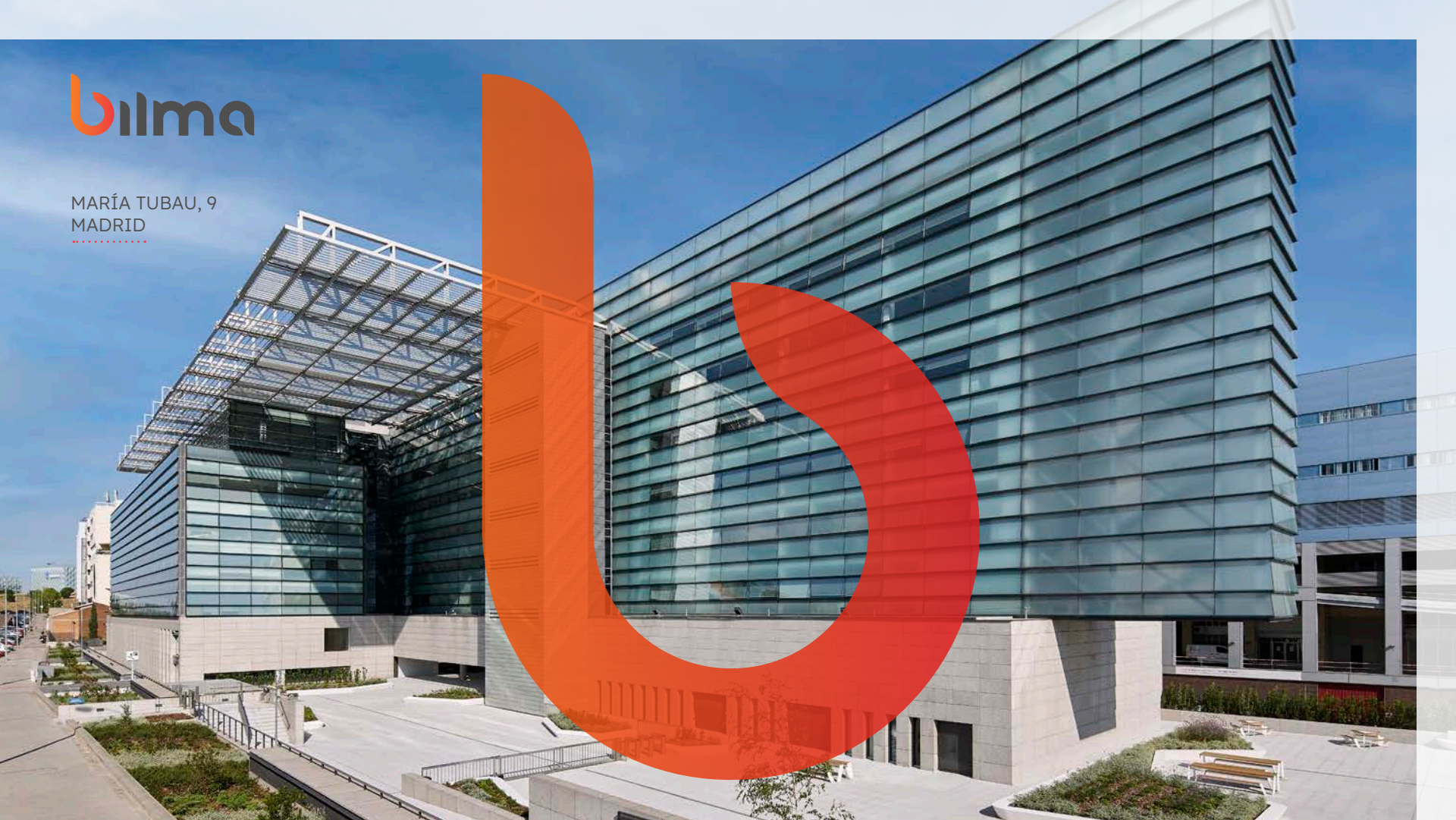




MARÍA TUBAU, 9  
MADRID



**01**

SUMMARY

**02**

LOCATION

**03**

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**04**

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**05**

SUSTAINABILITY

**06**

TECH SPECS

# DRIVING WORKPLACE PRODUCTIVITY

**Bilma Madrid** is an office building whose elegant design, premium qualities, excellent location and light-infused, open-plan workspaces speak for themselves.

A unique workspace designed by world-renowned architect **Rafael de la Hoz**, the master of projects as distinguished as the Telefónica and Repsol headquarters and the new Real Madrid stadium.

