


Avenida | **Europa** | **20A**
La Moraleja



Avenida
Europa 20A




Perfectly placed

Meet your *new way* of working

We welcome you to Avenida Europa 20A, the new jewel of La Moraleja Business Park. A building that would be ideal as a corporate headquarters with a young and green spirit that has been completely renovated

becoming the benchmark of the new generation. Relaxed, elegant, innovative, transparent. Discover 5,417 sqm designed to adapt and fully enhance new ways of working.

 **275,000 sqm**

of nature and pleasantly surprising green spaces that surround your place of work.

 **Unique services**

and communal areas for enjoying the surroundings.

 **Exclusive areas**

full of talent and amenities in the North of Madrid.

 **Inspiring building**

Respectful and highly visible from the A-1.



Main entrance

A building that connects *nature* with your company

Nestled amidst lush greenery, Avenida Europa 20A goes beyond the ordinary notion of a workplace. Behind its expansive windows and sprawling terraces are fully-furnished spaces ready to adapt to your corporate culture. Whether you prefer airy open layouts, classic office setups, collaborative hubs, or a fusion of styles, embrace the freedom to craft your unique work environment and make a statement along the A-1.

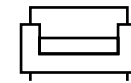


View of the golf course from the terrace

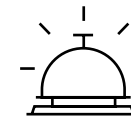


Lobby with views to the inner courtyard

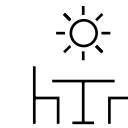
Innovative, even in spaces and services



Spaces ready to host meeting rooms, relaxation areas, offices, coffee points, and anything else you can imagine.



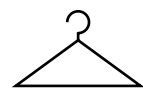
A spacious and inviting lobby, complete with access control, welcomes you, while a sprawling outdoor area spanning over 600 sqm, with views of the golf course, serves as the ideal setting for corporate events, lunching, unwinding, or collaborative work sessions.



With over 950 sqm of outdoor spaces and private terraces, Avenida Europa 20A seamlessly combines professional spaces with areas of serenity and wellbeing.



The building welcomes daily cyclists and scooter users with two designated parking zones, one outdoor and one covered.



To enjoy sports and the green spaces surrounding the building, Avenida Europa 20A features a private and fully equipped area of locker rooms.



Avenida Europa 20A takes advantage of its 2 basement levels to provide a private parking facility with 140 spaces, in addition to 7 charging stations for electric vehicles.



La Moraleja, one of Madrid's most prestigious districts

Situated in the north, La Moraleja is widely regarded as one of Madrid's most exclusive and desirable areas. It offers a welcoming and comfortable environment just minutes from the city

centre, boasting not only exceptional residential amenities but also a thriving business community with promising prospects.

 La Moraleja Business Park



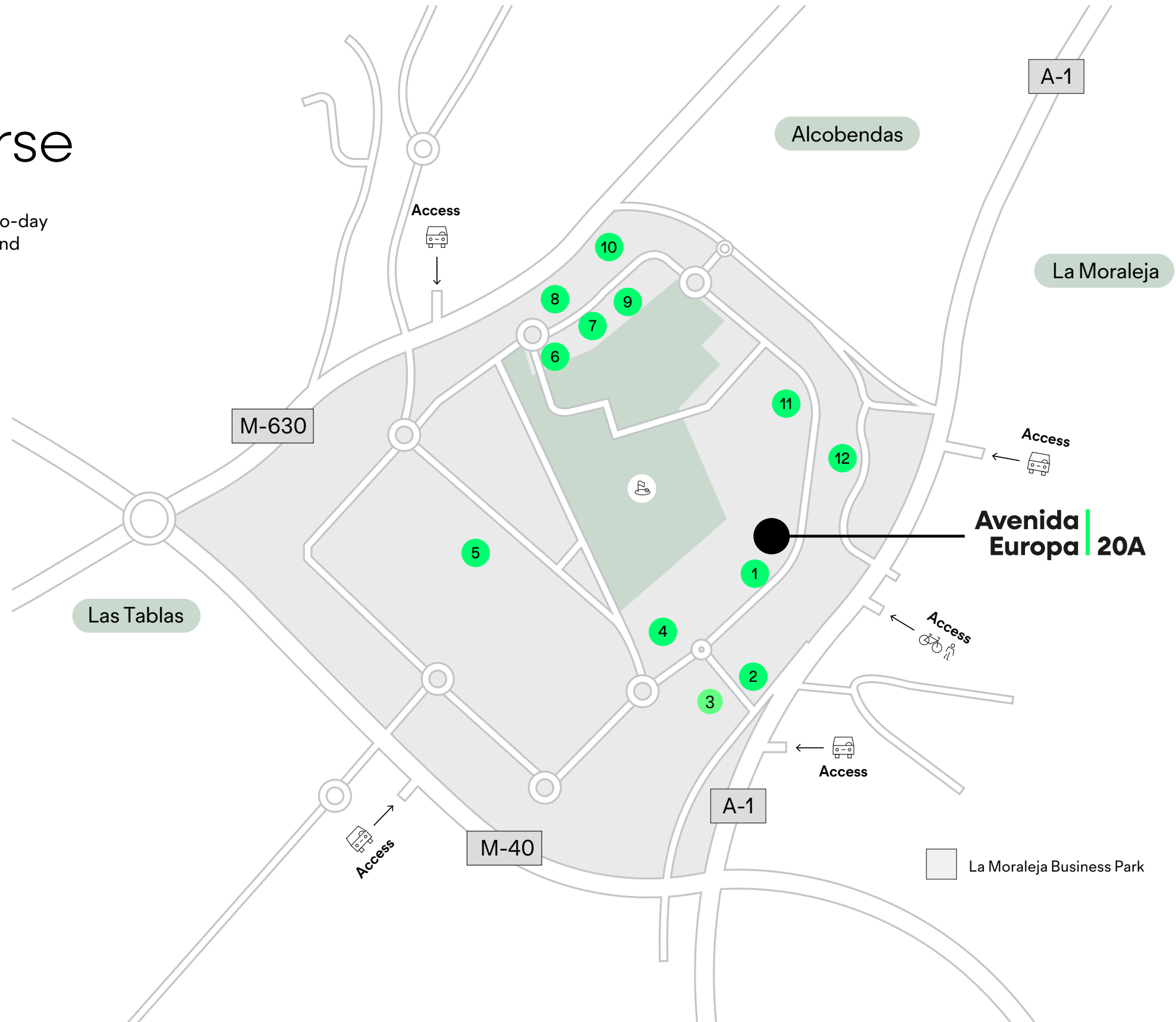
A business oasis with views of the golf course

Around Avenida Europa 20A, located in La Moraleja, there is a whole world to explore and enjoy. Here,

large companies live their day-to-day surrounded by all the services and amenities they need.

