

HABANA

THINKING AHEAD

ÁRIMA



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00	Introduction	04
01	Location	06
02	Building	09
03	Sustainability	22
04	Floor areas	27
05	Technical specifications	30
06	Team and contact information	33

A complete square block offering great visibility at the centre of Paseo de la Habana.

Spectacular corporate headquarters, representative and full of light.



The singularity of Habana building will be its conception from a sustainability point of view, with its Krión facade, its garden and its nature-filled terraces.



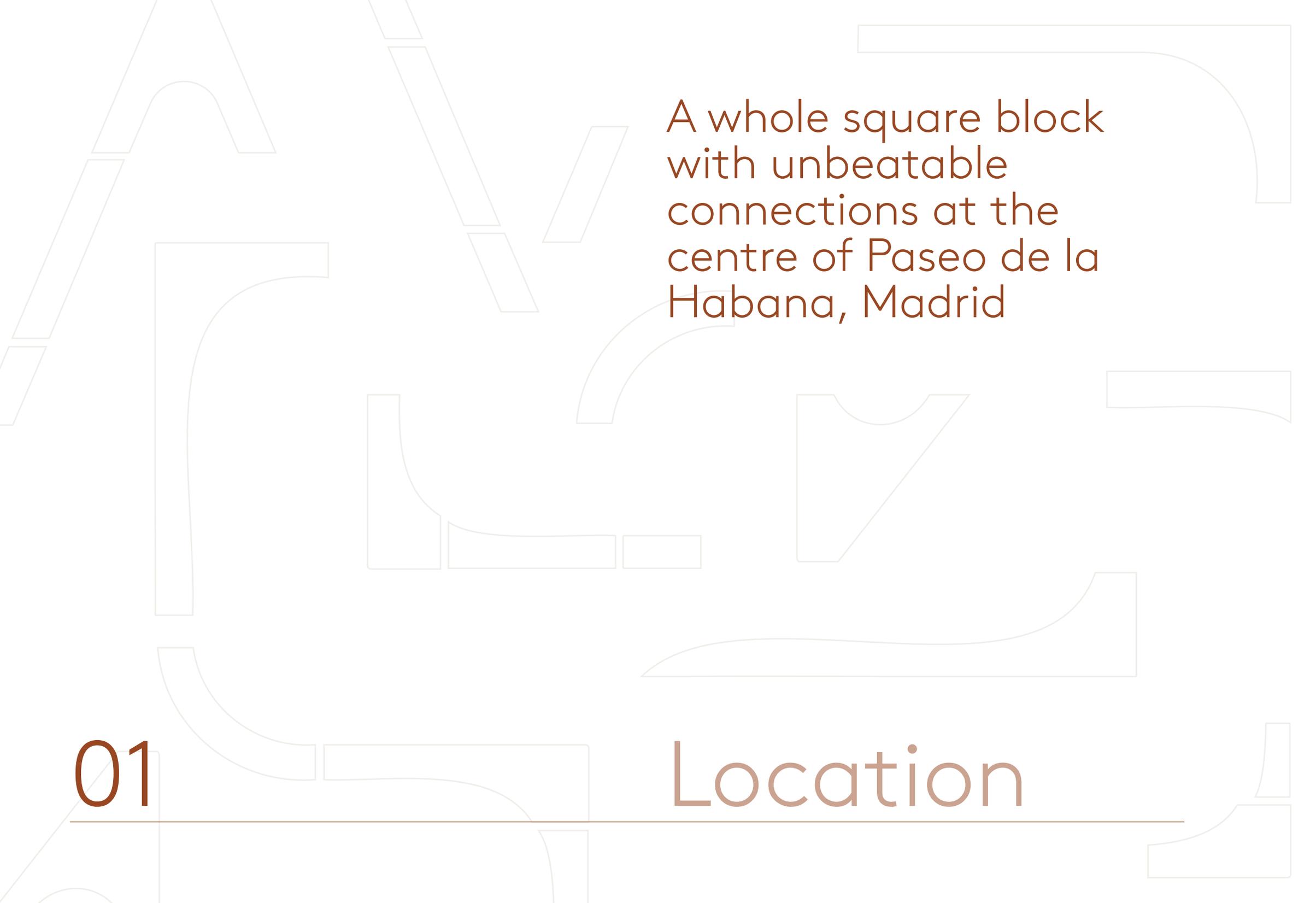
The first office building in Madrid with Krypton[®] façade, a complete renovation of 4,355.54 sqm, in the business district.



CERTIFIED BUILDING: LEED™ GOLD, WELL™ GOLD Y WELL™ HEALTH & SAFETY.

The combined experience of Árima and the architects Fenwick Iribarren are projected in Habana, an emblematic and timeless building in the Madrid business district. A trailblazer in efficiency, health and comfort.

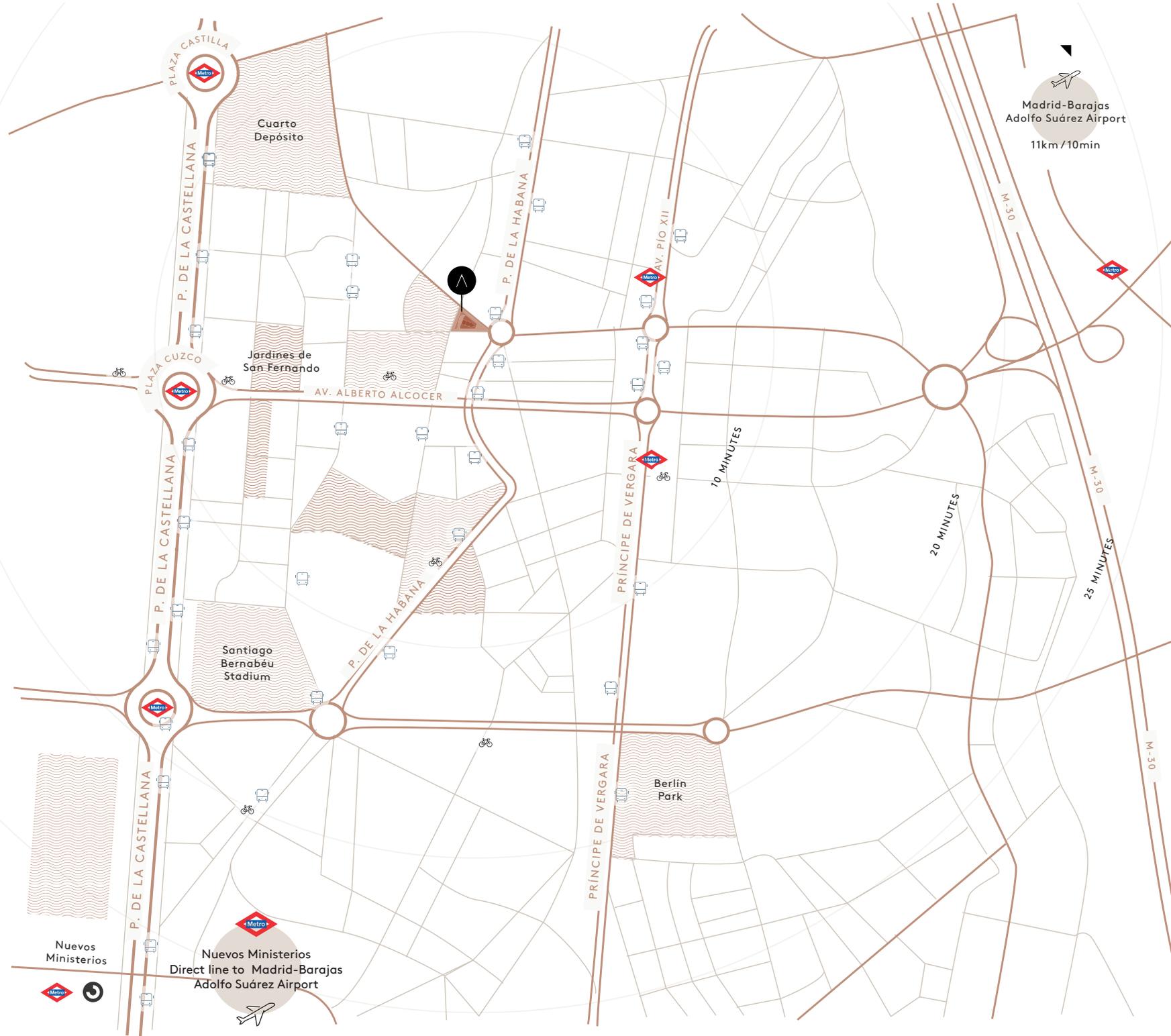
*Measurement according to AEO 2014.



