

Plans and Tech Specs

Marqués de Mondéjar 21

# INMADRID

MAKE SOMETHING BETTER

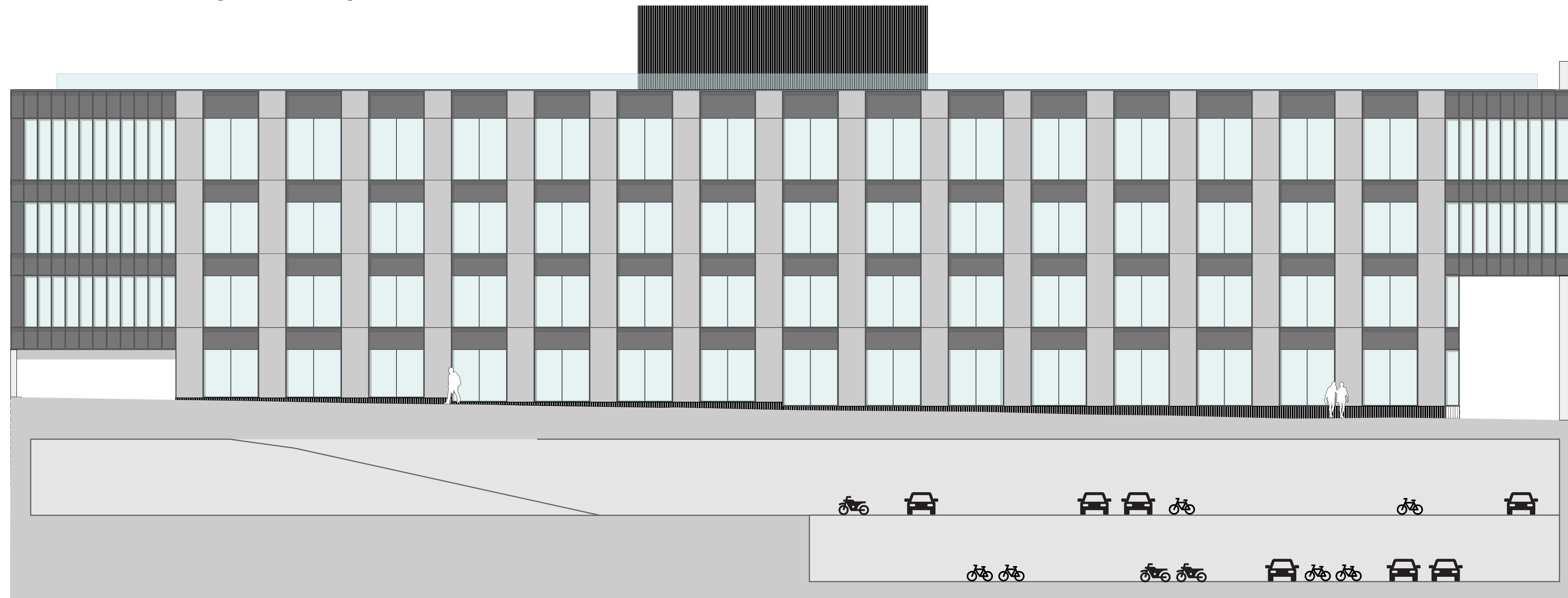


# Four spacious floors



“Flexible floorplates of up to 3,600 sqm ensure space and spaces for all”

**Total: 14,247 sqm**



Roof Terrace	94 sqm
Third Floor	2,385 sqm
Second Floor	4,211 sqm
First Floor	3,959 sqm
Ground Floor	3,598 sqm
Parking -1	134 car spaces
Parking -2	68 car spaces