Companies

- | | | |
|--------------|--------------|------------|
| 1 Pfizer | 5 Telefónica | 9 Canon |
| 2 Arrow | 6 Kramer | 10 Vass |
| 3 Campofrío | 7 Clarins | 11 ZTE |
| 4 Plus Ultra | 8 Renault | 12 Cofares |










A Business Park surrounded by services

From gastronomy to gyms, daycare facilities, and even a golf course equipped with padel tennis courts, Avenida Europa 20A offers an array of amenities. With unbeatable transport links, just a few metres from the Ronda de la Comunicación Metro station and

bus stops, access to Madrid's main artery, Paseo de la Castellana, is a matter of minutes. Moreover, the Business Park features a pedestrian walkway linking the area to the renowned La Moraleja neighbourhood.

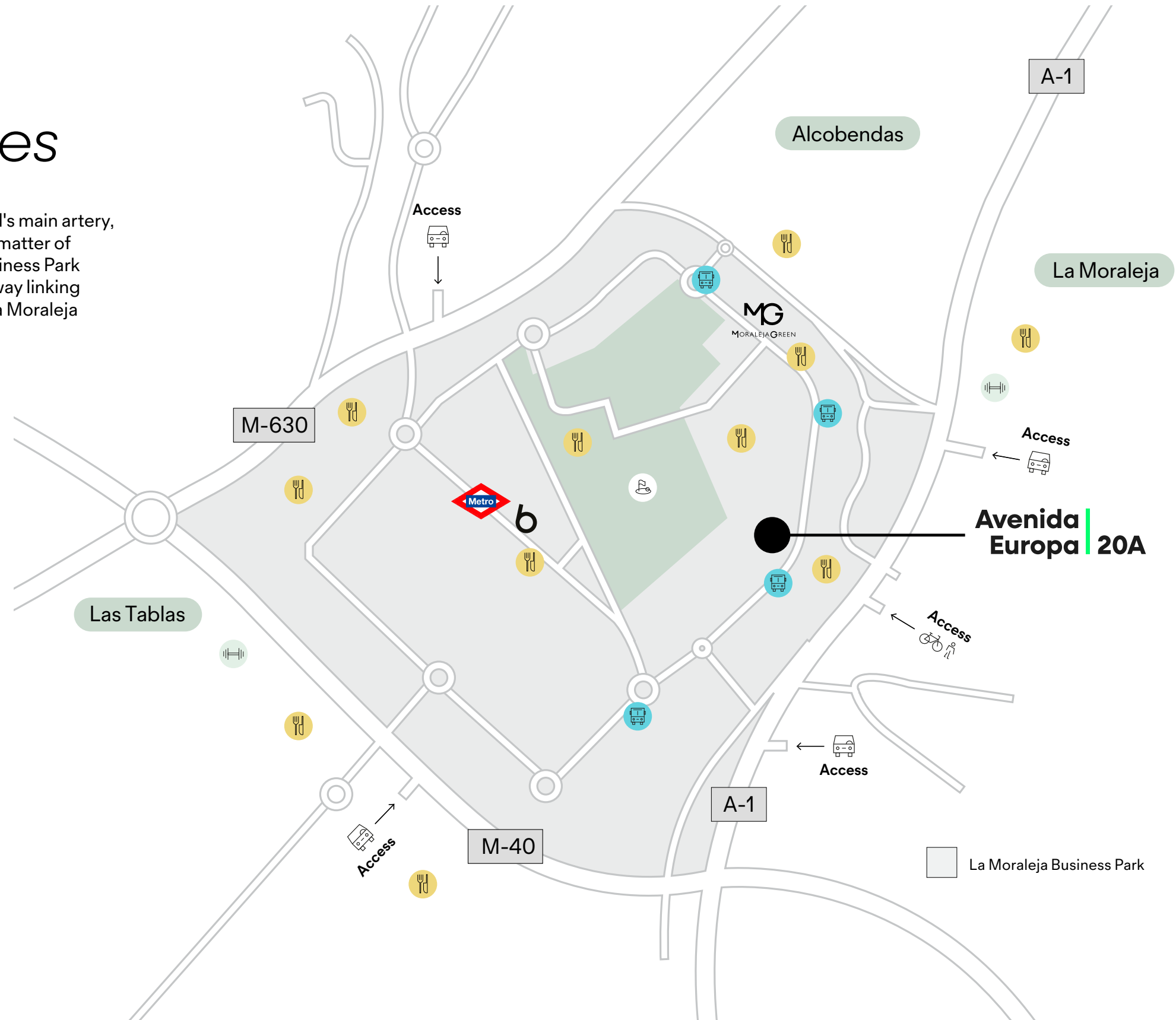
Distances

			
 Buses 157, 157C	2'	-	-
 Moraleja Green C.C. Madrid	4'	2'	1'
 Ronda de Comunicación (L10)	9'	3'	-
 BiciMAD	9'	-	-

BUSUP Intercompany Transport

Services

-  Restaurants
-  Gimnasios
-  Golf Park Madrid
-  Moraleja Green



La Moraleja Green Shopping Centre is only 4 minutes walk away

Avenida Europa 20A seamlessly integrates with the services and amenities that define La Moraleja. In addition to its aspirational residential areas, you'll find Moraleja Green, a large shopping centre offering everything you need:

- Restaurants and cafés
- Premium cinema
- Fashion and beauty stores
- Clinics and wellness centres
- A supermarket and grocery stores
- Parking with electric charging stations and free parking for 2 hours.