A whole square block
with unbeatable
connections at the
centre of Paseo de la
Habana, Madrid

01

Location



Madrid-Barajas Adolfo Suárez Airport
11km / 10min

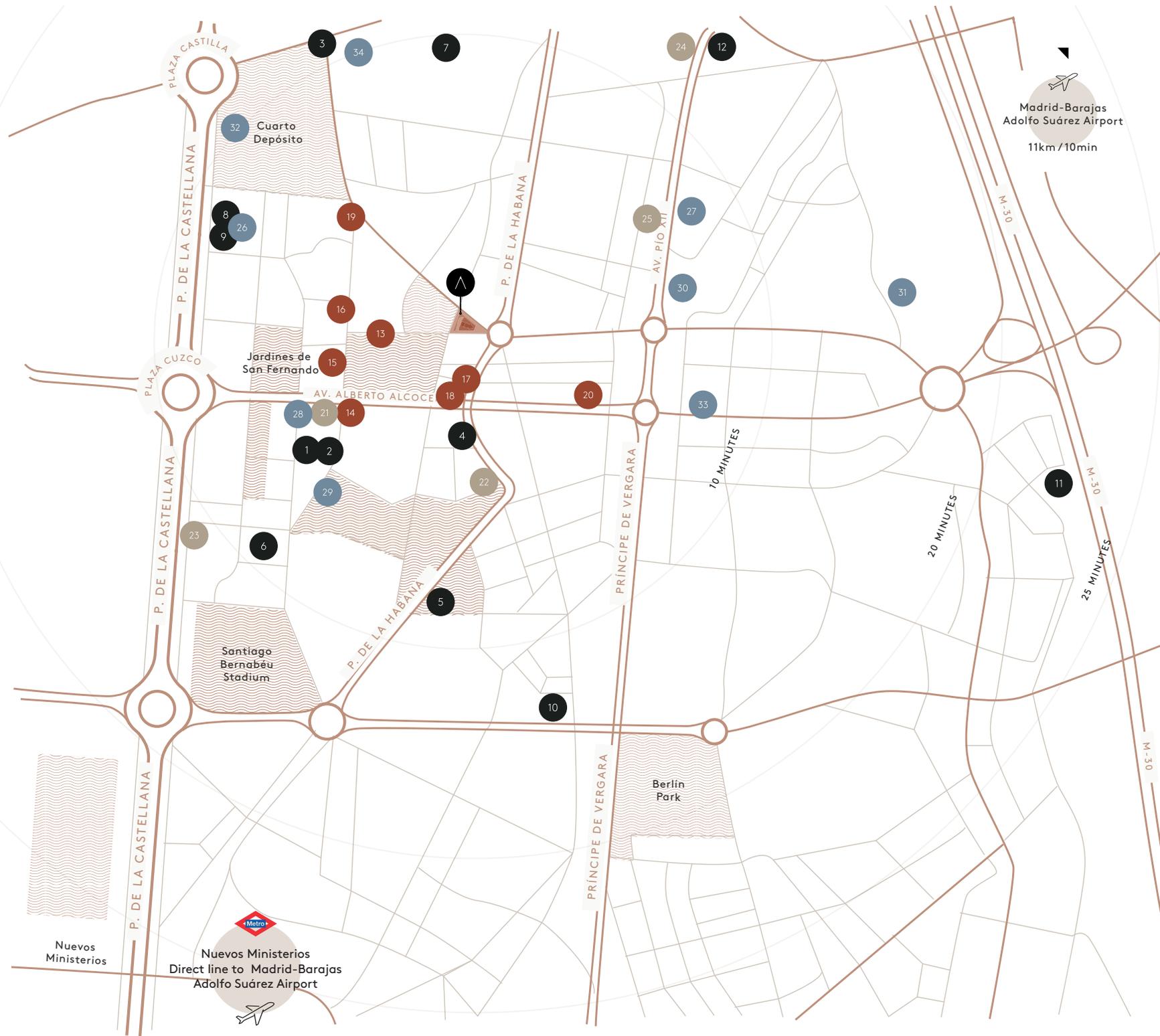
🚆 SUBURBAN TRAINS
NUEVOS MINISTERIOS AND CHAMARTÍN (C1, C2, C3, C4, C7, C8 AND C10)

🚇 UNDERGROUND
COLOMBIA (L8, L9) AND CUZCO (L1)
AV. AMÉRICA AND NUEVOS MINISTERIOS

🚌 BUSES
11, 14, 16, 29, 40, 150, NI

ROAD
IMMEDIATE ACCESS P. CASTELLANA, M30, M11 AND A1

🚲 BICIMAD
STATION N° 149 - P. HABANA, 42
STATION N° 150 - P. HABANA, 63



COMPANIES

- 1 PHILIP MORRIS SPAIN
- 2 VOLVO
- 3 INT. GEN. DEL ESTADO
- 4 TICKETEA
- 5 RENTA 4
- 6 COMUNIDAD DE MADRID
- 7 ESADE BUSINESS SCHOOL
- 8 LINKEDIN
- 9 SPACES (COWORKING)
- 10 DKV
- 11 MONDELEZ
- 12 NEINVER

HOTELS

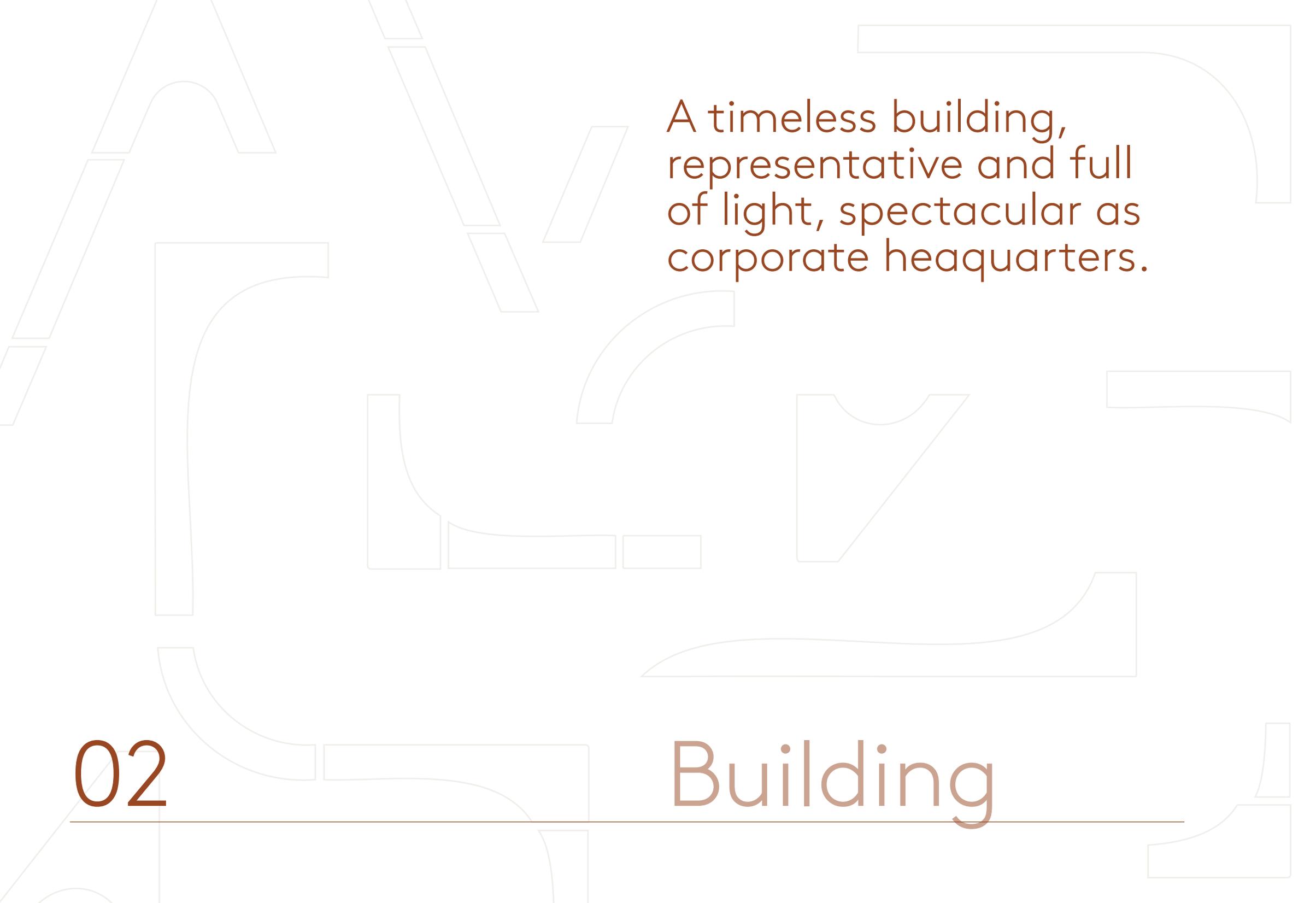
- 21 NH COLLECTION EUROBUILDING
- 22 NH PASEO DE LA HABANA
- 23 AC HOTEL AITANA
- 24 HOTEL ILUNION - PÍO XII
- 25 DON PÍO

RESTAURANTS

- 13 EL QÜENCO DE PEPA
- 14 CARTA MARINA
- 15 STARBUCKS
- 16 EL PUCHERO
- 17 JUANITA CRUZ
- 18 PIPA & CO
- 19 EL CACIQUE
- 20 EL ENFRIADOR
- 00 Y MUCHOS MÁS...