**Bilma madrid - a unique opportunity in north madrid's main business enclave.**

by  
**RAFAEL DE LA-HOZ**  
ARQUITECTOS



One  
building

Two  
blocks

Seven  
floors

+24,000  
sqm

843  
parking spaces



A building comprising two main blocks spanning over 24,000 sqm, with each block consisting of seven floors (more than 3,000 sqm on each floor), as well as a shared ground floor entrance hall and two below-ground floors of parking.



02 LOCATION



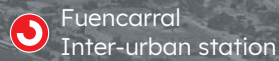
100% guaranteed mobility from any location near Madrid

Very close to the CBD and the 5 towers



Chamartín Train station

MADRID  
NUEVO  
NORTE



Fuencarral Inter-urban station

M-30

Easy access from the M-40, M-30, and A-1

A-1

Metro "Las Tablas"



Bus stop to Chamartín 300m away

176 N24

M-40

M-603



154 N25  
175 T61



10 min



11 min

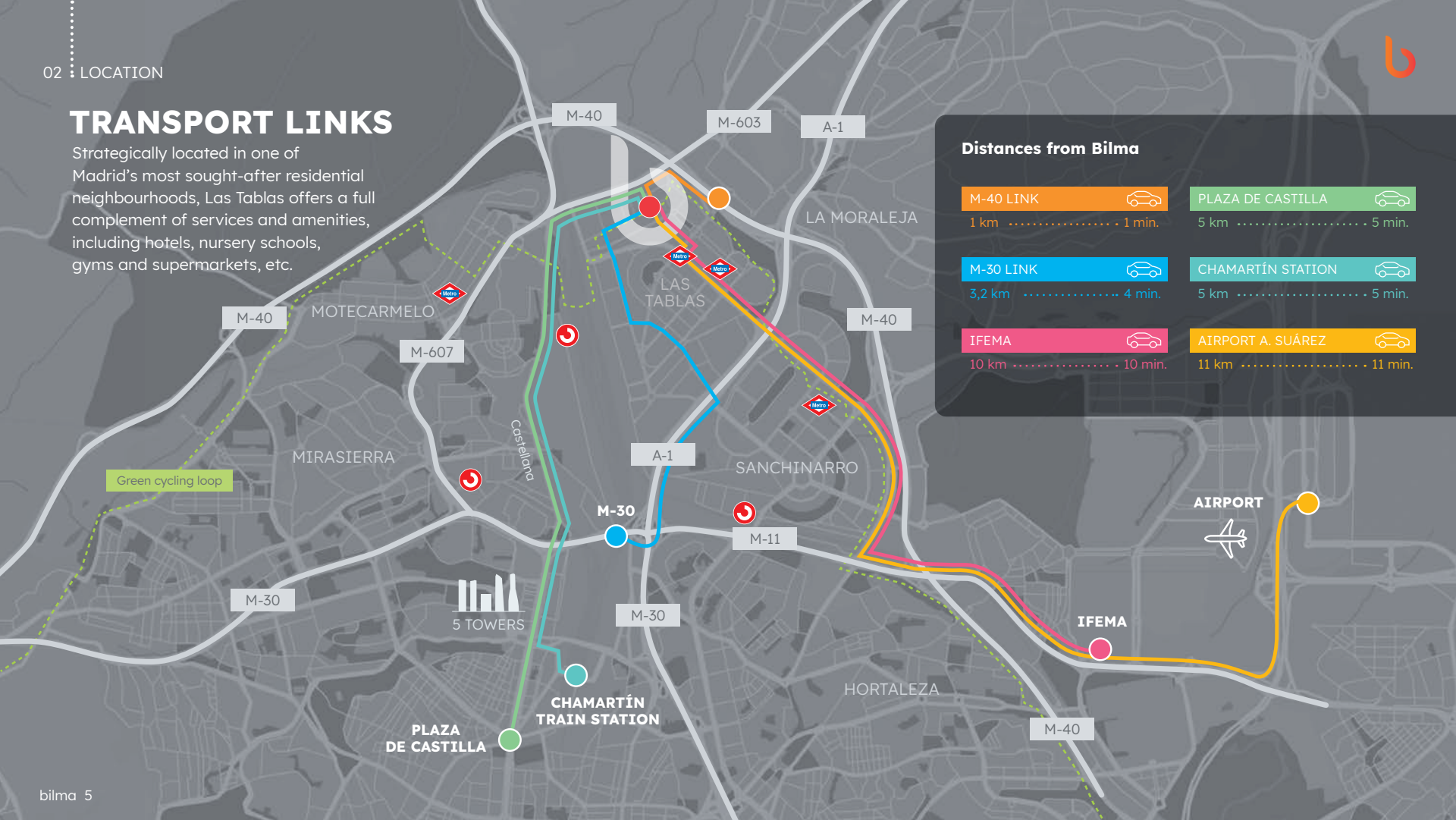


# A SPACE TO GROW AND REMAIN ONE STEP AHEAD

Boasting excellent transport links, the **Bilma Madrid** office building is located to the north of Madrid in the highly renowned neighbourhood of Las Tablas (María Tubau, 9).