ZARA HOME

SCALPERS

hoss
INTROPIA

H&M

MANGO

PRIMOR

EL KIOSKO

VIPS



Massimo Dutti

IKKS

CORTEFIEL

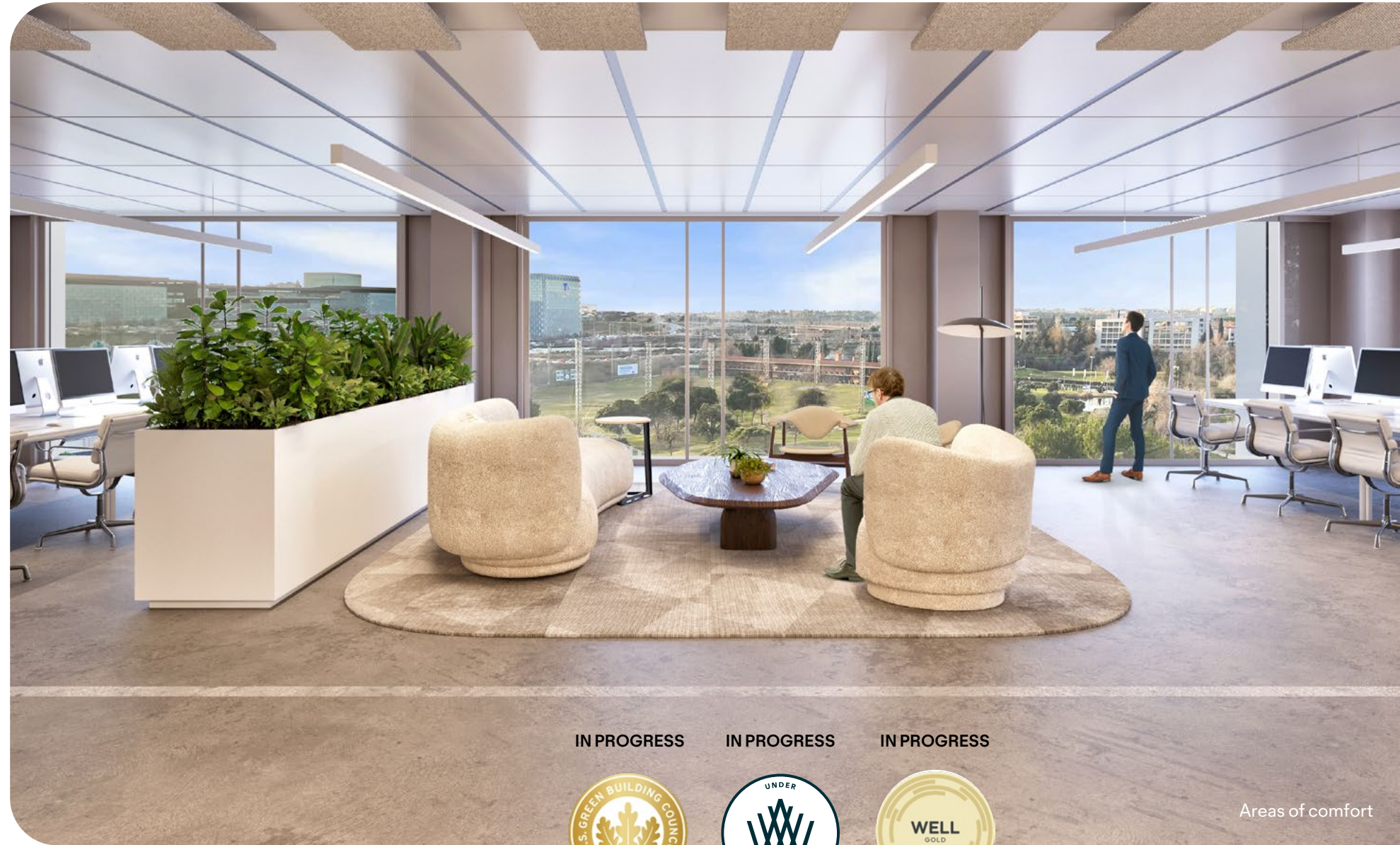
MADRID
GROSSO
NAPOLETANO



EL GANSO

OYSHO





IN PROGRESS



IN PROGRESS



IN PROGRESS



Areas of comfort

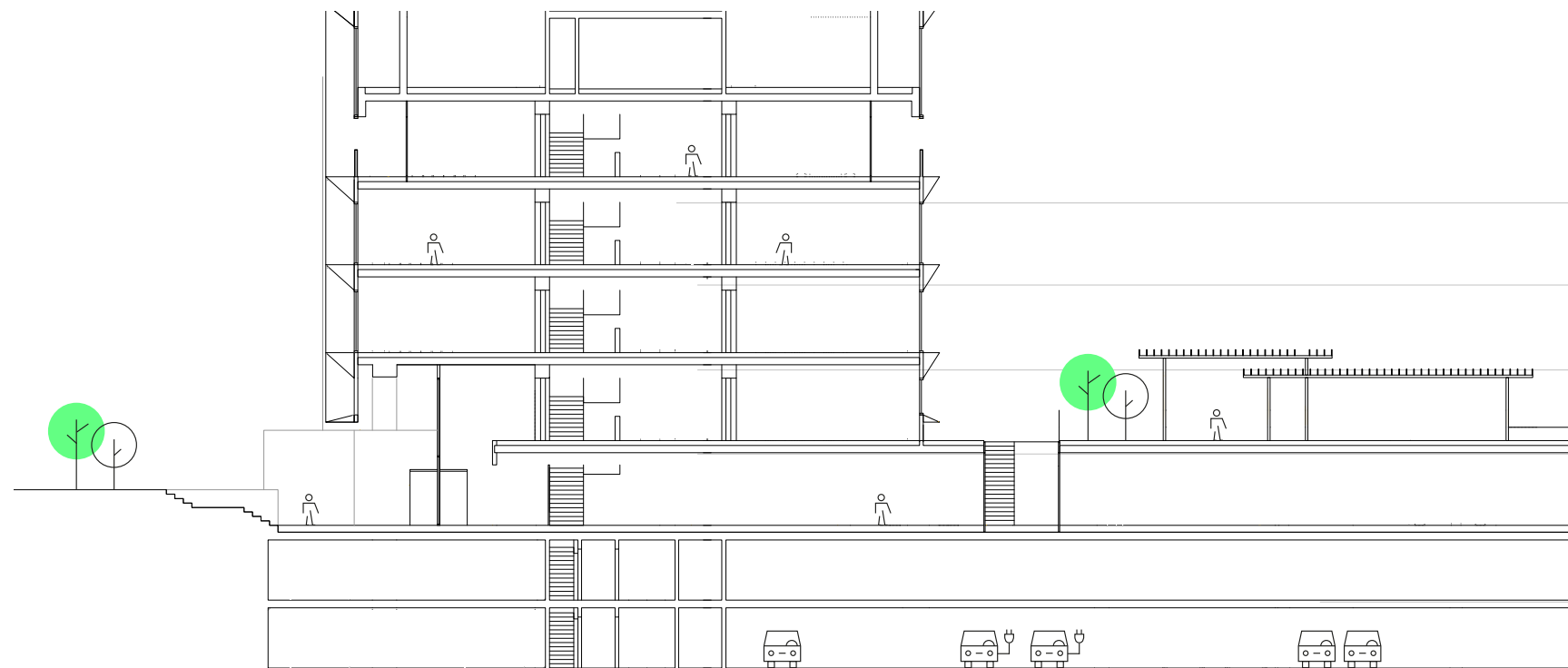
WiredScore

A model of *sustainability* and comfort

The renovation of Avenida Europa 20A has not been cosmetic. The building now enjoys installations, concepts and technologies that have earned it the prestigious sustainability and wellbeing certifications such as LEED and WELL Gold, as well as the WiredScore award for its excellent connectivity and telecommunications

infrastructure. From contemporary design aimed at optimizing natural light and creating pleasant shade to cutting-edge space management technology, including its proximity to alternative transportation, openable windows to enhance natural ventilation, and green spaces for visual relaxation.