OTHERS

- 26 CASTELLANA 200
- 27 ALCAMPO PÍO XII
- 28 CLUB METROPOLITAN
- 29 BNFIT CLUB DE PÁDEL
- 30 FORUS CHAMARTÍN
- 31 CLUB DE TENIS CHAMARTÍN
- 32 FUNDACIÓN CANAL
- 33 ESERP BUSINESS SCHOOL
- 34 ESCUELA INFANTIL LALY



A timeless building,
representative and full
of light, spectacular as
corporate headquarters.

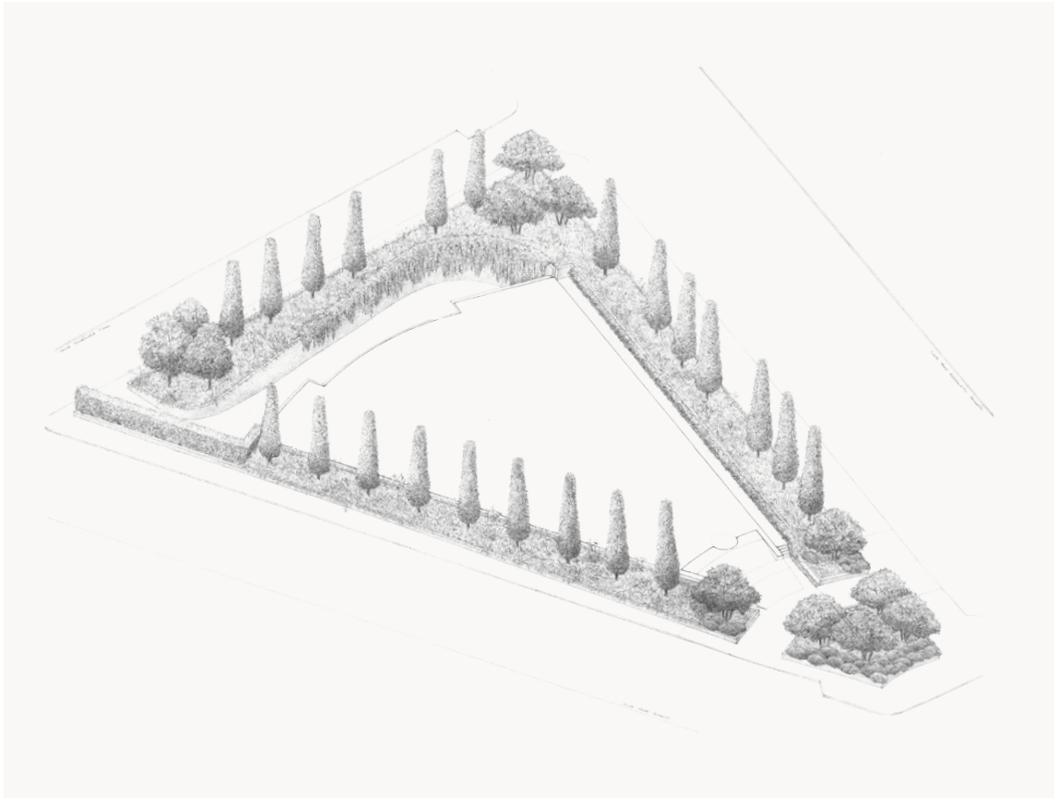
02

Building



Building will have 65 parking places.
 57 underground and 8 exterior.
 17 places will have Wallbox® intelligent chargers.

Top management and client cars will be welcomed to a unique drop-off area, surrounded by a seasonal beautiful garden.



Indicative visualisations of landscape projects by Fernando Martos.

“The garden surrounding the building will create a unique environment enhancing the modern architecture, marking the seasons of the year.”

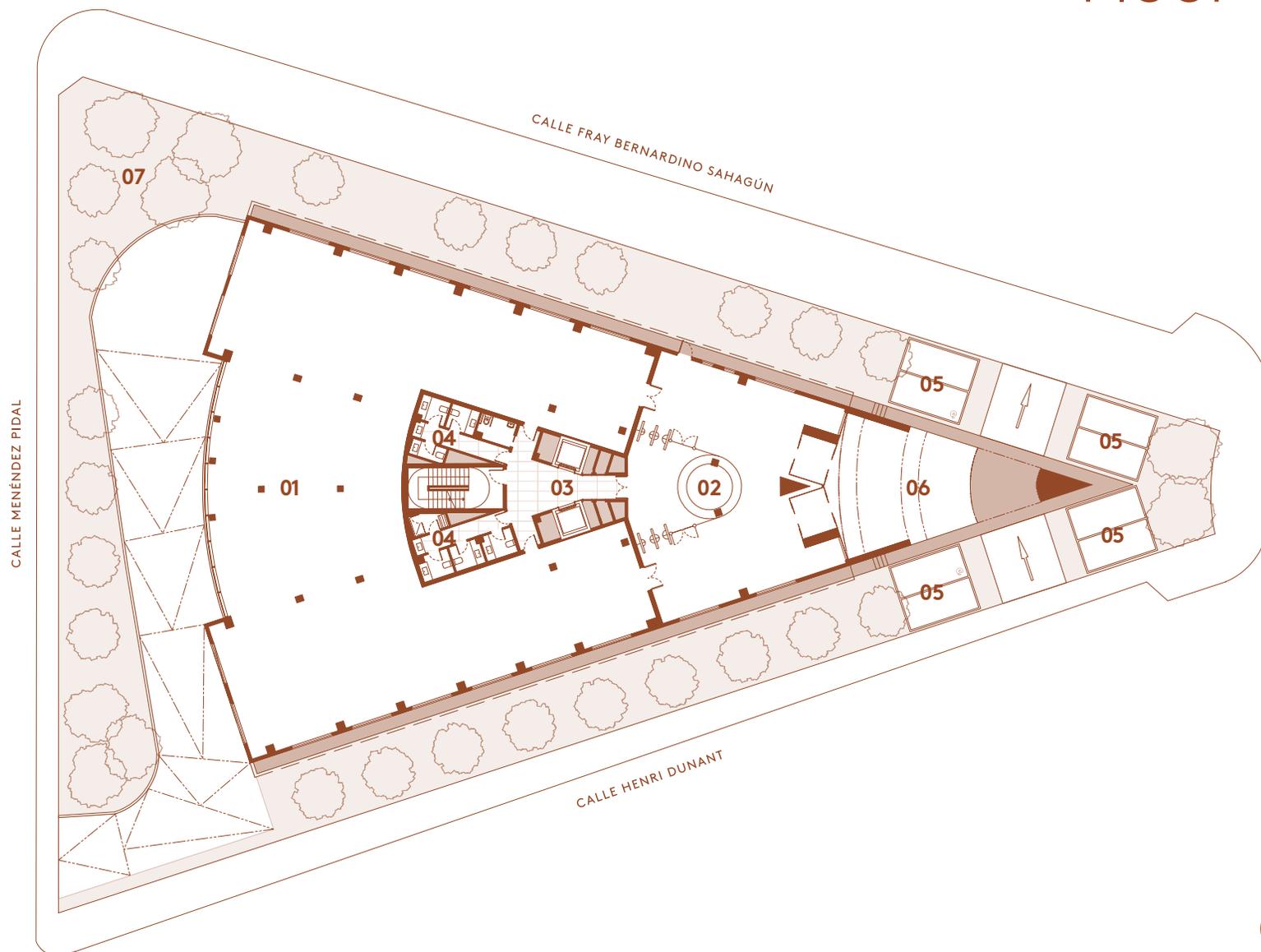
FERNANDO MARTOS

The design of the 816 sqm garden has been created by the prestigious landscape studio of Fernando Martos. In addition, Habana will have a 587.5 sqm attic with garden, perfect for events.

