps in the volume and then highlight its vertical characteristic.

# THE REAL MEANING OF BEING UNIQUE

\*Boma: Building Owners and Managers Association Internacional



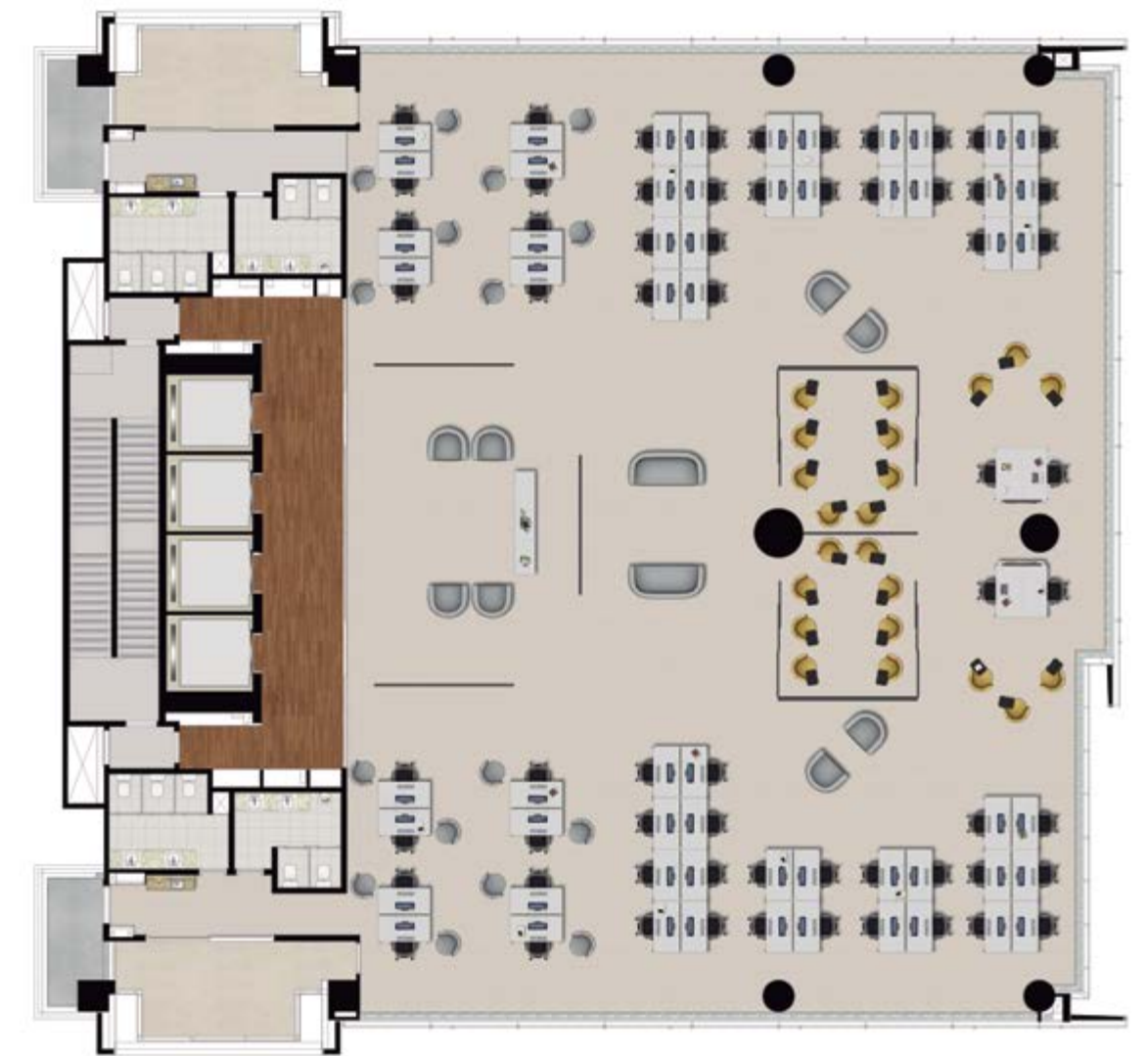
THE UNIQUE OPPORTUNITY TO BE IN THE MOST CHARMING  
ADDRESS IN SÃO PAULO, WITH PLENTY OF SPACE FOR  
GREAT BUSINESSES