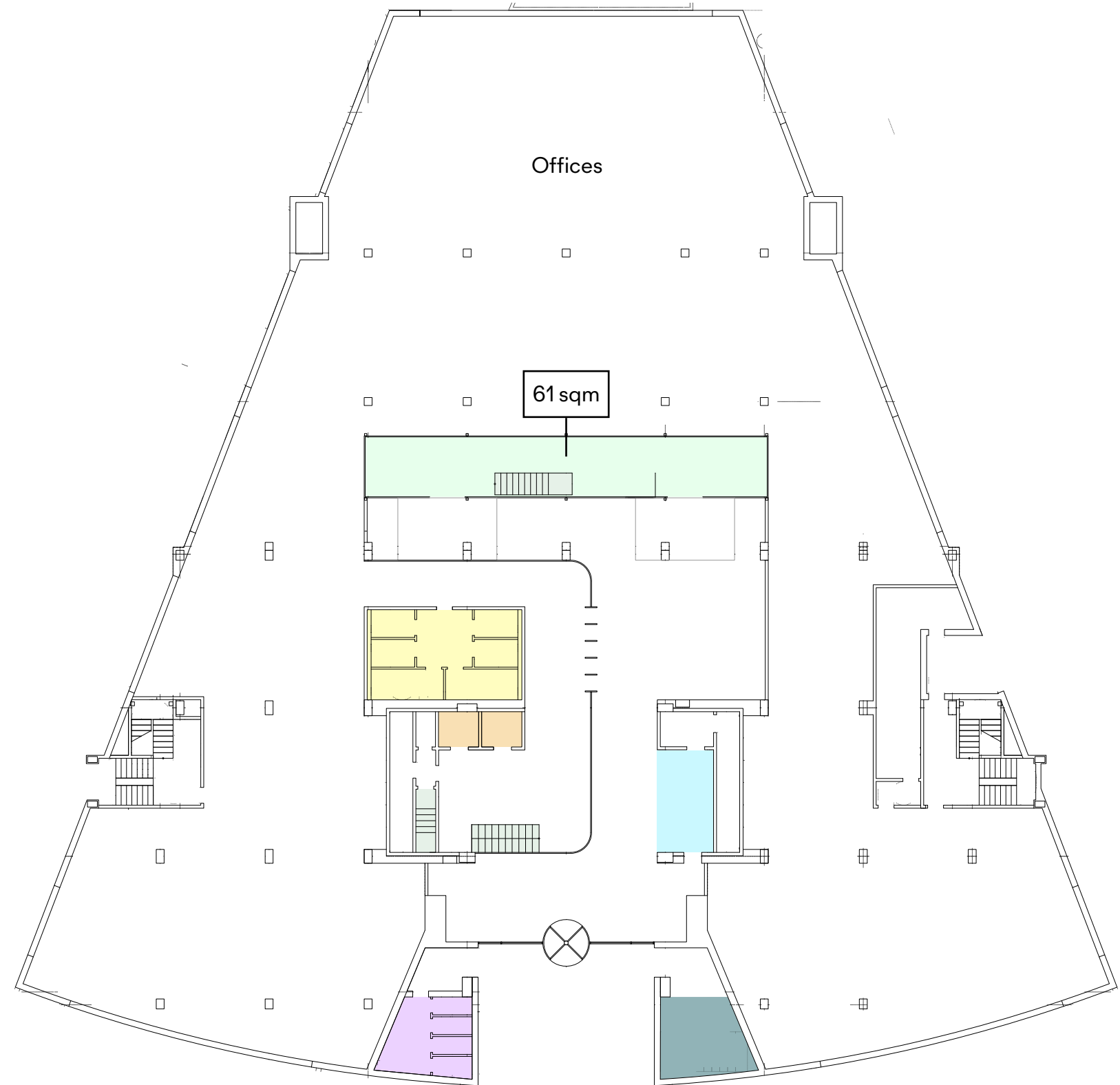
5,417.20 sqm distributed over 5 floors



Floor	Offices	Terraces
Third	724.86 sqm	
Second	957.05 sqm	
First	957.05 sqm	
Ground	918.78 sqm	666 sqm
Access	1,859.46 sqm	61 sqm
Level -1	🚗 62 car parking spaces + 7 for electric vehicles	
Level -2	🚗 49 car parking spaces 🚲 19 bicycle spaces	
Total	5,417.20 sqm	

Access Floor

1,859.46 sqm of offices



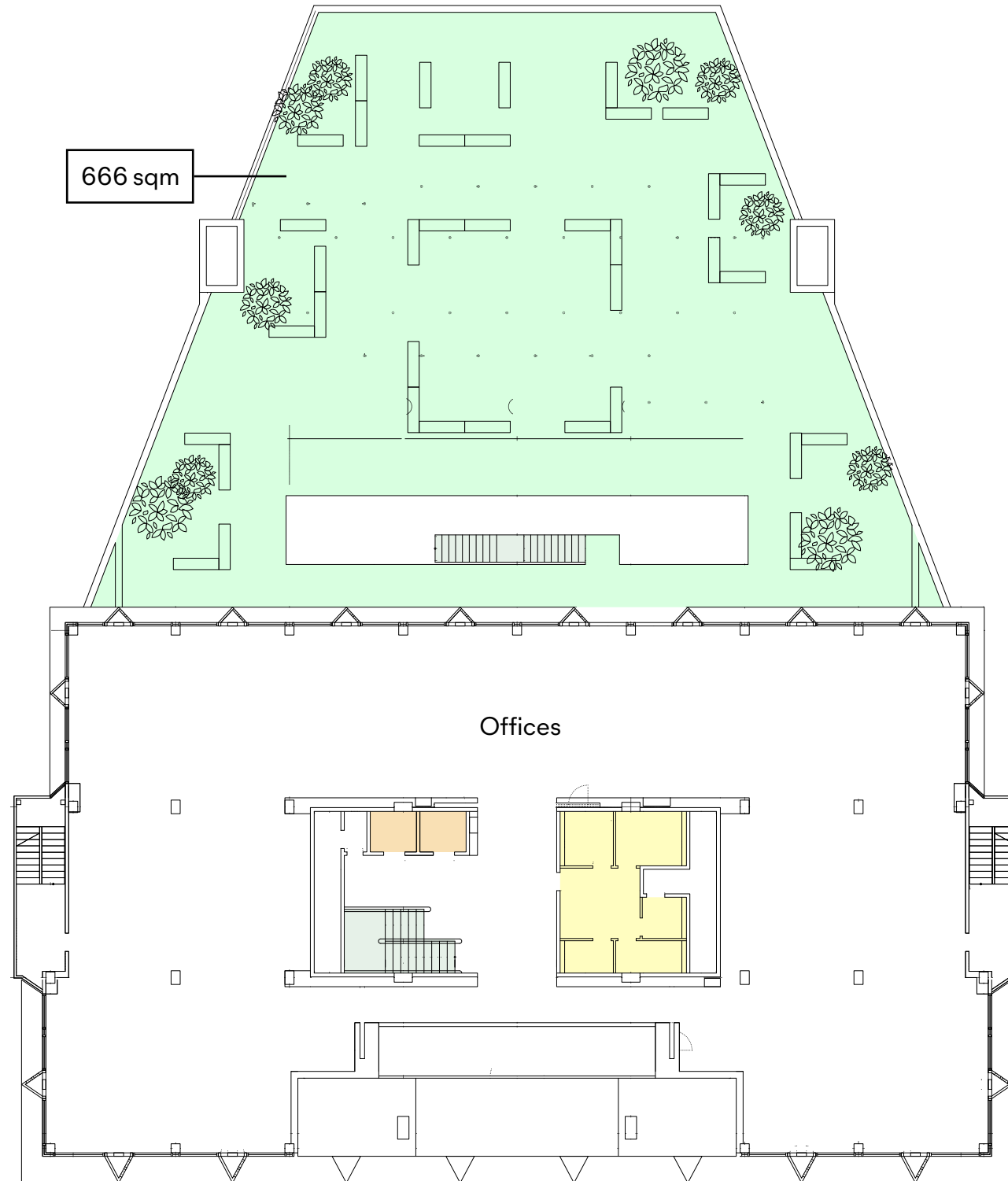
- Patio
- Lobby
- Changing rooms
- Bicycle parking
- Stairs
- WCs
- Lifts