## TRANSPORT LINKS

Strategically located in one of Madrid's most sought-after residential neighbourhoods, Las Tablas offers a full complement of services and amenities, including hotels, nursery schools, gyms and supermarkets, etc.



### Distances from Bilma

#### M-40 LINK



1 km ..... 1 min.

#### PLAZA DE CASTILLA



5 km ..... 5 min.

#### M-30 LINK



3,2 km ..... 4 min.

#### CHAMARTÍN STATION



5 km ..... 5 min.

#### IFEMA



10 km ..... 10 min.

#### AIRPORT A. SUÁREZ



11 km ..... 11 min.



# AN OUTSTANDING EXAMPLE OF CORPORATE ARCHITECTURE

Designed by **Rafael de la Hoz** and named in the “**Special Mention**” category of the Madrid City Council’s 2002 awards for Planning and Public Works, **Bilma Madrid** is one of the finest examples of corporate architecture: timeless, flexible, modern and sustainable.

Certification: **Breem Excellent.**  
Rating: **Grade A energy rating.**



Workspaces with  
excellent natural light



3,400 sqm of open-air  
landscaped gardens



Comprehensive  
refurbishment



Flexible,  
modular design



+ 24,000 sqm  
office space



Committed to improving occupier well-being and driving workplace productivity, **Bilma Madrid is redesigning all of its open-air spaces to include carefully curated landscaped gardens, as well as upgrading its entrance, two entrance lobbies and lift lobby, and fully refurbishing all of its office floors.**

The redesign will also see the addition of new visitor, coworking and breakout areas in the entrance lobbies



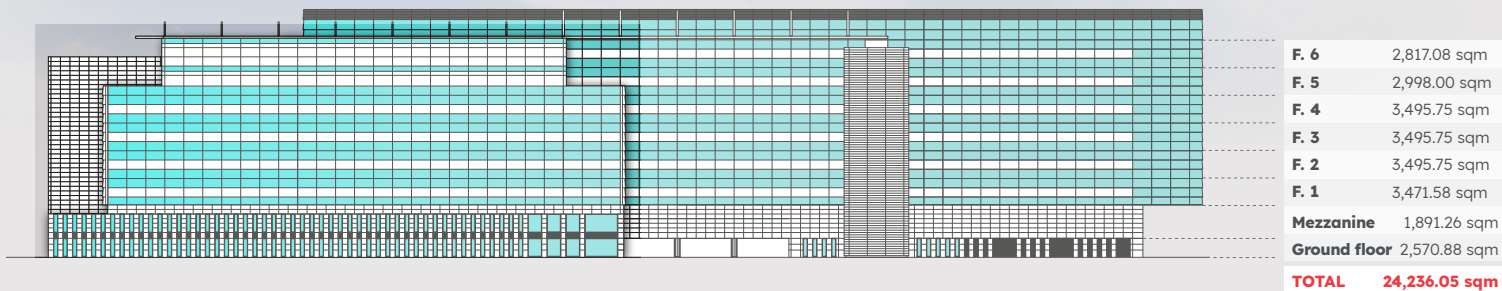
**THE BUILDING  
IS ACCESSED  
VIA TASTEFULLY  
LANDSCAPED  
GARDENS WHICH  
MAKE FOR AN OPEN  
AND REFRESHING,  
LIGHT-INFUSED  
RECEPTION AREA.**