Access Floor

TOTAL AVAILABLE

883,77 sqm



01.
Office

02.
Building reception

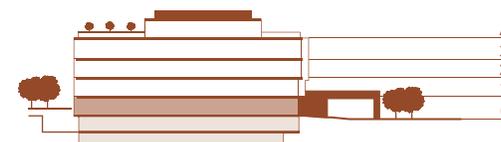
03.
Lift lobby

04.
6 WC cabins
1 reduced mobility bathroom
1 shower

05.
8 parking spaces
2 with electric chargers

06.
Visits drop-off
588 sqm

07.
Garden
816 sqm



Lobby free height 2,90 m

Office free height > 2,60 m



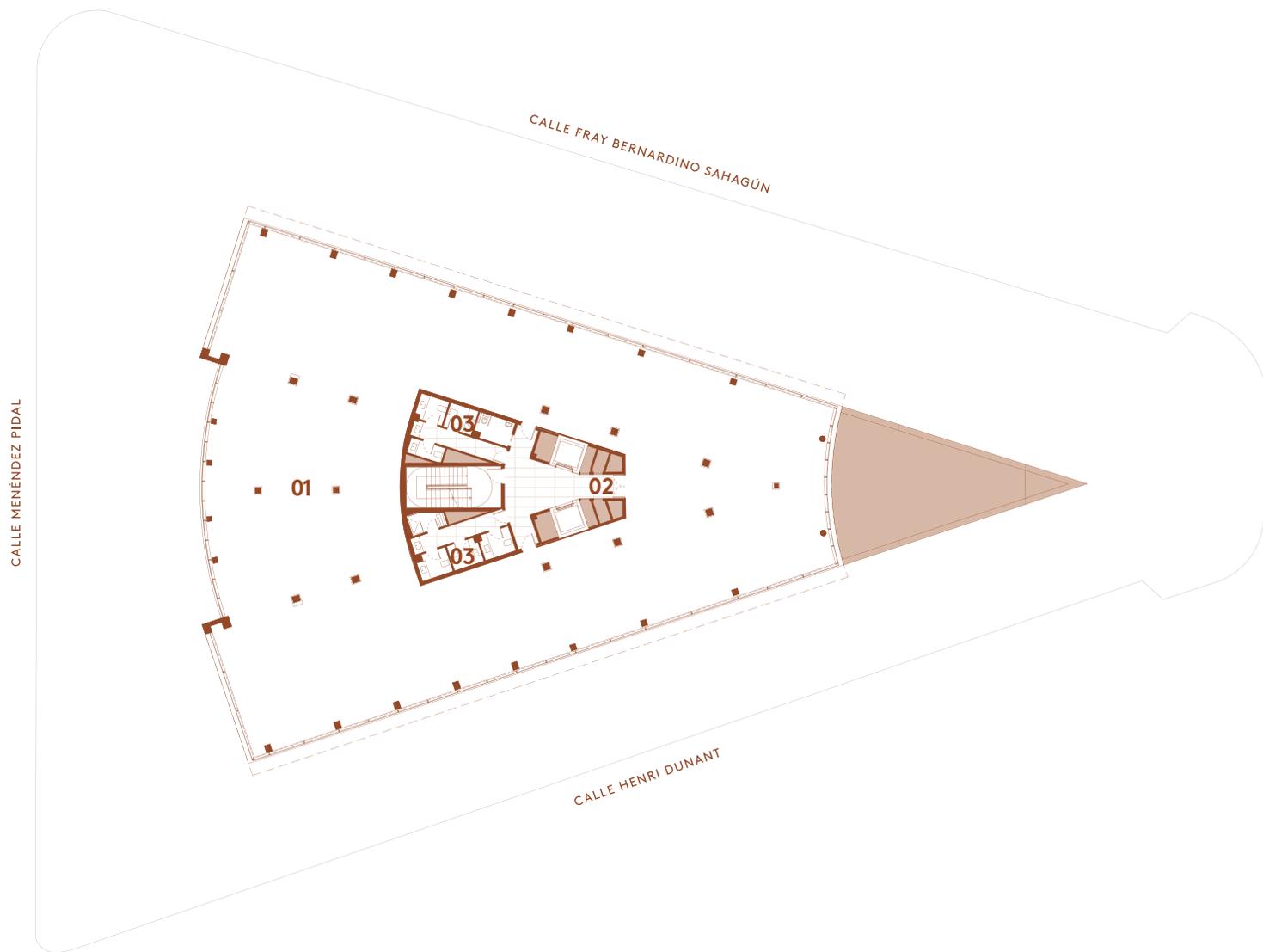
Habana's innovative features like the Árima® Digital Platform or the air filtering, purifying and monitoring systems made by Aire Limpio®, make the building a synonym of sustainability, health and technology.

Intelligent access control enabled by the Árima® Digital Platform, will eliminate queues and waiting times.

First Floor

TOTAL AVAILABLE

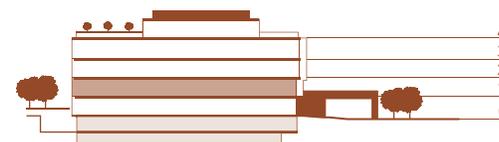
1.138,8 sqm



01.
Office

02.
Lift lobby

03.
6 WC cabins
1 reduced mobility bathroom
1 shower



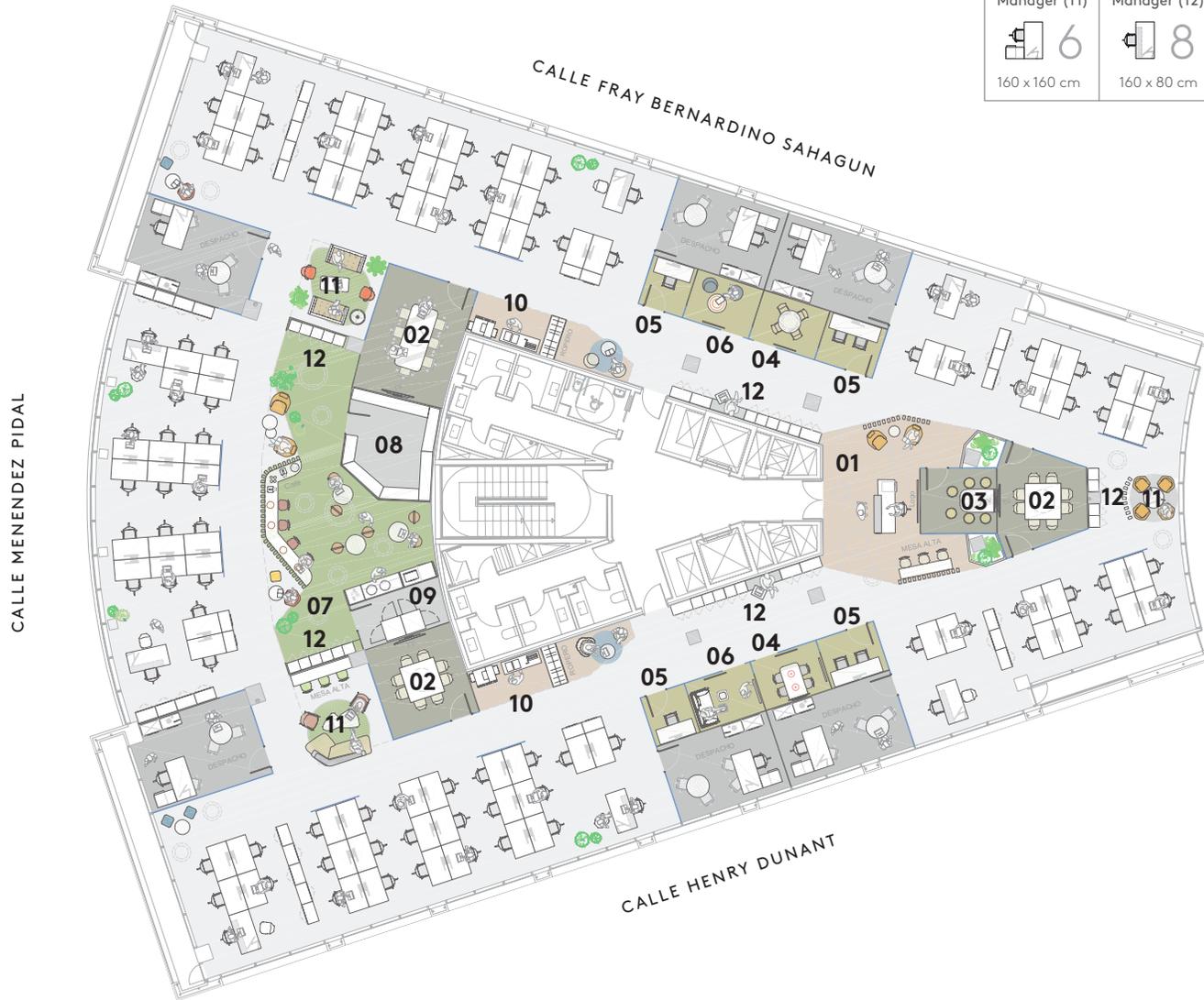


4,355.54 sqm of open-plan, luminous, and modular work spaces, built using the finest materials.