Ground Floor

918.78 sqm of office



- Terrace
- Stairs
- WCs
- Lifts

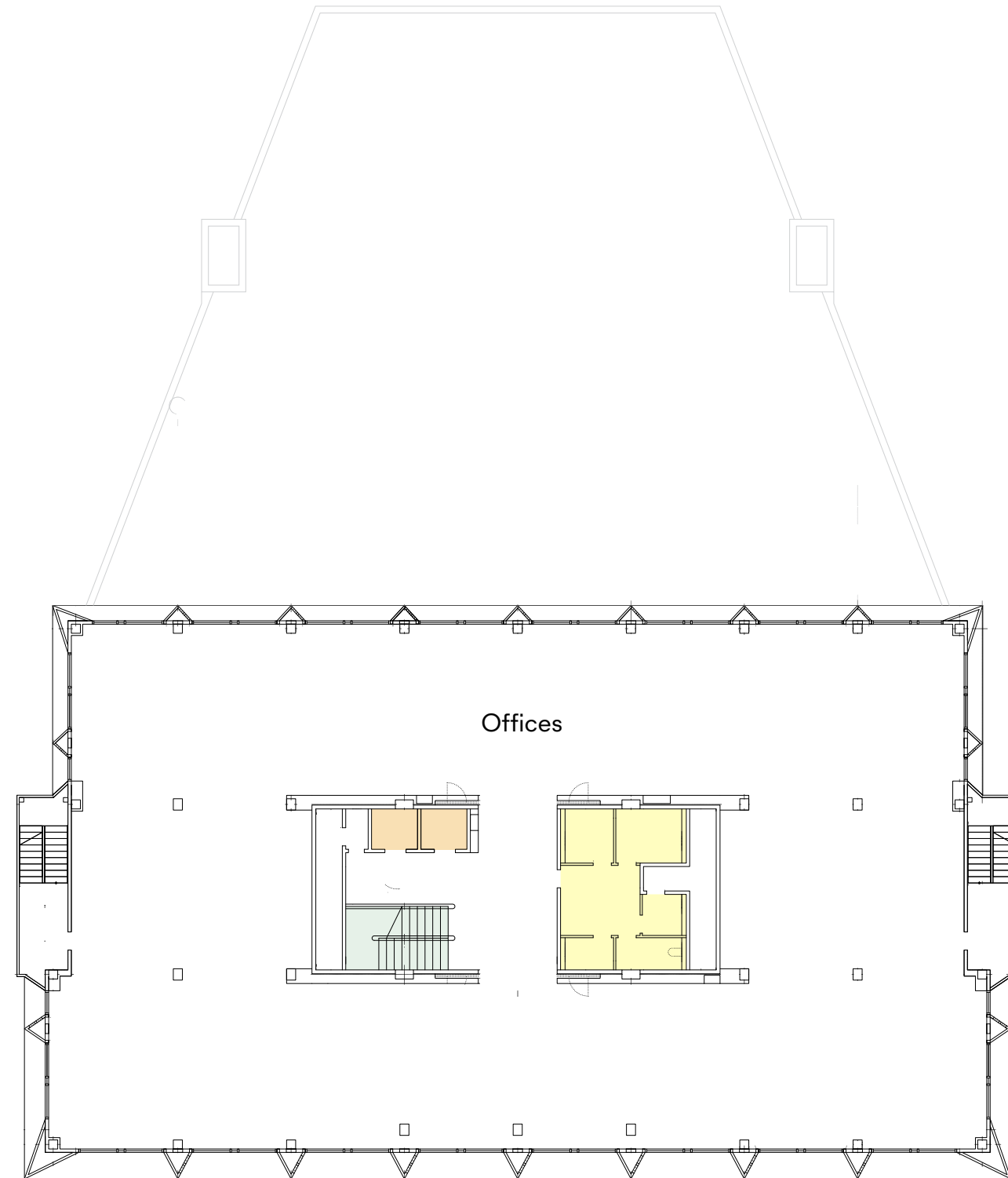


Typical Floor (1st and 2nd)