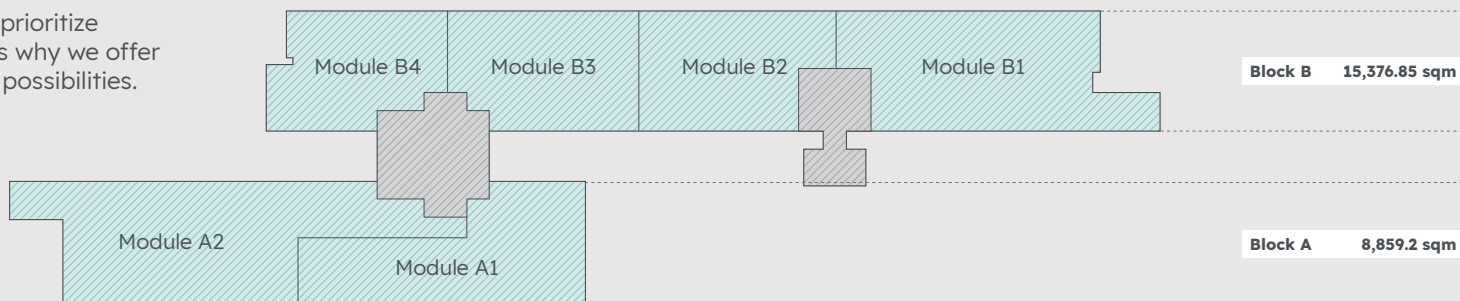


**Bilma Madrid offers two main blocks comprising seven office floors spanning a total of more than 24,000 sqm, a ground floor entrance hall and two below-ground floors for parking.**

From 450 sqm Up to 24,000 sqm

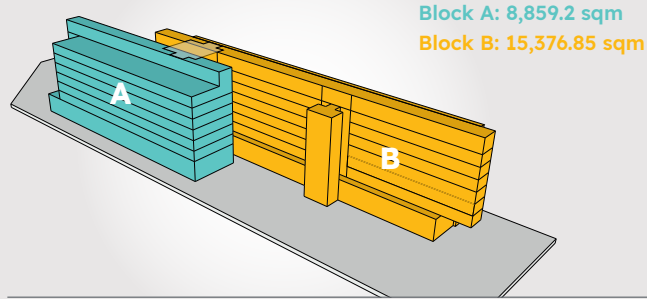


**Bilma Madrid** always prioritize tenants' needs, which is why we offer multiple customization possibilities.



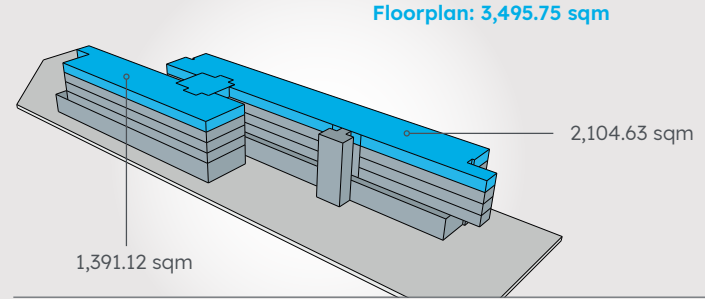
### By blocks.

Comprising two clearly distinguished elongated blocks, each with separate entrance lobbies and joined via a vertical communication core.



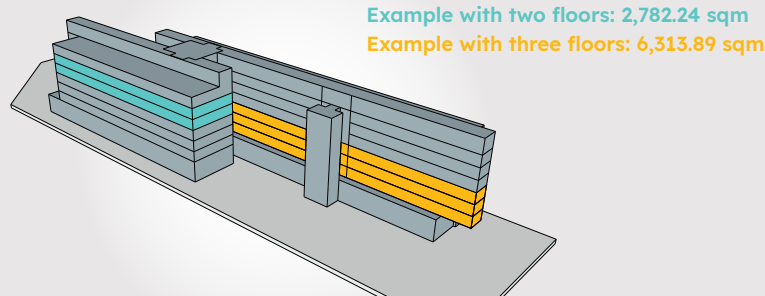
### By floor.

Comprising seven office floors, one ground floor housing the entrance, reception and service areas and two below-ground floors for parking.



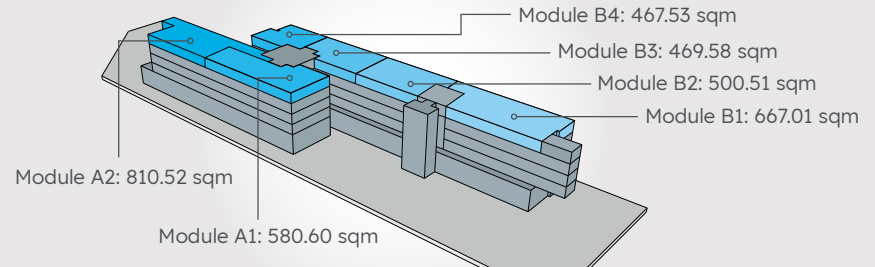
### Vertical division.

The fact the building can be divided into two independent blocks means that the office floors in each block can also be grouped and let to suit the needs of your company.