Floorplan layout design

COMMON AREAS

Manager (T1) 160 x 160 cm	Manager (T2) 160 x 80 cm	P. O. Open Space (T1) 140 x 80 cm	Total 101 1P Recep included
6	8	86	



01.
1 Reception and Waiting area

02.
3 Meeting Rooms 8/10 P.

03.
1 Meeting Room 5/6 P.

04.
2 Meeting Rooms 4 P.

05.
4 Phone Booth

06.
2 Focus Room

07.
1 Work Café

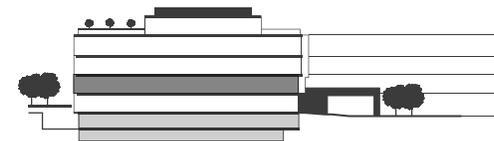
08.
1 Archive/Storage

09.
1 Rack Room

10.
2 Copy Rooms

11.
Informal Meeting Areas

12.
Individual Lockers





KRION® façade with floor to ceiling glass



Open-plan floors with the possibility of a two module division per floor



Office free height >2.60 m



Suspended ceiling with the possibility of visible installations



Raised floor



Latest generation lifts



Intelligent access control system thanks to Árima® Digital Platform



VRV heating & cooling system combined with photo-catalytic filters eliminating toxic particles, bacteria and virus



More than 80% of natural light in all floors



LED anti-dazzling lighting



Materials with high quality finishes



Individualised accesses, with the possibility of privatising some for directors



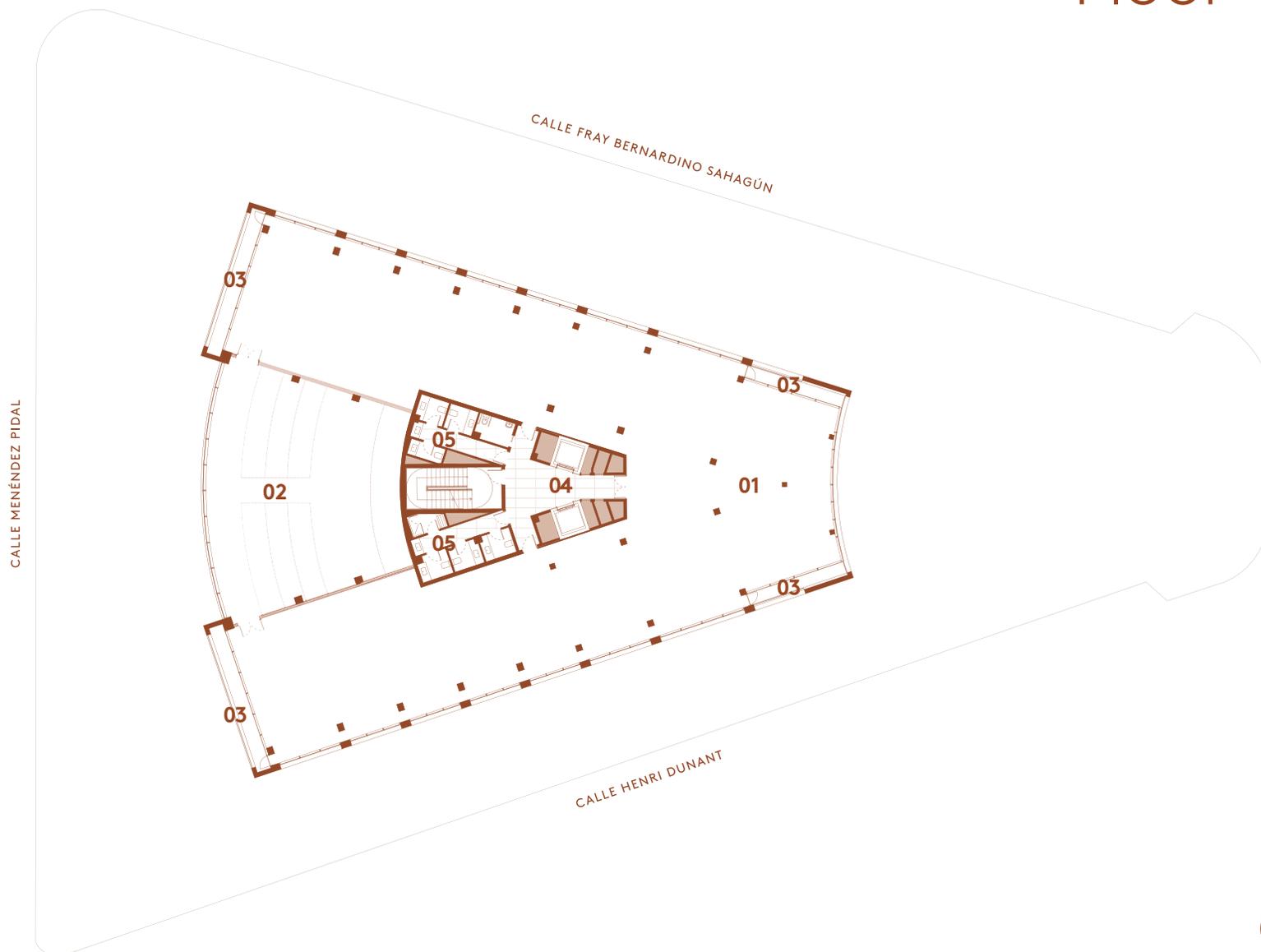
Showers on three floors

4,355.54 sqm of luminous, and modular, open-plan work spaces distributed on five floors and built with the finest materials and innovative features.

Second Floor

TOTAL AVAILABLE

1.204,25 sqm



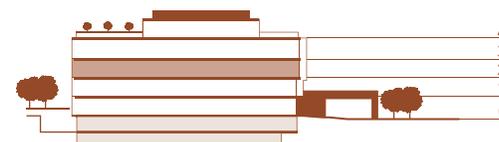
01.
Office

02.
Auditorium
172 sqm

03.
4 covered terraces

04.
Lift lobby

05.
6 WC cabins
1 reduced mobility bathroom
1 shower



Office free height > 2,60 m

A large auditorium will be the ideal space for corporate presentations, events, and training sessions.