957.05 sqm of offices



- Stairs
- WCs
- Lifts

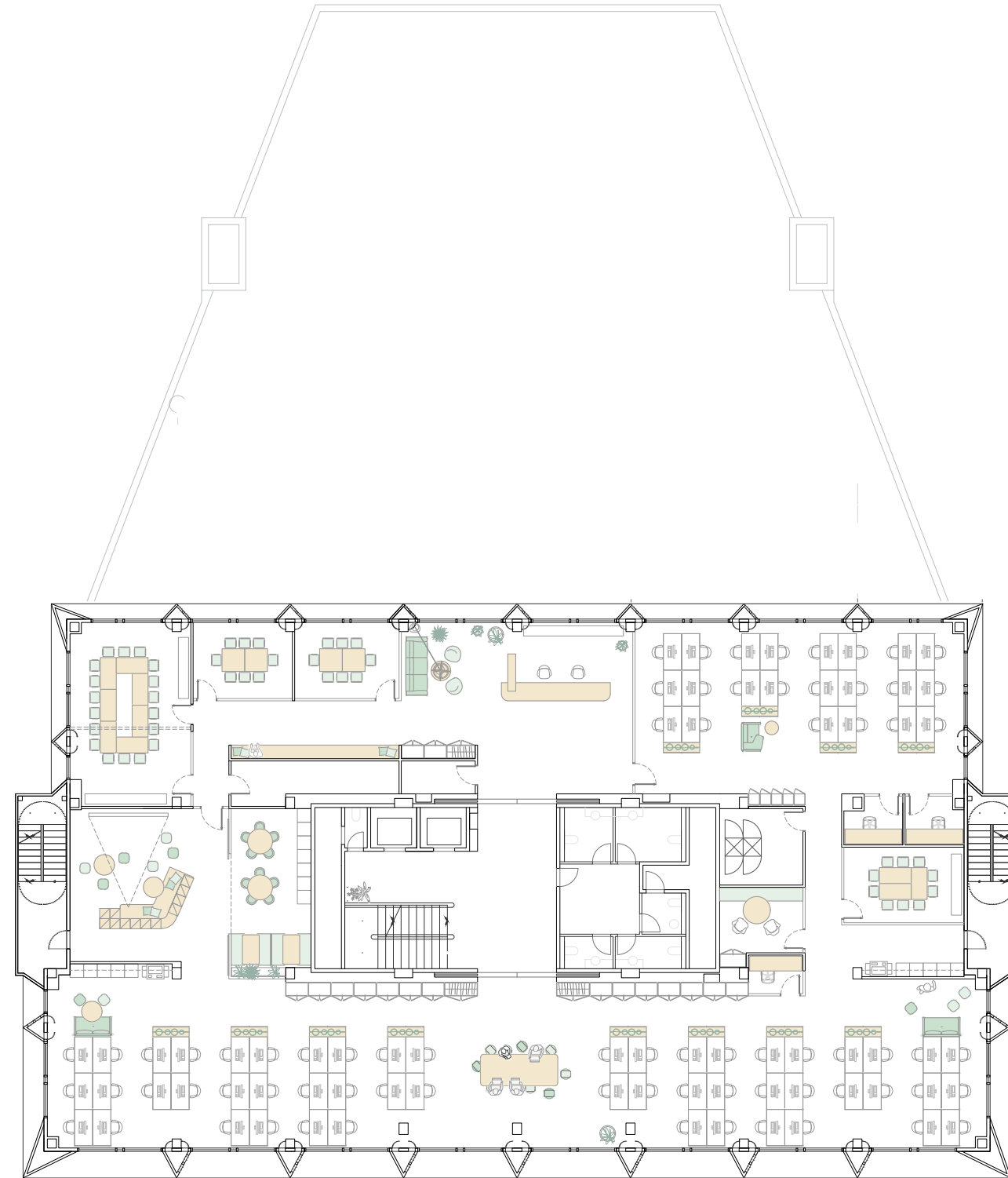


Typical Floor (1st and 2nd)

Distribution example (option 1)



- Stairs
- WCs
- Lifts

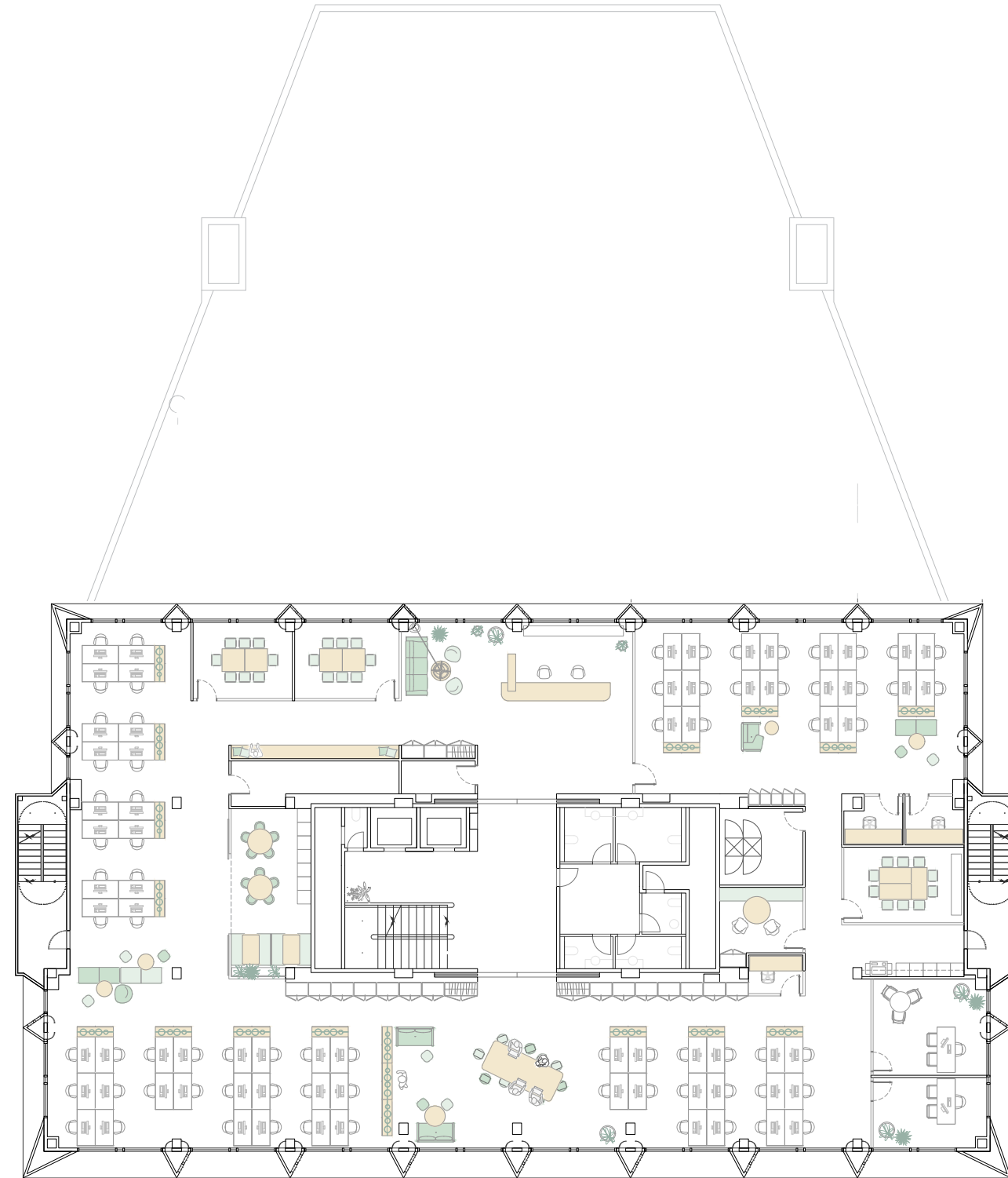


Typical Floor (1st and 2nd)

