



INTERNATIONAL SHIPPING & FINANCE CENTER
国际航运金融大厦



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无限商机在握 无限风光在望



国际航运金融大厦坐落丁浦东新区陆家嘴金融贸易区,地处浦东大道与福山路交汇处。国际航运大厦地理位置优越,交通便利。西眺东方明珠,经延安路隧道上延安路高架,可直取虹桥国际机场;北濒浦江,玉带环绕,杨浦大桥与两岸美景一览无遗;举目南眺,世纪大道、源深体育中心 and 南浦大桥历历尽在眼前;东望大海日出,30分钟车程径至浦东国际机场。

国际航运金融大厦由中国远洋运输(集团)总公司(COSCO)投资1.92亿美元兴建,项目建设单位系上海国际航运大厦有限公司。大厦由加拿大B&W明德国际工程集团公司和华东建筑设计研究所联合设计。整体规划占地面积12020平方米,建筑面积约12.5万平方米,建筑高度232米。



写字楼入口

Entrance of the office building

Located at crossing of Pudong Avenue and Fushan Road in Lujiazui Financial and Trade Zone, Pudong New Area, the International Shipping & Finance Center has a favorable geographical position and convenient communication. Facing the Orient Pearl to the west, it has a direct access to Hongqiao International Airport via East Yan'an Road Tunnel and Yan'an Road Viaduct. To the north, it is close to the Huangpu River, linked with the elevated ring road leading to Yangpu Bridge and overlooking all the beautiful scenery on either bank. From the south, the Century Avenue, Yuanshen Sports Center and Nanpu Bridge are all at a glance. To the east you can watch sunrises out of the sea and a 30-minute drive will easily bring you to the Pudong International Airport.

The International Shipping & Finance Center is built by COSCO with an investment of USD 192 million and the building contractor is Shanghai International Ocean Shipping Building Co., Ltd. The building is jointly designed by Canadian B&W Bende International Engineering (Group) Company and East China Architecture Research Institute, with a total land area of 12,020m², a floor area of 125,000m² and a rise of 232m.



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ABUNDANT OPPORTUNITIES IN GRASP AND BOUNDLESS LANDSCAPES AT SIGHT.

智能化系统 INTELLIGENT SYSTEM

通讯自动化 (CA)

数据通讯系统光缆分布到各楼层,并留有V-SAT卫星通讯天线基座。

独特设计的移动通信增益系统,确保大厦各功能区高速通讯。

安保自动化 (SA)

电视监控系统、安全人员巡察系统、防盗报警系统及电子门禁系统组成完备的保安系统。大堂入口、主楼、裙房、电梯、停车场和主要出入口等均在系统控制范围之内。

消防自动化 (FA)

采用美国爱德华公司的自动消防报警系统和自动灭火系统。

楼宇自动化 (BA)

采用美国约克冷冻机组、英国考克兰热水锅炉作为冷热源,结合日本新见空调箱及美国ETI公司的VAV末端组成中央空调系统。各单元均配有电子温控系统。

楼宇全部采用原装进口三菱电梯。全部三十九台电梯,包括两台观光梯,两台消防梯和十四台自动扶梯。其中6—15层4台高速电梯,17—28层6台高速电梯, F3层—6层2台高速电梯。拥有三副卫星电视接受天线,可接收13套卫星节目,同时还可接收上海地区的六套开路电视节目,并提供多套自办闭路电视节目。

拥有350个车位的地下停车库采用智能感应式IC卡停车场管理系统。

拥有公共区域背景音乐播放控制系统。

拥有电力设备及照明自动控制系统。



办公自动化 (OA)

采用美国西蒙公司综合布线系统,每层均留有充足的数据、语音双接口。电话模块局和大厦程控交换机系统。

Communication Automation (CA)

Optical fiber data communication system distributed to floors with V-SAT satellite communication system available.

Specially designed mobile communication magnification system to ensure highly efficient communication in functional areas of the building.

Security Automation (SA)

TV monitoring system, security personnel patrolling system, theft-proof alarm system and electronic door control system constitute a complete safety system. Lobby entrance, main building, podiums, elevators, parking area and main entries and exits are all under the control of the system.

Fire control Automation (FA)

Adopts the automatic fire alarming system and automatic extinguishing system of American Edward Company.

Building Automation (BA)

Uses American York freezing unit, British Cochran boilers as cooling and heating sources which, in combination with Japanese Shinkou air conditioners and American General Electric's VAV terminals, constitute centralized air conditioning system. The electronic temperature controlling system is available in each unit.

All the elevators used in the building are fully imported from Mitsubishi of Japan. There are thirty-nine elevators all together including 2 panorama elevators, 2 fire-proof elevators and 14 passenger conveyors, among which 6 high-speed ones for F6-15, 4 high speed ones for F17-28 and 2 high speed ones for F3-6.

Three satellite antennas available to receive 13 satellite programs, in addition to 6 open circuit TV programs in the Shanghai area and to provide a number of its own close circuit programs.

The underground garage of 350 parking berths adopts intelligently sensible IC card management system.

Has background music transmission control system for public areas.