SUGGESTED  
OCCUPATION

# COLLABORATIVE LAYOUT

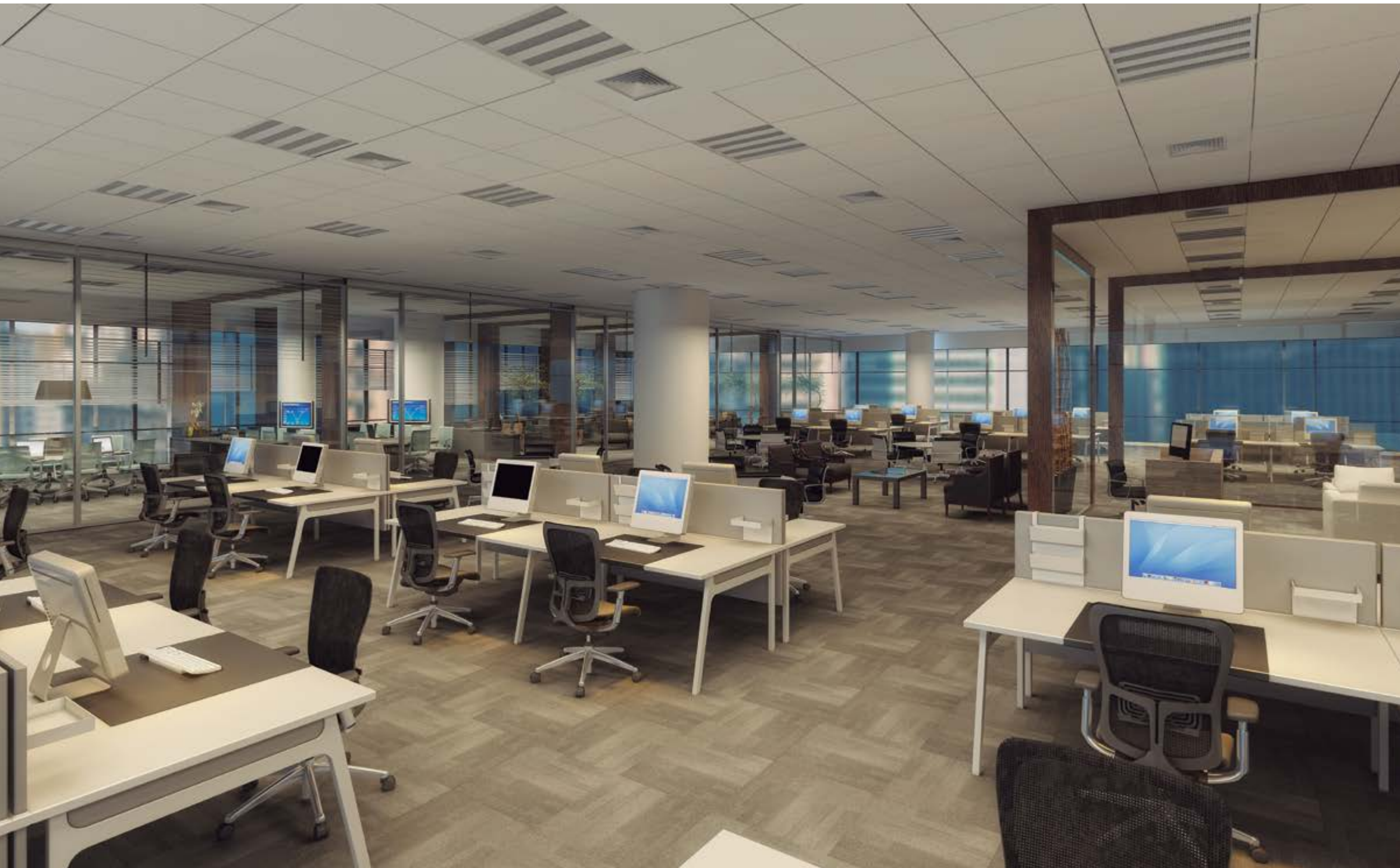




SUGGESTED  
OCCUPATION

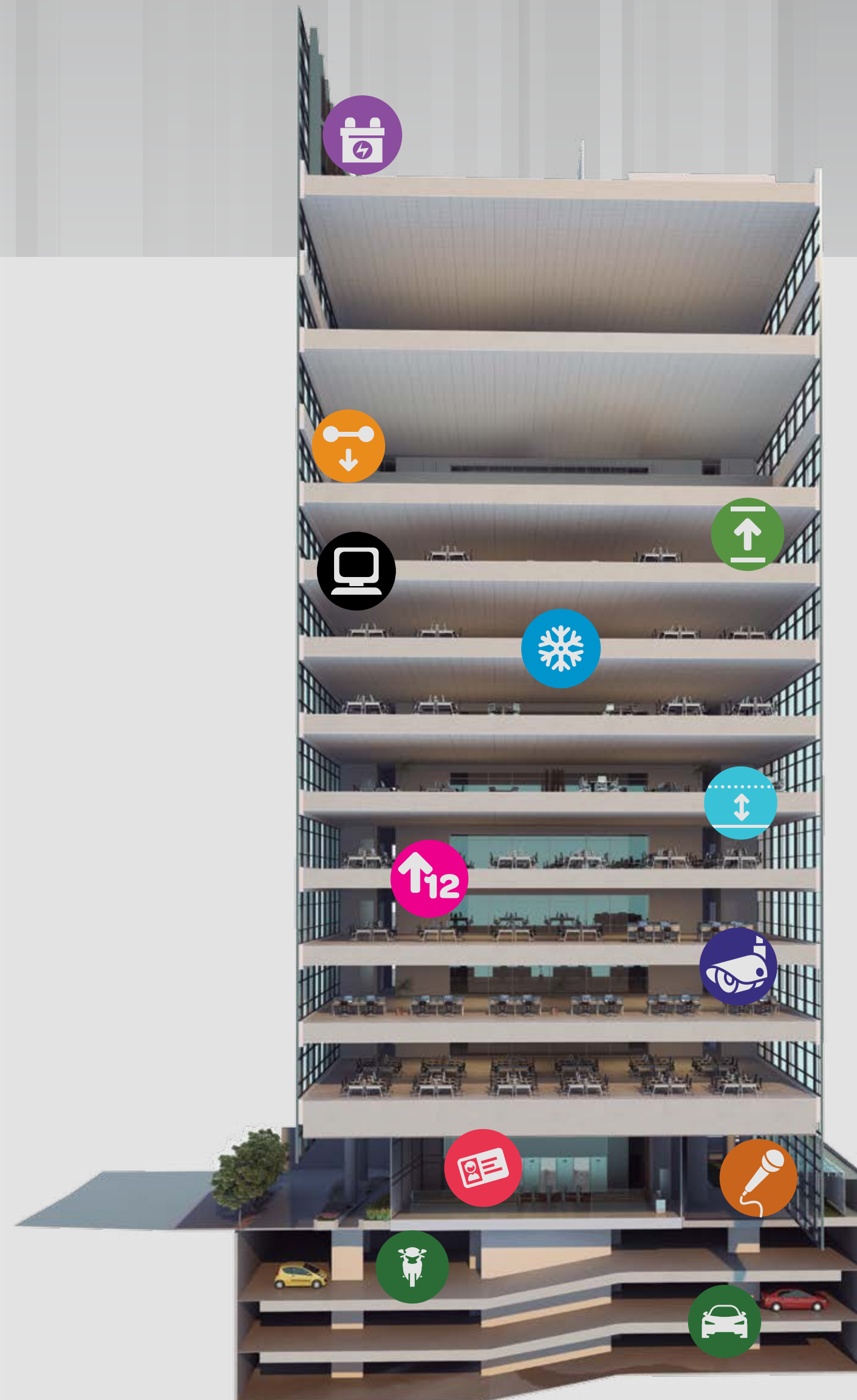
# CONVENTIONAL

LAYOUT





# FEATURES AND SECURITY



BMS building automation



12 stories



Metallic raised flooring with 14 cm of free clearance



Auditorium



Access control by registration booths for visitors and turnstiles on the ground floor