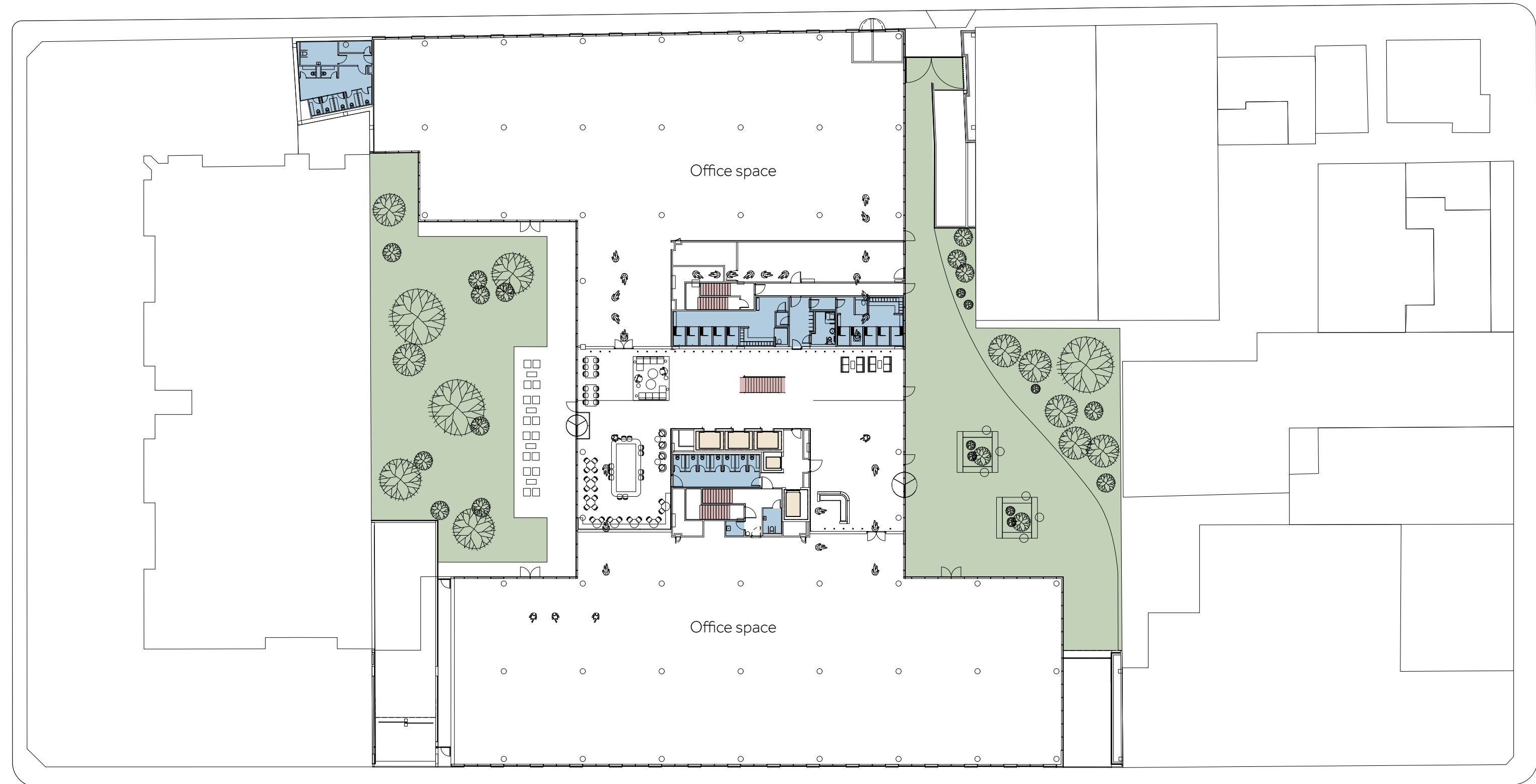
40  
 60  
 202\*

\*of which 101 are electric

# Ground Floor

3,598 sqm

- Lifts
- Stairs
- Outdoor areas
- WC



# First Floor

3,959 sqm

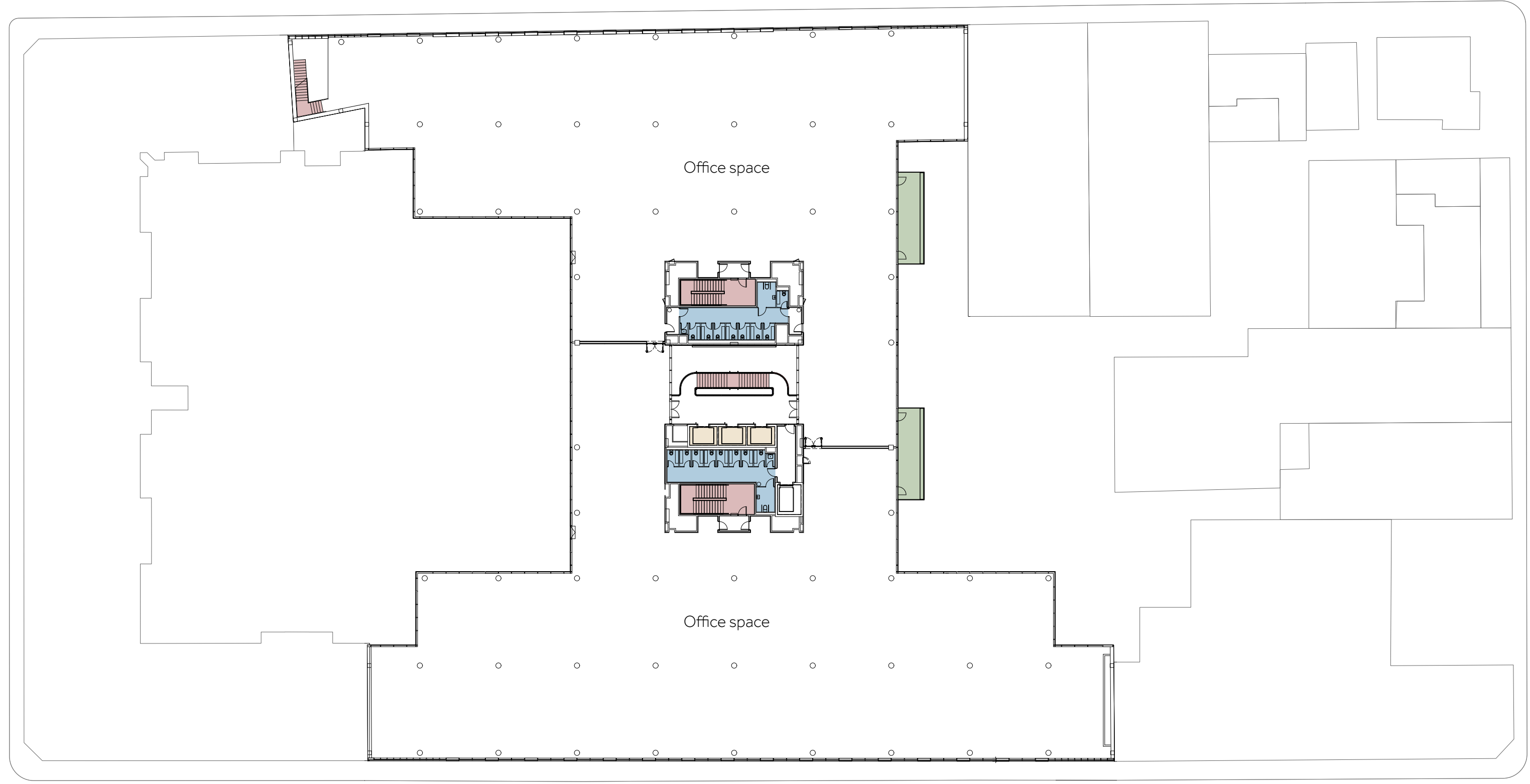
- Lifts
- Stairs
- Outdoor areas
- WC



# Second Floor

4,211 sqm

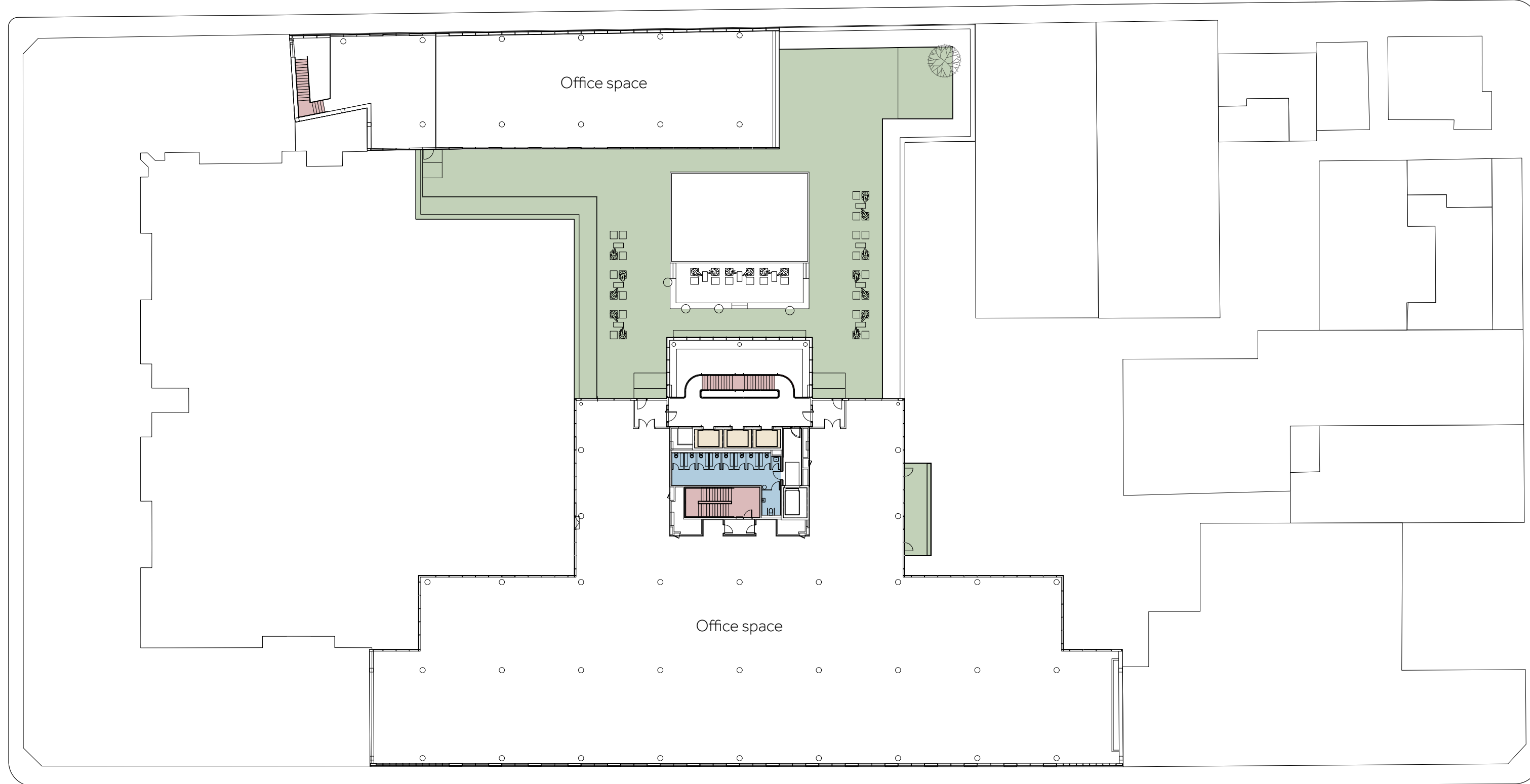
- Lifts
- Stairs
- Outdoor areas
- WC



# Third Floor

2,385 sqm

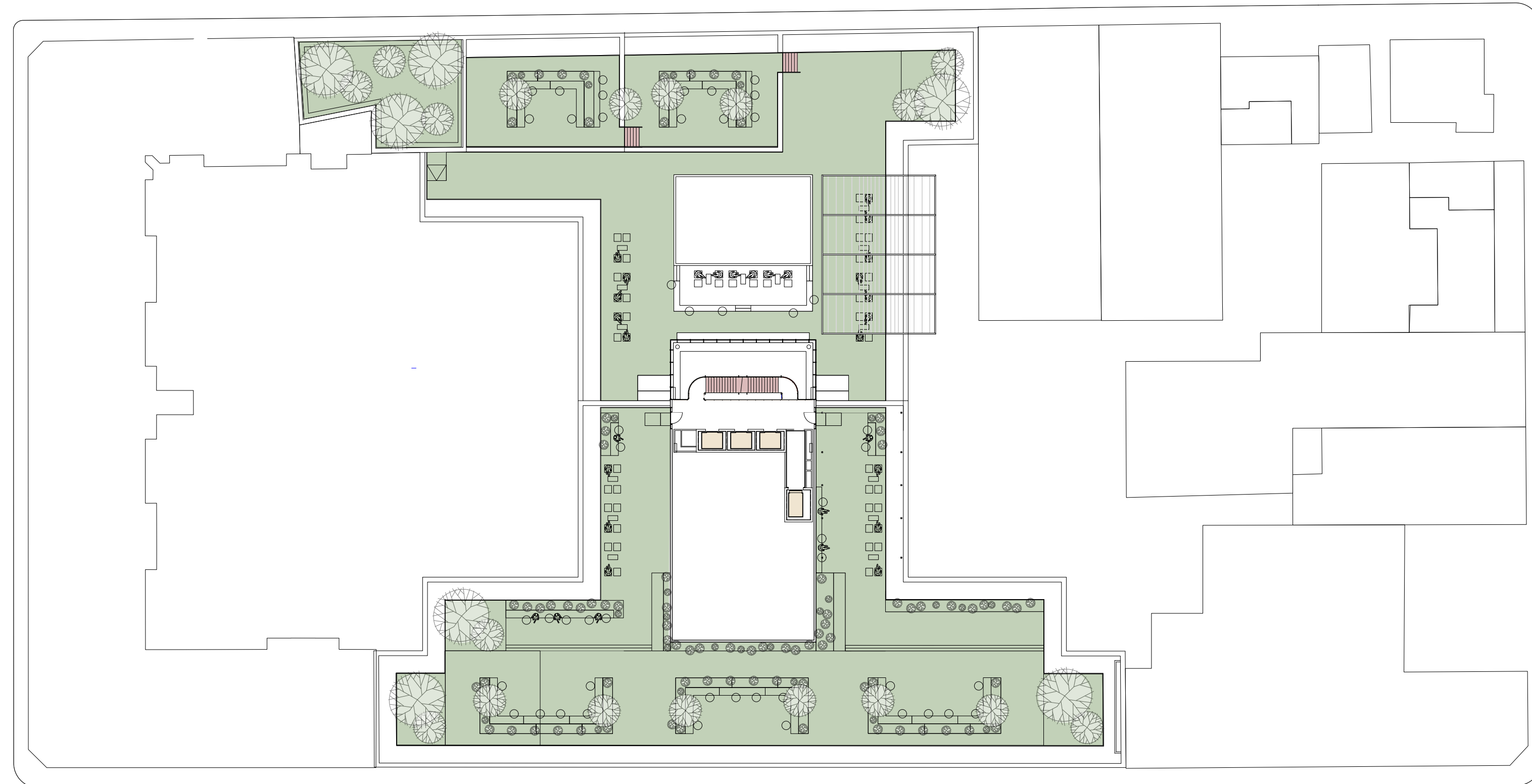
- Lifts
- Stairs
- Outdoor areas
- WC



# Roof Terrace

94 sqm

- Lifts
- Stairs
- Outdoor areas





# InMadrid. InDetail

## Structure

Designed from scratch to offer maximum internal flexibility, the concrete structure spans 8.10 and 10.8 metres between columns, allowing for comfortable workspaces. The structure extends to the façade but does not make contact with it, providing the utmost design expression on a continuous façade and an elegant exterior appearance.

On the ground floor, the concrete colonnade remains hidden behind the curtain wall of the façade, creating an elegant atmosphere as the façade meets the stone finish of the main entrance. The contrast between the materials and textures of both materials (stone and glass) offers a unique experience to the users.

A structural grid in the basements optimizes space utilization while providing a fast and convenient parking experience.

## Façade

The building features a high-performance curtain wall facade with high acoustic capabilities to maximize interior acoustic comfort. Moreover, opaque panels have been employed to reduce solar radiation indoors. The floor-to-ceiling glazing on the external facades (main facades) and internal facades (courtyard facades) allows for deep integration of natural light into the spaces, creating a sense of openness in all directions.