Distribution example (option 2)



- Stairs
- WCs
- Lifts

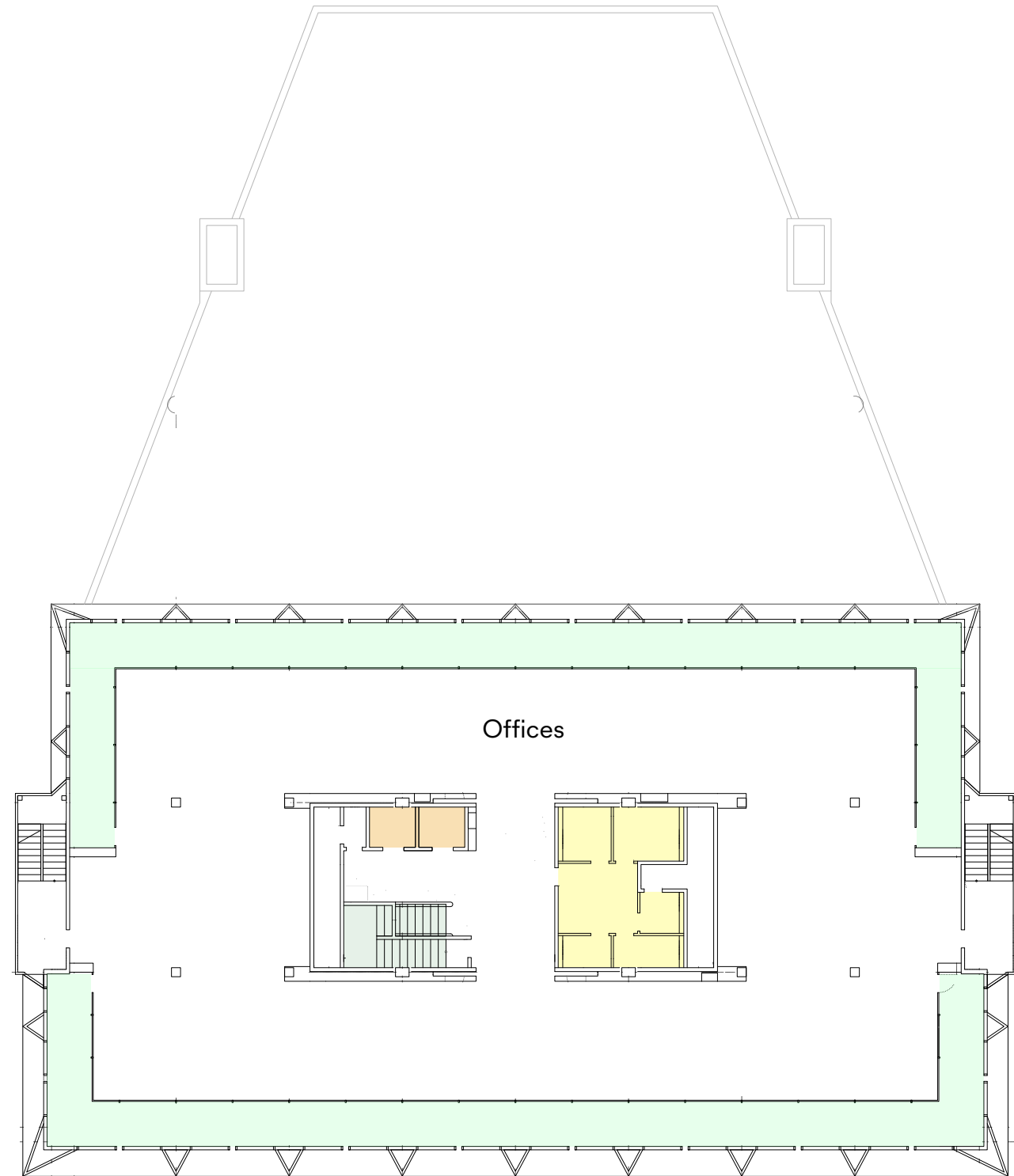


Third Floor

724.86 sqm of offices



-  Outdoor area
-  Stairs
-  WCs
-  Lifts



A headquarters with much to showcase.

Foundation and structure

The load-bearing structure directly responds to the orderly geometry of the building and consists of ribbed slabs and concrete pillars. On the third floor, the facade pillars are converted into metal pillars.

The structure adequately withstands all permanent, variable, or accidental actions that could influence it. These elements will be defined in the corresponding Execution Project.

The renovation of the building does not involve an increase in loads on the existing slabs or foundation, and therefore, it is not considered necessary to reinforce either the structure or the foundation.



Façade

The new exterior façade is resolved with a curtain wall consisting of glass panels and triangular elements made of composite panels with a honeycomb core. Additionally, the entire façade is well-insulated in order to reduce the building's energy consumption.

The evacuation stairs are enclosed with composite panels with open joints, thus considered open stairs. The interior enclosure separating the stairs from the offices consists of a 100cm thermal insulation SATE façade.

Roofs

The existing layers of the building's roofs are removed down to the clean slab, and a new inverted roof is installed. Roof waterproofing is carried out using polyurea, over which XPS insulation is applied. The finish of the roofs consists of gravel, in the case of the building's roofs, with floating granite pavement on the walkable and landscaped roofs.

Glazing

The glazing will consist of double glass with argon gas filling, complying with CTE regulations.

Partitioning and insulation

The majority of the interior partitioning within the office floors, including the communication cores, has not been modified.

The new interior partitioning for the core and lobby of the new wet rooms will be constructed using laminated plasterboard with a single or double 48 mm structure, including thermal and acoustic insulation, in compliance with current regulations.

The partitioning delineating the cores and lobby is proposed to be constructed using on-site ceramic brick partitioning, with a single layer of Spanish brick, half a foot in size.

Vertical surface cladding

The lobby of the entrance floor will be finished with Falkit panel pieces and lacquered steel paneling. The reception area will be clad in noble natural stone.

The cores of the office floors will be clad in lacquered steel paneling, while the interior of the offices will be finished with plastic paint.

The toilet corridor will be clad in wood paneling, while each toilet cubicle will be tiled with large-format pieces from the DEKTON brand.

The waste disposal room will be tiled with white ceramic pieces measuring 20x20cm, with a bullnose finish at the point where the tiles meet with the floor.