45 parking spots for motorcycles



VRF Air-Conditioning



Accidental Overload 500 kg/m<sup>2</sup>



Floor to floor distance of 4.14 m and free floor-to-ceiling height of 2.96 m



Electronic security system monitored by CCTV



Generator for common areas



208 parking spots for cars

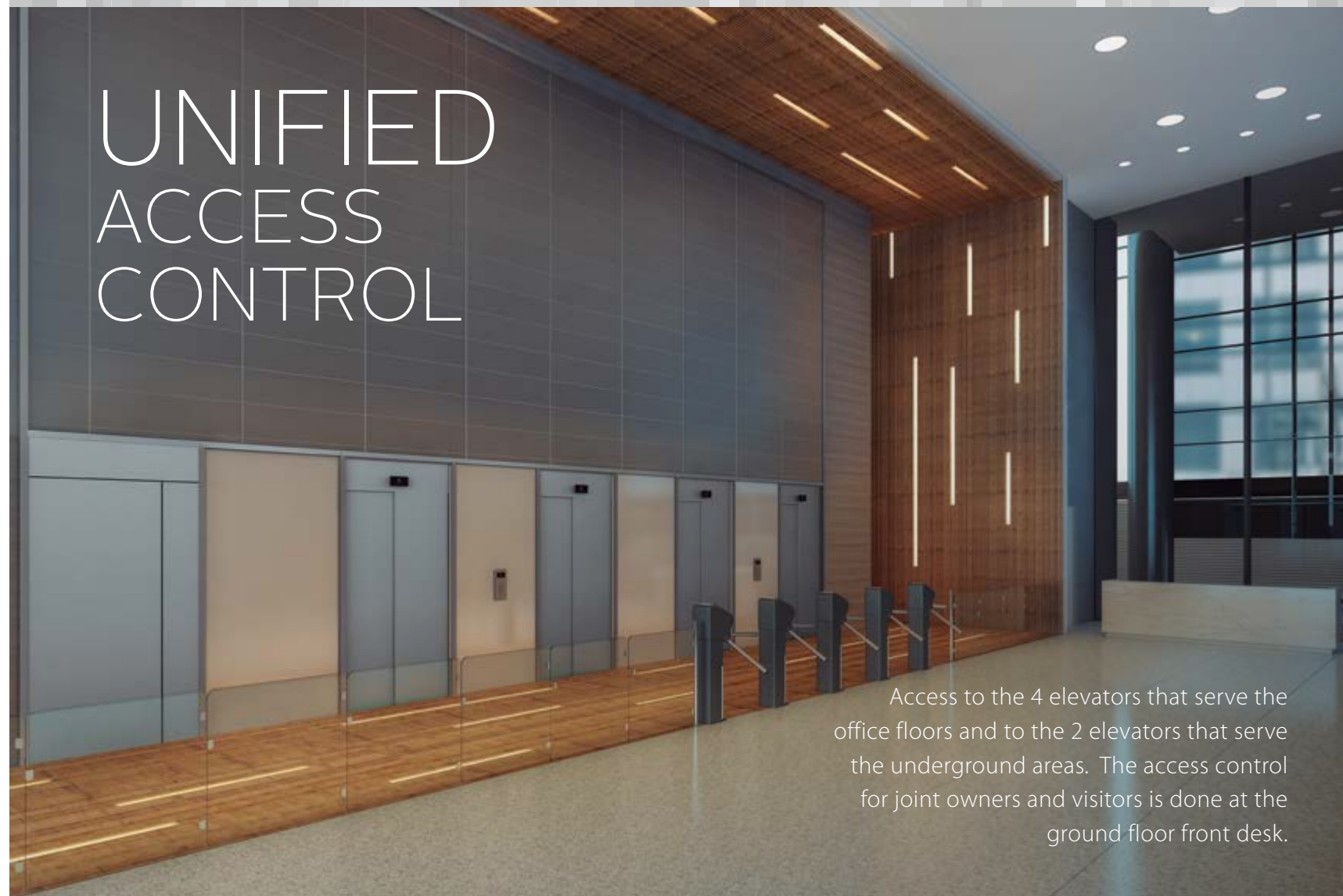


# AUDITORIUM

Space for events and trainings;  
Comfortable and fully independent;  
Private bathrooms and elevator.



# UNIFIED ACCESS CONTROL



Access to the 4 elevators that serve the office floors and to the 2 elevators that serve the underground areas. The access control for joint owners and visitors is done at the ground floor front desk.

AV. PAULISTA 867, CORNER WITH AL. JOAQUIM EUGÊNIO DE LIMA





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Design



Construction



Monitoring



Trade