### By modules.

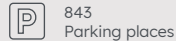
**Bilma Madrid** can also be let as modules. Each module has its own electricity and power meters, as well as separate voice, data and lighting connections.






FLOOR	MODULE	AREA	TOTAL AREA	TOTAL FLOOR
F. 6	Module A	712.45 sqm	712.45 sqm 2,104.63 sqm	2,817.08 sqm
	Module B1	667.01 sqm		
	Module B2	500.51 sqm		
	Module B3 Module B4	469.58 sqm 467.53 sqm		
F. 5	Module A	893.37 sqm	893.37 sqm 2,104.63 sqm	2,998.00 sqm
	Module B1	667.01 sqm		
	Module B2	500.51 sqm		
	Module B3 Module B4	469.58 sqm 467.53 sqm		
F. 4 F. 3 F. 2	Module A1	580.60 sqm	1,391.12 sqm 2,104.63 sqm	3,495.75 sqm
	Module A2	810.52 sqm		
	Module B1	667.01 sqm		
	Module B2 Module B3 Module B4	500.51 sqm 469.58 sqm 467.53 sqm		
F. 1	Module A1	580.60 sqm	1,391.12 sqm 2,080.46 sqm	3,471.58 sqm
	Module A2	810.52 sqm		
	Module B1	642.84 sqm		
	Module B2 Module B3 Module B4	500.51 sqm 469.58 sqm 467.53 sqm		
MEZZANINE	Module A	1,168.82 sqm	1,168.82 sqm 722.44 sqm	1,891.26 sqm
	Module B1	281.19 sqm		
	Module B2	441.25 sqm		
GROUND FLOOR	Restaurant	799.73 sqm	1,319.81 sqm 1,251.07 sqm	2,570.88 sqm
	Module A2	520.08 sqm		
	Module B1 Module B4	907.31 sqm 343.76 sqm		
<b>TOTAL</b>		<b>24,416.97 sqm</b>		<b>24,236.05 sqm</b>

Floor -1  
Floor -2





Double height entrance lobbies with access control via turnstiles and state-of-the-art keycard entry system.

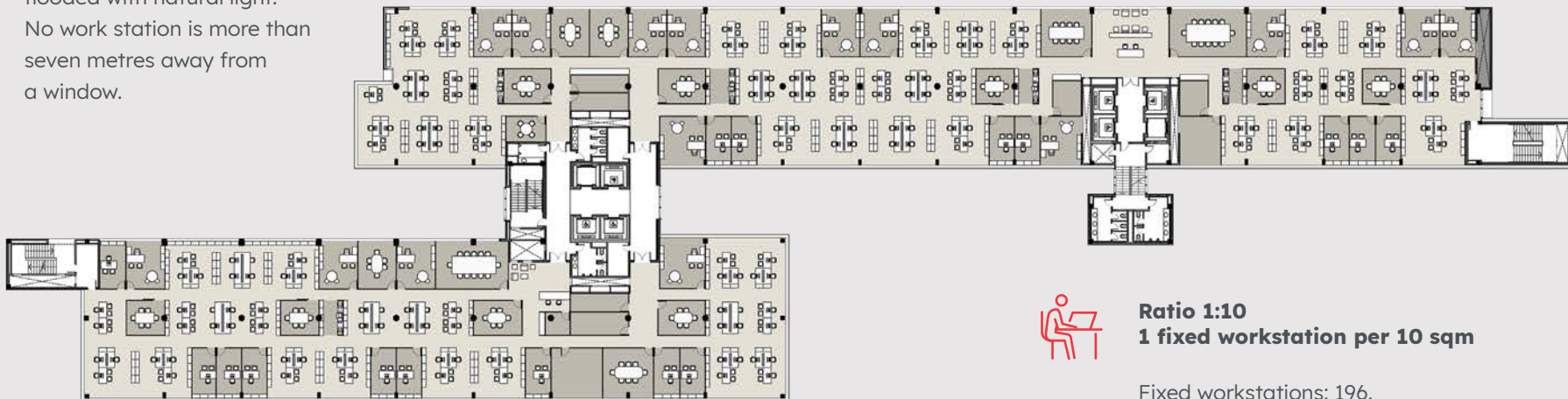


# MAXIMUM FLEXIBILITY ON EACH FLOOR

## STANDARD FLOORPLATE

All floors of the building are flooded with natural light.

No work station is more than seven metres away from a window.



**Ratio 1:10**  
**1 fixed workstation per 10 sqm**

Fixed workstations: 196.

Individual offices: 31.