Flooring

The lobby floor will be made of continuous in-situ micro-terrazzo, while terrazzo steps and tiles will be installed in the cores and staircase.

Terraces on the ground floor, third floor, and the entrance to the semi-basement floor and courtyard will feature 60x30cm granite tiles, 3m thick, with SRI>33% and an anti-slip finish suitable for outdoor use.

Exterior entrances will have a grid doormat to ensure cleanliness indoors. The waste disposal room will have a 60x60cm ceramic floor with a bullnose finish at the junction with the vertical surface.

Existing flooring in the offices will be reinstalled using pedestals. The roof will have a finish of round white gravel with an SRI>82%.

Interior carpentry

Doors in the lobby and cores that do not need to compartmentalize space will be panelled metal doors. In fire sectors, doors with a fire resistance rating of EI2C5 will be installed.

Wooden doors with stainless steel hardware will be installed in the reception area and bathroom cubicles.

The changing rooms will have panelling with Formica doors up to the suspended ceiling, along with stainless steel hardware.

Waste disposal room

The following containers are provided:

- 3 bins of 660 L for paper-cardboard
- 2 bins of 660 L for plastics and metal packaging
- 1 bin of 240 L for glass
- 1 bin of 240 L for organic waste
- 1 bin of 240 L for general waste
- 1 bin for batteries
- 1 bin for lamps

These containers will be properly labelled for each type of waste fraction.

Plumbing and sanitation

The building has a supply line that feeds into the water meter room located in the basement.

Each wet room has a shut-off valve for both cold and hot water. All flushing devices, including tanks, faucets, and other sanitary appliances, will have individual shut-off valves.

Toilets and faucets

The bathroom cubicles will feature wall-mounted porcelain vitreous china sinks and toilets in white, along with wall-mounted electronic faucets.

Additionally, each cubicle will be equipped with a soap dispenser, toilet paper dispenser, towel dispenser, and wastebasket.

The accessible bathrooms will also feature wall-mounted accessible toilets for people with disabilities, mixer faucets with ergonomic handles, and stainless steel foldable support bars.

A headquarters with much to showcase.

The changing rooms will have white resin shower trays and wall-mounted anti-vandal faucets. A drinking water fountain will be available in each of the bathroom corridors.

Electricity

The offices and spaces will have sufficient mechanisms to comply with the Low Voltage Directive (LVD), ensuring the proper use of the installed systems. The terraces and access spaces will have power outlets and lighting points.

Communications

Each workstation will have a dual voice/data outlet as a standard feature, except for those installed to serve WiFi access points and CCTV cameras, which will have dual power supplies from both a dedicated electrical installation and a circuit from the general electrical installation.

Additionally, locations for WiFi access points will be determined, and connectivity services will be provided for CCTV systems.

HVAC (Heating, Ventilation, and Air Conditioning) and DHW (Domestic Hot Water) System

The HVAC and DHW system, located on the building's roof, consists of two new chillers, one of which is reversible and the other versatile. In the accumulator room, there are accumulators and a boiler, from which pipes of the secondary circuit run through the shafts to the individual branches of each floor and area. Heat distribution will be carried out using a four-pipe system. New terminal units will be installed in the false ceilings of the spaces and offices, using new four-pipe fan coil units.

Ventilation

There are no modifications to the existing ventilation system in the garage. The above-ground staircases are external, hence naturally ventilated. Ventilation for the office areas is achieved through 3 Air Handling Units (UTAs) located on the roof. The system involves primary air renewal using a series

of air handling units that supply fresh air at the set temperature in the space, without generating any thermal load during operation.

The air handling units are equipped with heat recovery units and hot and cold water coils to counteract the thermal loads of the outdoor air and bring the outdoor air to the set temperature.

Air distribution is carried out using insulated metal ducts on the exterior of the building and within the shafts, as well as fiberglass ducts within the offices. The fresh air is directed to the intake of the ducted fan coils of the cooling system to mix with the return air from the rooms and be led back to the room to be conditioned through the ducts of the fan coil itself. If the fan coil is not in operation, the fresh air will reach the room through the air return grille of the air conditioning system.

Renewable energy

Photovoltaic panels will be installed on the roof to generate electricity for self-consumption, reducing the building's energy consumption and improving its performance. The aim is to achieve a more efficient A energy label. This system will be designed in accordance with the conditions of the Building Technical Code.

Installation of fire protection

The building is equipped with the following fire protection installations:

- Fire Hose Reel System (BIE's)
- Manual Fire Extinguishers
- Exterior Fire Hydrant
- Automatic Detection and Alarm System
- Emergency Lighting
- Evacuation Signage and Firefighting Equipment Signage
- Sealing of Shafts



Security and CCTV

The building is equipped with security systems (Access Control, Intrusion Detection, and Closed-Circuit Television) and an intrusion alarm system.

Facilities control

The installation of a Building Management System (BMS) has been planned to control the building's facilities.

Lifts

The building has two electric elevators with automatic doors and motors on the roof level. The finishes of the existing elevators will be replaced.

Electric vehicle charging

7 electric vehicle charging points are installed to adapt 7 parking spaces for electric cars in basement level -1.

Equipment

In the outdoor areas of the terrace, benches, waste disposal bins and landscaped areas are installed. Additionally, there is a pergola with speakers to create shaded spaces.

Urbanization of Exterior Spaces Attached to the Building

In the landscaped areas, benches, waste disposal bins, trees, shrubs, and a water feature are installed for the use and enjoyment of office users.





COBBLE
CONDAL

Project Manager

The transformative vision based on sustainability, collaboration, and transparency has led the investment management company Cobble Condal to generate high-value real estate assets in important areas such as the 22@ district of Barcelona.

BORRELL JOVER,
OFICINA DE
ARQUITECTURA

Architects

An architecture firm established in 2015. It operates under the standards of the Integrated Management System (IMS) in Quality, Environment, and Eco-design, thus conducting its professional activities in a more efficient and sustainable manner.

AYBAR.
MATEOS
arquitectos
www.aybar-mateos.com

Architects

With projects of diverse nature located in Spain, Switzerland, Italy, and Haiti, the prestigious national architecture firm Aybar Mateos has received various recognitions both nationally and internationally.

Closa

Construction

Closa is working hard to position itself as a benchmark in terms of sustainable construction by implementing new techniques, processes and materials making them both leaders and active participants in this change.

CUSHMAN &
WAKEFIELD

Agent

Cushman & Wakefield (NYSE: CWK) is a leading global firm in real estate services for occupants and sector owners, with approximately 52,000 employees across more than 400 offices and 60 countries.

Take a closer look at Avenida Europa 20A

The area, the building, its flexible spaces, the terraces, your logo on top of the building. You definitely need to know more about it. Discover first hand how the space can adapt to you and your company.



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Side façade view



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