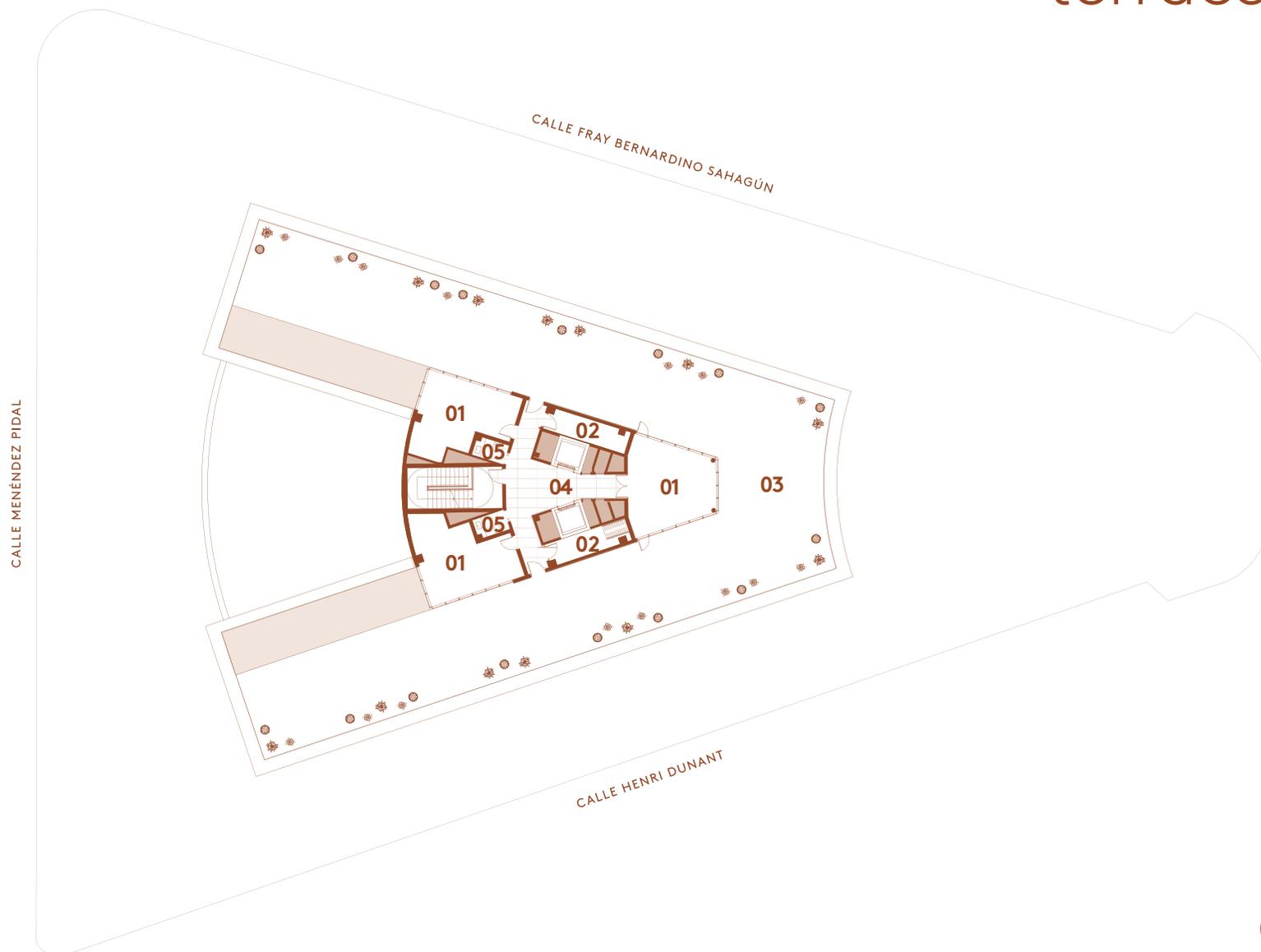
An luminous office area on the second floor can double as an auditorium for up to 150 people.



Attic with terrace

TOTAL AVAILABLE

154,17 sqm



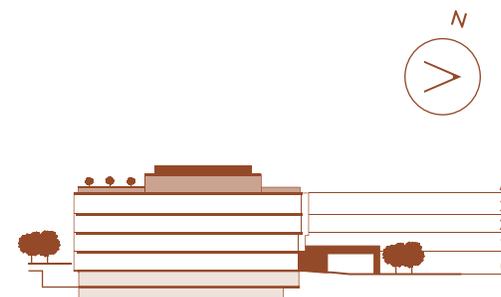
01.
Space for office
and/or meeting rooms

02.
2 cabins for events

03.
Terrace with garden
588 sqm

04.
Lift lobby

05.
2 WC cabins



Office free height > 2,60 m



The 587.5 sqm terrace for events in the attic will have two areas prepared for catering.

The terrace garden design by the Fernando Martos studio will offer exceptional sights of the area.

The directly accessible terraced attic, is the perfect scenario for any type of corporate event.



Designed with sustainability in mind: Krion[®] façade, garden, terraces, and the highest qualities and certifications.

03

Sustainability



KRION® K-LIFE 1100 IS ACTIVE IN ELIMINATION OF MICRO-ORGANISMS FOLLOWING THE ISO 27447:2009, STANDARD AND IN THE ELIMINATION OF NITROGEN OXIDES IN THE AIR, ACCORDING TO THE ISO 22197:2007 STATEMENT.

THEREFORE IT IS A PHOTO-CATALYTIC MATERIAL THAT FACILITATES PURIFYING AND FILTERING AIR AND THE ATMOSPHERE.

PORCELANOSA

KRION® is a new generation solid surface developed by PORCELANOSA with multiple benefits:

- AIR PURIFYING
- BACTERICIDE
- GLOBAL ACOUSTIC INSULATION
- EASY CLEANING
- COLOUR STABILITY
- VERY HIGH REFLECTANCE VALUE, PROVIDING GREAT LUMINOSITY

The façade will be Krion® , an active material with a double function: contributing to the aesthetics but also to health and space safety.

A building of the highest quality with the least environmental footprint.

LEED™ Gold buildings offer significant reduction in the consumption of resources and emission of residues.



EFFICIENCY
LEED™ GOLD CERTIFICATION



Árma has reached a corporate agreement with Wallbox® to implement their intelligent chargers in its buildings.

EFFICIENCY
LEED™ GOLD CERTIFICATION

LESS WATER FOOTPRINT

Strategies for low consumption in bathroom fittings and sanitary devices reducing water demand.

REDUCTION OF ENERGY CONSUMPTION AND 100% RENEWABLE ENERGY

GREEN MATERIALS

Habana includes materials with low environmental impact and implements a waste management policy.

Habana is an elegant yet inspiring place to work, created with an emphasis on staff wellbeing.

The WELL™ Gold and WELL™ Health & Safety certifications assure the highest level of health, mental, emotional, and physical well-being of its occupants.



HEALTH AND WELL-BEING: WELL™ GOLD AND WELL™ HEALTH & SAFETY CERTIFICATIONS.

WELL-BEING
WELL™ GOLD CERTIFICATION

GOOD CONNECTIONS AND ALTERNATIVE TRANSPORT

- . Habana occupies a whole square block with great visibility of P. de la Habana.
- . 17 parking spaces for electric vehicles.

NATURAL LIGHT IN 80% OF THE WORK SPOTS

INSPIRING EXTERIORS

- . 816 sqm of garden designed by the recognised landscape designer Fernando Martos.
- . 557.5 sqm terrace for events in the attic with two areas prepared for catering.

HEALTH

WELL™ HEALTH & SAFETY CERTIFICATION.

HIGH LEVEL OF INTERIOR AIR QUALITY THANKS TO THE KRION® FAÇADE AND TO THE AIRE LIMPIO® PURIFYING MECHANISMS

- . Constant air filtering and CO₂ levelling.
- . Reduction of air contaminants and humidity and temperature control.

OPTIMISATION OF WAITING TIMES

Rapid access control with biometric scanner with a temperature control option.

HEALTH AND SAFETY PRIORITISING ENVIRONMENT GUARANTEED

Assurance of the highest cleaning and sanitisation standards, preparation against emergencies and access to health services.

Aire Limpio®'s air purifying systems make Habana's interior air quality the purest on the market.

The Habana Aire Limpio® system reduces maintenance and energy costs with minimum environmental footprint. Greater interior air quality benefits workers' health significantly, impacting the company's profitability directly.