Meeting rooms: 17.

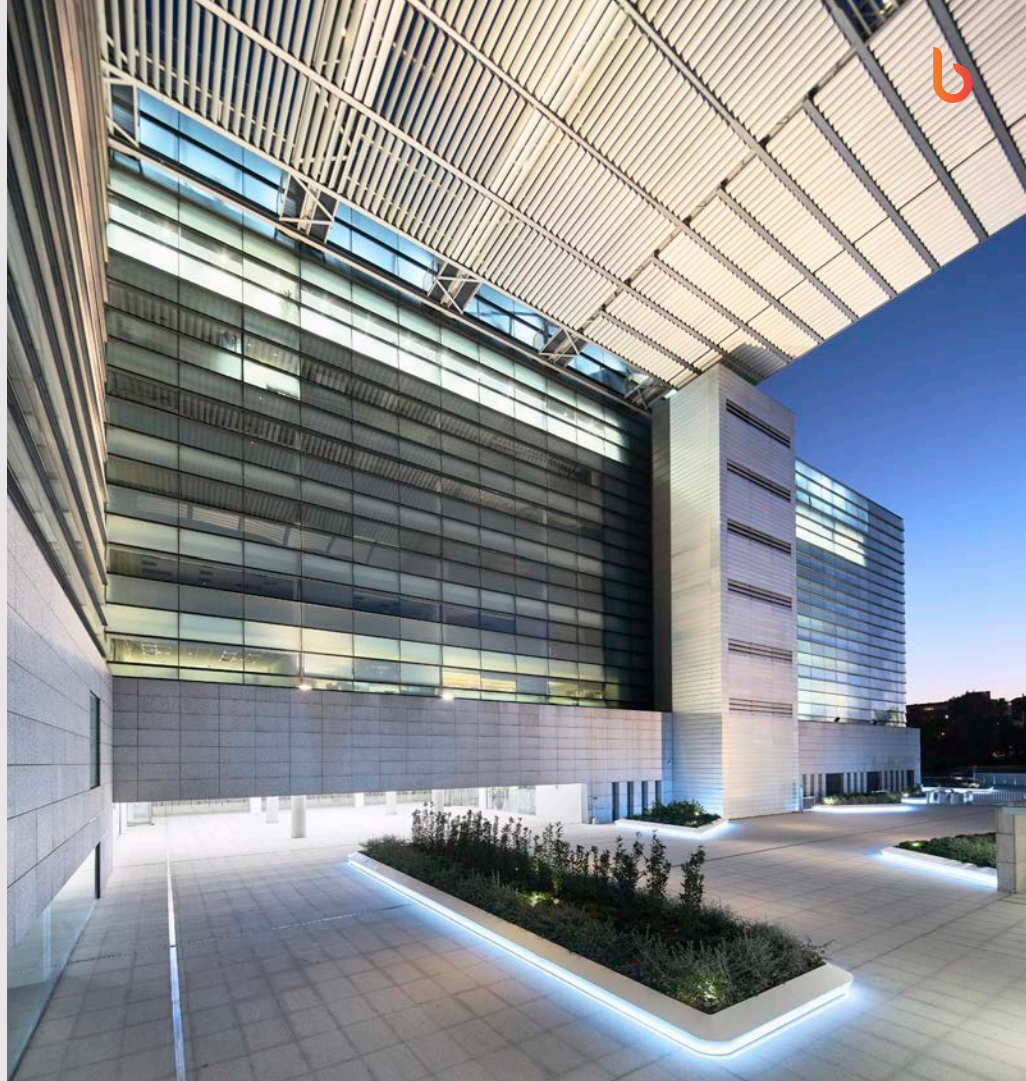
## A SPACE WHERE SUSTAINABILITY IS EMBRACED