## Typical floor layout

The building has been designed with maximum flexibility for tenants in mind. The typical floor layout allows for the subdivision of office floors into up to 4 independent leases, all of which can be accessed from the central core. This layout also maximizes the use of glazed facades for the actual office space, placing most service and circulation spaces in the centre of the floor.

## Elevators and core

The vertical service core includes elevators and stairs to accommodate an occupancy density of up to 7 m<sup>2</sup> per person, ensuring a wide margin of comfort and service quality in any situation. The building has 3 state-of-the-art elevators in the central core, which complies with the leading UK BCO office standard. Additionally, there is a visitor elevator and an additional freight elevator. The main elevators, with a capacity for 21 people, minimize wait times, with waiting times of less than 30 seconds during peak hours with maximum building occupancy.

The freight elevators are located in the main core with a capacity of 1,600 kg/21 people, conveniently located so that maintenance, installation, and supply activities never interfere with the operation of the main core or compromise the experience of the building's common spaces. Evacuation staircases are also located in these cores, offering greater flexibility to the offices on each floor.

## Look and feel external areas

Special attention has been given to the exterior finishes to provide a welcoming atmosphere and contribute to the user's well-being.

For circulation areas, a combination of light-coloured Portuguese limestone cobblestones is used. Various landscaping elements, such as seating areas and outdoor furniture, promote informal activities such as outdoor meetings, relaxation, and dining, as seen in the ground-floor courtyards and rooftops.

The proposed flooring in the external areas, made of Portuguese limestone cobblestones, creates an elegant contrast with the facade materials (aluminium and glass) and the project's landscaping vegetation. On the roof of the building, a large recreational rooftop area is planned, where materials such as wood and natural vegetation coexist, introducing the concept of biophilia to the project.



## Reception area

The reception area features a spectacular triple-height space with a glass façade, visually connecting the two courtyards. It is a well-lit space that serves as the building's central focal point. This space is presided over by the main staircase, which undoubtedly plays a leading role in the area. High-quality materials are used throughout, creating a contemporary yet welcoming ambience.

The reception area is accessed through fully glazed revolving doors integrated into the glass façade, leading first to the main reception desk and then to the triple-height space. Once inside, large porcelain floor tiles are complemented by natural oak panels from floor to ceiling, creating visual focal points as users move through the space.

The reception desk occupies a prime location at the building's entrance and features a combination of materials for a warm and modern appearance. High-end access control turnstiles allow access to the elevator lobbies and the triple-height space, where natural wood cladding highlights the entrance to the stairwell and elevators. The steel staircase, covered with noble materials, provides a unique focal point in the main hall, displaying the space's character to users.

The elevator interiors combine durable porcelain flooring used for the reception with full-height mirrored and light-coloured painted glass panels on the walls, enhancing the spaciousness and elegance in the elevator cabin, which can accommodate 21 people.

## The staircases

The main staircase dominates the triple-height space, encouraging its use and inviting users to experience the stairs. This "journey" begins in the garden by the large interior wall, emphasizing the building's green elements. The staircase materials present a minimalist yet compelling material palette, combining exposed concrete, prefabricated steps, glass, and metal railings with carefully crafted and user-focused natural oak handrails designed for user comfort and to promote the use of stairs.

## Elevator lobbies

The elevator lobbies on office floors are designed to provide a contemporary and stimulating atmosphere. Natural wood is repeated to express the building's central core as if it were a large "wooden" trunk around which the building is organized. Using natural materials such as wood gives the space an aesthetic appeal and sensory qualities, including aroma and acoustic comfort.

Large format porcelain pieces selected for their elegant and distinctive appearance take centre stage on the floor. Steel door frames of high-quality lead to the elevators, helping users understand the space's usage. The ceiling plan incorporates attractive acoustic island systems for sound control in most building public areas. Furthermore, the space is completed with linear indirect lighting at the intersection of the wooden vertical plane and the ceiling plane.