Equipped with automatic control system for power equipment and lighting.

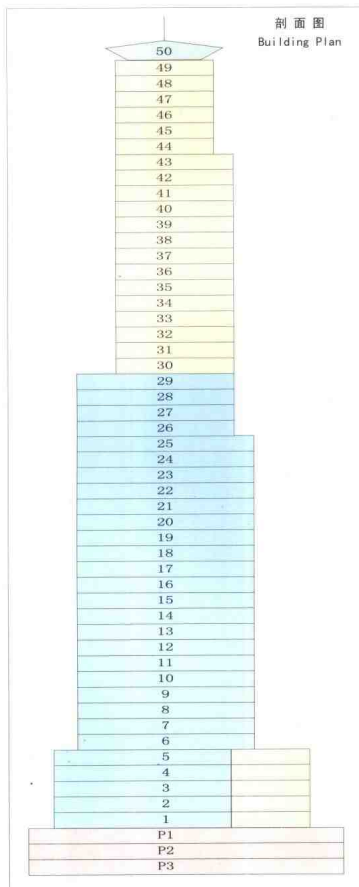
Office Automation (OA)

Uses complex wiring system of American IBM, with sufficient number of dual interfaces for data and voice, telephone modules and building programmable control exchange system.



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ABUNDANT OPPORTUNITIES IN GRASP AND BOUNDLESS LANDSCAPES AT SIGHT.



国际航运
金融大厦分地下
设施(二)层与地
面建筑50层两
部分。包含高级
智能化涉外写字
楼和涉外四星
商务性酒店——

上海海神诺富特大酒店两大基本功能。

The International Shipping & Finance Center is composed of a 3-floor basement and 50-floor ground works, including two basic functions: highly intelligent foreign-related office building and foreign-related 4-star commercial hotel - Novotel Atlantis Shanghai.

地面建筑功能分布如下:

The following is functional distribution of the ground building:

- 写字楼, 首层为大堂
Office building. The first floor is lobby.
- 酒店大堂、会议中心、休闲中心、餐饮娱乐、客房
Lobby of the hotel, conference center, leisure club, restaurants and entertainment, room.
- 直径44米碟型旋转餐厅
Disk shaped revolving restaurant with a diameter of 44m

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写字楼大堂 Lobby of the office building



会议室

The meeting room

办公环境

The office room

写字楼部分总建筑面积约 6.6 万 m^2 。单位面积情况:

单元建筑面积: $86.80m^2 \sim 448.94m^2$

楼层建筑面积: $1829.69m^2 \sim 3011.35m^2$

The office building has a total floor area of around 66,000 m^2 .

The unit area are as follows:

Unit floor area: $86.80m^2 \sim 448.94m^2$

Area of one floor: $1,829.69m^2 \sim 3,011.35m^2$



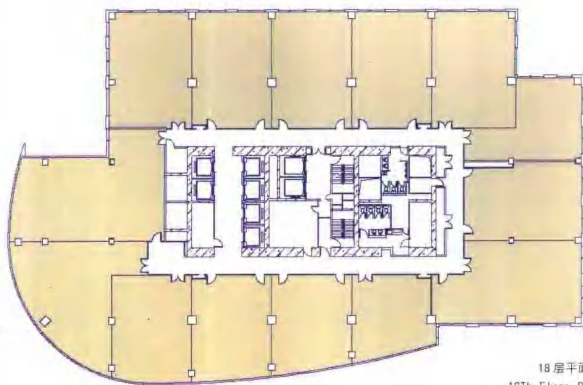
电梯厅

Elevator lobby



楼层公共走廊

Public corridors of the floor



18 层平面图

18th Floor Plan

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上海海神诺富特大酒店由法国雅高酒店管理集团管理。

酒店拥有 300 间装饰典雅的客房分布于大厦的 30 层至 48 层, 其中包括 22 间套房。酒店拥有 4 个行政楼层、1 个专门为女士服务的女士楼层。所有客房均配有语音信箱、数据快速拨号装置、客房电视上网和发送电子邮件的互动电视系统等设备。并配备有迷你酒吧、电子保险箱、吹风机和室内音乐等设施。全面满足商务下榻、阖家休闲之需。

酒店娱乐及服务设施包括健身房、桑拿、室内温水游泳池、按摩中心、美容美发中心、儿童娱乐中心、商务中心、礼品屋、医务室、礼宾部、旅行社服务台和地下停车场等。并提供洗衣、叫车、保姆、速递, 全天候送餐、赠阅报纸和专车接送等服务。此外, 独具特色的诺富特全球儿童推广活动, 将使您的孩子有一个充满童趣的欢乐世界。

酒店拥有港式创意海鲜餐厅、地中海餐厅、咖啡厅、网络咖啡厅、池边酒吧、“雪茄会所和娱乐中心等 10 余个风格各异的餐饮设施, 大型宴请和亲友小酌均可尽享所需。其中位于酒店顶层 50 楼的旋转餐厅, 直径达 44 米, 作为浦东地区酒店内唯一的旋转餐厅, 陈设装饰弥漫法国文化的浪漫情调。铺设于餐厅内的画廊还将定期发布展示优秀艺术家的作品及各种艺术珍品。

酒店共有 7 个宴会会议厅, 均配备有同声翻译设施, 其中大宴会厅可同时容纳 500 多位客人。



海神诺富特大酒店



酒店大堂 Lobby of the hotel

Novotel Atlantis Shanghai is managed by French Accor Hotel Management Group.