SIPAP ACTIVE POLARISATION SYSTEMS

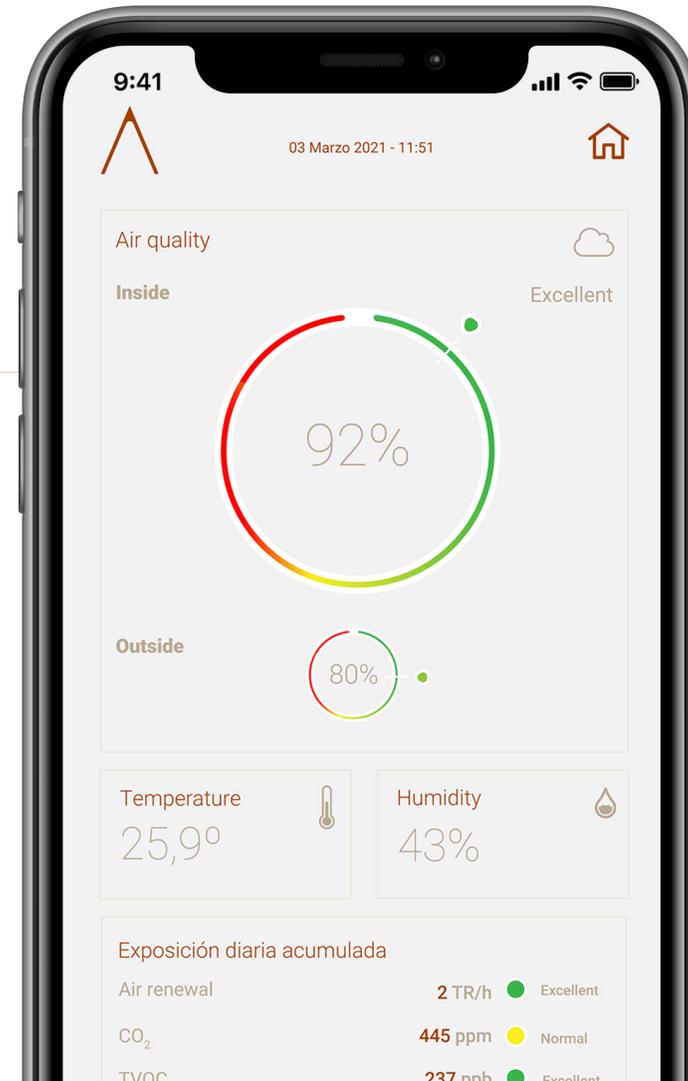
Eliminating up to 90% of the smallest particles, micro-organisms, and COV composites in air suspension.

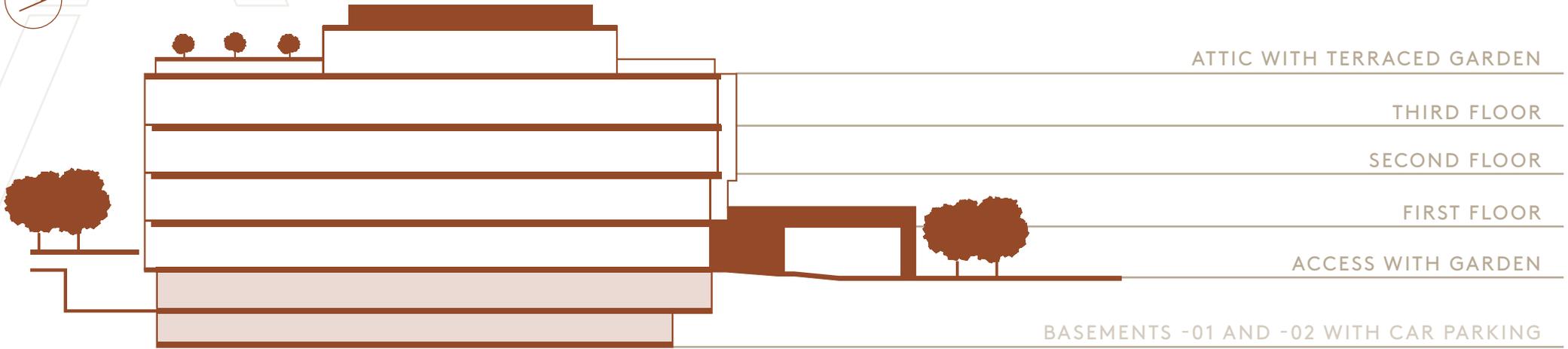
SFEG PHOTO-CATALYTIC PURIFYING AND FILTERING SYSTEMS

Systems especially indicated for treating air flows of the ventilation and acclimatisation equipment reducing risk of contamination by chemical composites and micro-organisms.

AIR QUALITY MONITORING SYSTEMS

The Aire Limpio® algorithm analyses the continuous exposition data to environmental contaminants and gives an air quality index; the interface can be always visualised on all types of screens: computers, iPads, mobile phones, etc.

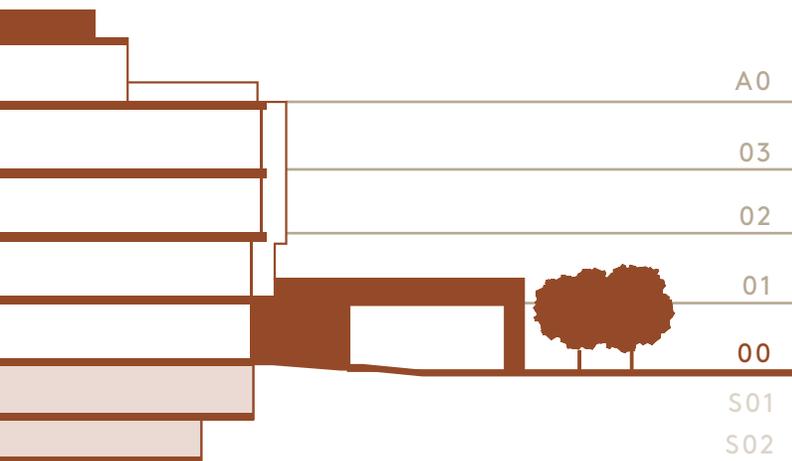




04

Floor Areas

Four floors plus an attic with terrace and two basements with car parking.