# InMadrid. InDetail

## Bathrooms

Bathroom design has been meticulously planned, starting with the concept of unisex cabins consisting of toilets and sink-cabinet-mirror combinations. In terms of finishes, a contemporary design is proposed, featuring small-format porcelain pieces forming a mosaic combined with exposed clay mortar finishes. Cabin separations and integrated sink cabinets are executed with laminated wood finishes, while the floor features terrazzo finishes. All of this is complemented by careful lighting in each cabin, achieving a premium level of finish. Specially selected sanitary fixtures, large mirrors, and high-end hand dryers provide the finishing touch.

## Office space

The uninterrupted office space on each floor can accommodate various layouts and configurations, from open offices to partitioned offices and meeting rooms in various sizes and formats along the facades.

The typical floors have a clear height of 2.70 metres from the finished floor level to the luminaires, which is the most restrictive dimension. As there is no false ceiling and the installations are exposed, there are points where the height reaches up to 3.15 metres. With all installations visible and well-organized and a ceiling configuration that creates acoustic islands, the ceiling plane becomes a significant part of the office space. Additionally, carefully designed lighting is also a key feature.



## Mechanical, electrical, plumbing engineering, air conditioning and ventilation

The air conditioning and ventilation systems are designed to provide mechanical ventilation in occupied spaces, increasing indoor air quality by 30% compared to the minimum required rates. Additionally, the building can capture between 70% and 80% of viruses and microparticles through a UV filtration system.

The design of enclosures, air conditioning equipment, and ventilation is aimed at maximum energy efficiency, saving over 30% compared to ASHRAE standards. This results in the building achieving the highest energy rating, "A."

## Energy efficiency

The goal is to reduce energy consumption to reduce operating costs and associated adverse environmental impacts, such as emissions. Different strategies have been implemented to achieve this goal in the design of air conditioning control, ventilation, lighting, and other energy consumption processes.

In addition, InMadrid consumes 43% less energy than any other newly constructed building in Madrid, assuming basic regulatory parameters are met. Moreover, comparing InMadrid to a database of Madrid's existing buildings, it consumes 65% less energy than the average of Madrid buildings.

## Comparison with a building meeting current regulatory standards

Electricity consumption according to regulations: 169 kWh/m<sup>2</sup>  
 Project's electricity consumption: 94.8 kWh/m<sup>2</sup>  
 Energy savings: 74.20 kWh/m<sup>2</sup> (43.90%)  
 Energy savings in €: €175,000 per year

## Comparison with the average of Madrid buildings

Electricity consumption according to regulations: 281 kWh/m<sup>2</sup>  
 Project's electricity consumption: 94.8 kWh/m<sup>2</sup>  
 Energy savings: 206.80 kWh/m<sup>2</sup> (43.90%)  
 Energy savings in €: €438,000 per year



## Lighting

This project aims to implement a lighting design using highly efficient equipment with low energy consumption while ensuring adequate lighting levels according to local building codes for office use.

Thanks to LED technology and a detailed study, electric power has been optimized to an average of 4.50 W/m<sup>2</sup> to provide maximum efficiency in using interior equipment such as computers and lighting, well below the ratio established by local regulations (10 W/m<sup>2</sup>).

Electricity consumption according to regulations: 298,054 kW  
 Project's electricity consumption: 134,054 kW  
 Energy savings: 163,903 kW (45%)

## WiredScore Platinum

In addition to the environmental commitment, the project aims to achieve a WiredScore Platinum certification focused on improving digital connectivity features to prepare the asset for the future and meet tenant technological requirements. The project's design has implemented the following features: mobile and wireless building connectivity, digital infrastructure for technical facilities, electrical resilience, and ease of access.

The smart building system is characterized by the installation of a fibre optic backbone network to provide data exchange security and stability in the cloud.

## Communications and security

InMadrid's communication infrastructure complies with the WiredScore standard, and parallel installations offer tenants complete flexibility in their Internet connection. Security measures include the installation of access control systems for buildings and parking and a comprehensive network of security cameras to monitor the entire building.

## Fire protection

A building of this type requires exceptional fire safety features, including fire and smoke detection systems, fire curtains, a gas extinguishing system, fire hose cabinets, fire hydrants, dry standpipes, and a pre-installation system of sprinklers with sufficient water supply to meet the building's needs.

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