**Bilma Madrid** offers a light-infused open-plan workspace.

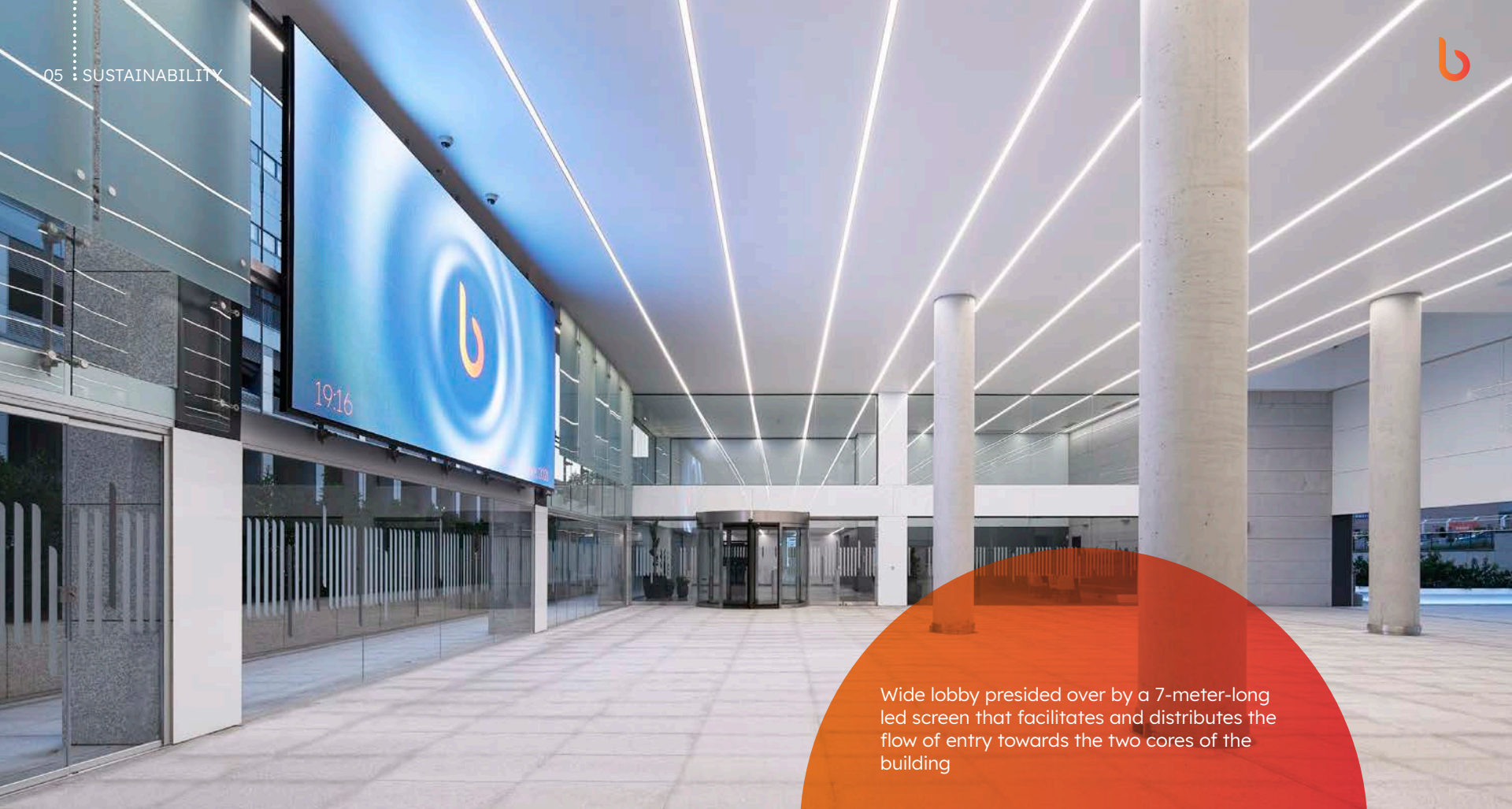
A masterful design ensures the building is flooded with natural light throughout the entire day, considerably reducing its light and heating consumption and achieving significant energy savings.



The building also benefits from a rooftop solar louvre system, shielding the building and channelling the sunlight during the winter and summer months.







Wide lobby presided over by a 7-meter-long led screen that facilitates and distributes the flow of entry towards the two cores of the building

## SERVICES AND SPECIFICATIONS



### Dining options

- The shared spaces at Bilma Madrid offer a wide array of leisure and dining options, including an on-site cafeteria. It also offers a catering service which can be requested for the building's individual offices or co-working areas.



### Parking

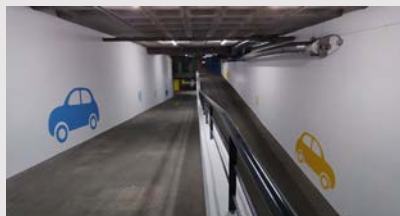
- Parking is quick and easy thanks to large parking bays, which are 5 m long and 2.50 m wide. Bays for people with disabilities are 5 m long and 3.75 m wide, and all columns in the car park are circular.
- Traffic is all two-way inside the car park, making it easier to move around and park.
- Entry via automatic number-plate recognition.
- Automated digital system.

### Visitor parking

- 170 parking spaces authorised for use by clients, with direct access to the building.