The hotel has 300 elegantly decorated rooms distributed on F30-48, including 22 suites. It has 4 executive floors and one floor specially reserved for ladies. All the rooms are furnished with voice mailboxes, quick data access device and interactive TV system with networking and E-mail delivery functions. Mini bars, electronic safes, hair dryers and room music facilities are also furnished to satisfy demands arising from both business trips and family entertaining.

Hotel entertainment and service facilities include fitness center, sauna, indoor swimming pool, massage center, beauty saloon, children's recreation center, commercial center, gift shops, clinic, guest department, information desk, telex and fax service and underground garage. The hotel provides laundry, taxi arrangement, nurseries, express mail, round-the-clock food service, free newspaper and shuttle buses. Besides, a peculiar worldwide Novotel children promotion campaign will furnish a children's paradise to your children.

The hotel accommodates over 10 restaurants of different styles such as Hong Kong-flavored sharks' fin and sea food restaurant, Mediterranean restaurant, cafe, bar by the pool, cigar room and recreation center to meet requirements for large banquets and small meals among the relatives or friends as well. As the only revolving restaurant in Pudong area, the revolving restaurant on the top 50th floor of the hotel has a diameter of 44m and is furnished with facilities and decorations full of romantic melodies of the French culture. Gallery in the restaurant will hold regular shows of art works of excellent artists and all kinds of artistic treasures.

The hotel has 7 banquet halls which are all equipped with simultaneous interpretation facilities, with the main banquet hall being capable of accommodating more than 500 guests at the same time.

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建材、设备及装潢标准 BUILDING MATERIAL, EQUIPMENT AND DECORATION SPECIFICATIONS

建筑结构

整体结构为混凝土核心筒加钢结构框架。

层高

大堂净高 7.25-7.50 米。

2-5 层裙房净高 2.8 米。

写字楼标准层净高为 2.6 米。

电器设备

美国西屋公司 10KV 高压开关柜、110V20AH 直流屏和美国 ABB 公司 1000KV-2000KV 干式变压器。

外墙

澳大利亚玻璃幕墙、铝板，以意大利花岗岩作衬托。

大堂

墙身及地面采用磨光及烧毛条纹花岗岩板，柱身结合发纹不锈钢板，并配以精美灯饰。

卫生间

地面采用高级防滑地砖，墙面采用高级光面同质墙砖，法国洁丽芳高档洁具，进口人造实心石台面，全进口小五金。

2-28 层办公区单元内装修标准

矿棉板吊顶，金属格栅灯，PHILIPS 日光灯，高级涂料墙面。地面为水泥毛地坪。租赁房屋地面为网络地板加铺地毯。

Building Structure

The entire structure is composed of concrete core and steel frame works.

Floor Height

Net height of the lobby: 7.25-7.50m

Net height of the skirt room on F2-5: 2.8m

Net height of standard floors in the office building: 2.6m

Electrical Equipment

American Western House 10KV high voltage switching cabinet, 110V/20AH DC cabinet, American ABB 1000KV-2000KV dry-type transformers.

Outer Walls

Australian glass screen walls, aluminum plate with Italian granite as the lining.

Lobby

Walls and ground made of polished and burned strip green granite slabs, with the columns being made of hairline stainless steel plates. Furnished with fine lamp decorations.

Toilet

Ground made of high grade abrasive floor tiles, wall surface of high grade plain homogeneous wall tiles, French Jilifang high grade sanitary wares, imported man-made solid stone surface, fully imported metal wares.

Room Decoration for F2-28 in the Office Building

Hung ceiling made of mineral wool boards, metal grid lamps, Philips fluorescence lamps, high-grade coating wall surface. Rooms for leasing have Raised floor and carpet tile finish, Rooms for sales have rough cement floor.



写字楼大堂 Lobby of the office building



地下车库 Underground garage

国际航运金融大厦1-28层写字楼的物业管理和服务由上海中远一太戴维斯物业发展有限公司承担。该公司是由上海众城物业管理有限公司和香港第一太平戴维斯(中国)有限公司(CPD)合资成立的一家专业从事物业管理、房地产咨询及中介的大型物业公司,具有多项大型物业管理业绩和丰富的作业经验,享有崇高的行业信誉。



Property management and services for #1-28 of the office building in the International Shipping & Finance Center are provided by Shanghai COSCO First Pacific Davis Property Development Co., Ltd. Jointly established by Shanghai Zhongcheng Property Management Co., Ltd. and Hong Kong First Pacific Davis Co., Ltd. (CPD), this company is a Taiwan-primarily joint venture specializing in property management, real estate consultation and brokerage, which enjoys excellent reputation in the trade for its good management performance, its quality of properties and rich experience.



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