### Occupier parking

- 555 indoor and 88 outdoor parking spaces authorised for use by occupiers, as well as parking for motorcycles, all with direct access to the building.



### Communications

- The building comes fully wired, with Ackermann boxes installed every 25 sqm in the raised technical flooring of each office. Each box is equipped with power, voice and data cabling and fibre optics, with cables housed in the suspended ceiling. The communications system consists of four shafts on each floor, which run vertically through the entire building and distribute data to all points.
- Fibre optic connections compatible with all providers.



### Energy efficiency

- The building benefits from a rooftop solar louvre system, which channels the sunlight during the summer and winter months. The system acts as a large sunshade, consisting of adjustable louvres located on the rooftop, which are hung 40 metres above the building.
- AeroTherm insulation and underfloor heating/cooling.
- Double-glazed solar control windows filled with argon gas.
- Office spaces feature the latest in efficient lighting, with a DALI control system, as well as light and motion detectors.



## SERVICES AND SPECIFICATIONS



### Security

- A network of 65 CCTV cameras that cover the entire building and its surroundings.
- The latest in video recording and storage technology.
- Access control system for people arriving on foot or by car, with personal keycards that can be programmed to authorise or deny access to different areas of the building.
- Two independent and centralised control units that manage all of the building's systems, detect faults and optimise consumption.
- Access control via turnstiles and state-of-the-art keycard entry system that can be used to locate anyone inside the building. This system can be customised as per tenant needs.
- Year-round 24-hour security service.



### Building management

- The entire building is connected to a state-of-the-art BMS, which controls lighting, fire alarms, emergency exit alarms and air conditioning.
- Specific BMS to control the Daikin HVAC system and a management program with software to control the eight lifts in the building.



### Security plan

- 4 large emergency stairwells ensure that the building can be safely evacuated in the event of an emergency.
- Fire service access in the central and rear plazas.
- Fire drills have demonstrated that at full capacity, the building can be evacuated in 10 minutes.



### Access

- 3,400 sqm plaza featuring gardens, trees and night lighting.
- Double-height lobbies and entrances finished with premium materials: stainless steel columns, polished granite flooring and glass partitions.



### Getting around the building

- 2 vertical communication cores including lifts, goods lifts, stairwells and WCs.
- 6 lifts and 2 goods lifts: the latest and most efficient Kone models.
- High-speed lifts (2 m/s) can go from ground to top floor in 17 seconds.
- Two-way monitoring and communication with the control room.
- Capacity for 128 people at any given time.



## SERVICES AND SPECIFICATIONS



### Climate control

- Daikin VRV K-plus inverter system. R-407 refrigerant (only blend authorised after 2010).
- Modular zoned HVAC system, with over 800 units that can regulate temperatures at different levels for each 25 sqm space, featuring an electronic central control panel and fault detection system.
- Flexible system allows for special units to be installed in certain areas (data centres, IT systems).
- Swirl diffusers in all areas.



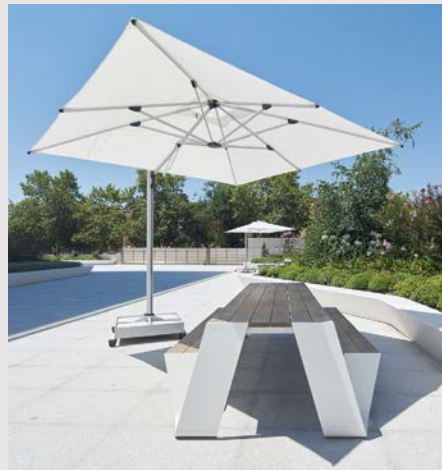
### Electricity

- Estimated power: 11.7 MW. 3 electrical substations. Option to switch to medium or low voltage.
- Power supply with separate control panels for each area.
- General power supplied via Ackermann boxes in the raised technical flooring, which provide power supply, voice, data and backup electricity via UPS.
- The entire area is connected to an Iberdrola electrical substation within the building itself.
- 2 km of direct underground cabling connects the building to the Iberdrola substation.



### Outdoor co-working areas

- Common areas of the outdoor area to facilitate outdoor work.



### Multi-purpose areas

- Multipurpose room: equipped with the latest audiovisual technology. Available as an auditorium, meeting room, for courses, corporate events, etc.
- Hallway: a perfect space for outdoor events and presentations, for presentations and important professional meetings. Presided over by a large square with landscaped areas, it has a 7 x 3 meter LED screen.







MARÍA TUBAU, 9  
MADRID

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