SURFACES

A0

154,17 sqm

ATTIC WITH TERRACED GARDEN

Space for offices and/or meeting rooms, catering, and WCs

587,5 sqm

Terrace with garden

03

974,54 sqm

THIRD FLOOR

Office space divisible into 2 modules, WCs, and shower

4 covered terraces

02

1.204,25 sqm

SECOND FLOOR

Office space divisible into 2 modules, WCs, and shower

172 sqm

Auditorium

4 covered terraces

01

1.138,80 sqm

FIRST FLOOR

Office space divisible into 2 modules, WCs, and shower

00

883,77 sqm

ACCESS FLOOR

Space for offices and/or meeting rooms, catering, and WC

588 sqm

Visits drop-off Area

816 sqm

Garden

8 spaces

8 parking spaces, 2 for electric vehicles

S0

57 SPACES

BASEMENTS -1 AND -2

57 parking spaces, 15 for electric vehicles

TOTAL

4.355,53 sqm

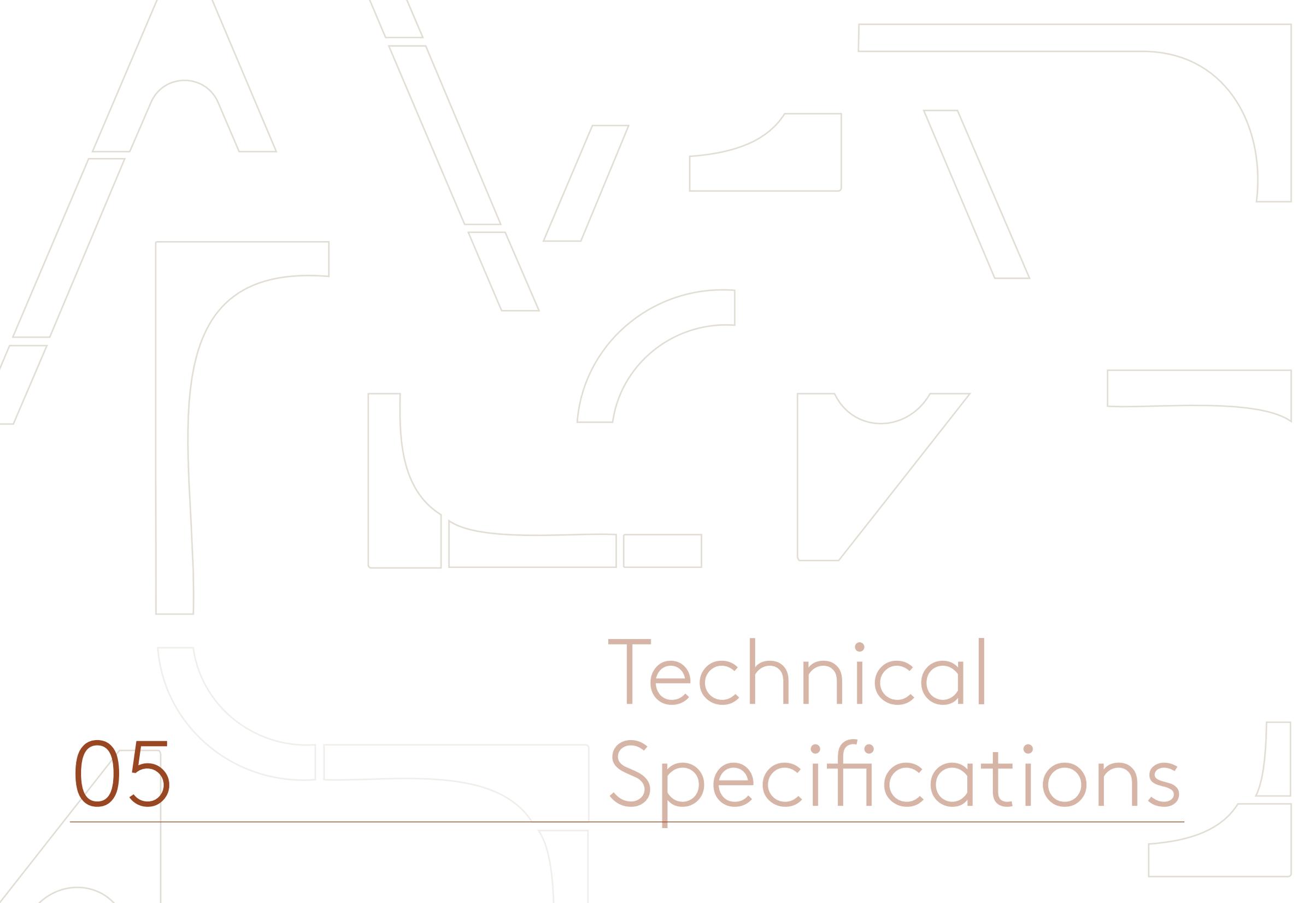
65 parking spaces

* Surface according to AEO 2014 standard, measurements according to the architectural Execution Project

AEO 2014

		Leasable	Net	Work	Tenant Module	ZCP and ZCE Proportional part		Leasable Module	RICS - IPMS 3
		Built sqm	Built sqm	Built sqm	Built sqm	%	Built sqm	Built sqm	
Attic	Offices	227,76 sqm	112,17 sqm	112,17 sqm	119,84 sqm	3,54 %	34,33 sqm	154,17 sqm	731,55 sqm
3	Offices	867,38 sqm	708,40 sqm	704,70 sqm	757,54 sqm	22,37 %	217 sqm	974,54 sqm	773,20 sqm
2	Offices	1.046,83 sqm	893,38 sqm	889,07 sqm	936,10 sqm	27,65 %	268,15 sqm	1.204,25 sqm	957,42 sqm
1	Offices	995,95 sqm	855,89 sqm	853,49 sqm	885,22 sqm	26,15 %	253,58 sqm	1.138,8 sqm	891,71 sqm
00	Offices	995,62 sqm	659,38 sqm	657,15 sqm	686,98 sqm	20,29 %	196,79 sqm	883,77 sqm	892,50 sqm
-01 y -02	65 parking places total, 17 with electric chargers. 57 interior, 8 exterior (access floor).								
Total		4.335,54 sqm	3.229,22 sqm	3.216,58 sqm	3.385,68 sqm	100 %	969,86 sqm	4.355,54 sqm	4.246,38 sqm

* Efficiency of 97.5% regarding useful surface measured according to RICS - IPMS3



05

Technical Specifications



An full renovation project by the Fenwick Iribarren Architects studio.

Building occupying a whole square block in P. de la Habana with great visibility.

816 sqm garden designed by the renowned landscape designer Fernando Martos.

Drop-off area to welcome top management and client vehicles.

17 parking spaces for electric vehicles, with Wallbox® intelligent chargers.

Leed™ Gold, Well™ Gold, and Well™ Health & Safety certifications.

587.5 sqm terrace for events in the attic with two areas prepared for catering.

Four covered terraces on floors 2 and 3, measuring up to a total of 61 sqm.

Auditorium space for up to 150 people.

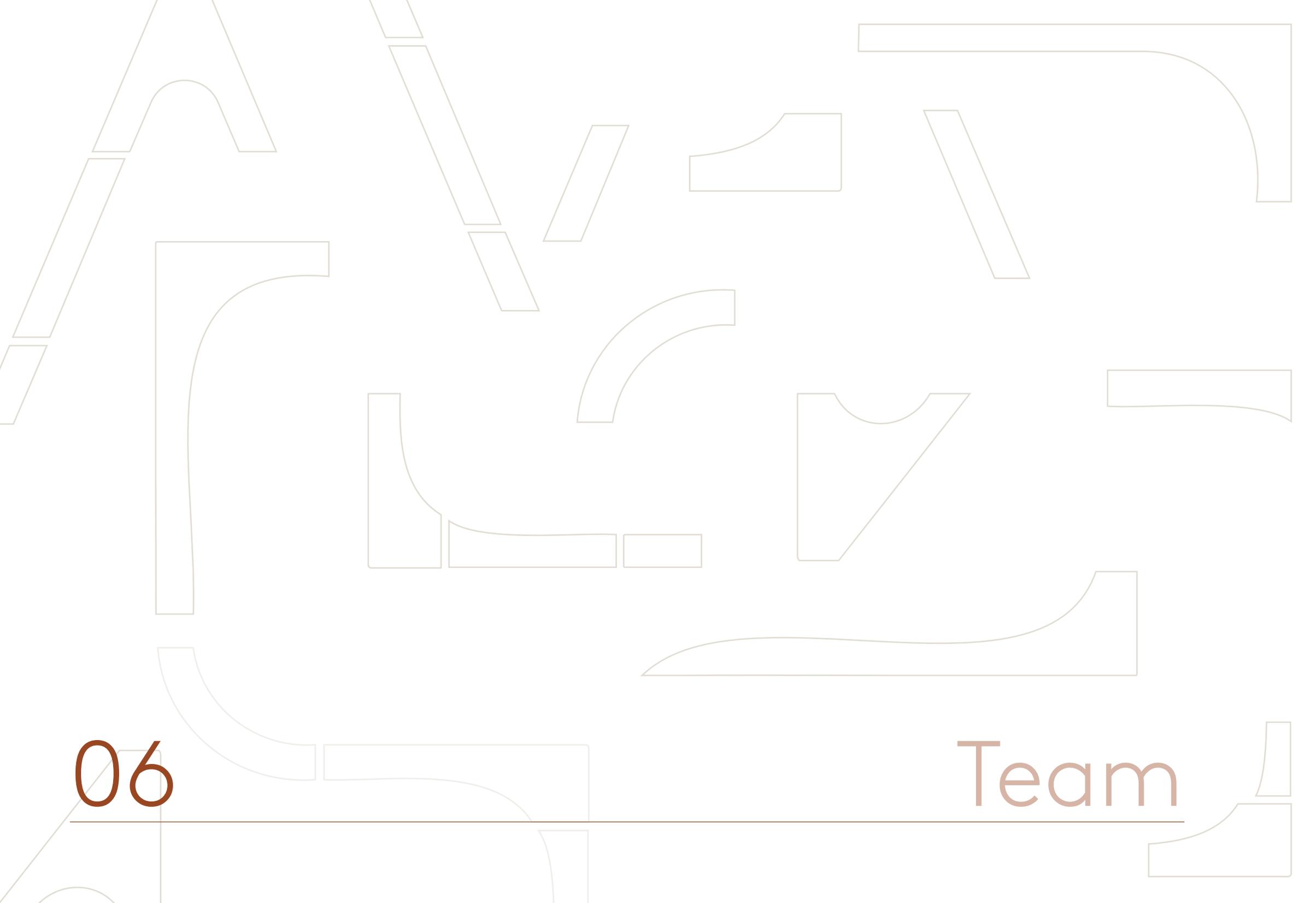
Air filtering, purifying and monitoring systems made by Aire Limpio®.

The first office building in Madrid with Krion® façade, a complete renovation of 4,355.54 sqm, in the business district.



All floors will be connected by two lifts and a modern central staircase.

The amenities in Habana have been designed with high performance materials.



06

Team

An extraordinary team for a prestigious building, synonymous with health and safety.

ÁRIMA REAL ESTATE SOCIMI S.A.

arimainmo.com

PROPERTY

With a strategy focused on the creation of value both for tenants and investors, the SOCIMI Árima, indexed on the Continuous Market, has nearly thirty years experience in the creation of offices in Madrid.

Árima identifies, purchases, renovates and manages real estate assets for exploitation through leasing.

FENWICK IRIBARREN ARCHITECTS

fenwickiribarren.com

ARCHITECTURE

Fenwick Iribarren Architects, founded in 1990 is one of the leading architectural design studios both domestically and internationally. Its objective is to create the best quality buildings and develop quality architecture both in the execution and in design to provide tangible and marketable value for its clients.

FERNANDO MARTOS

fernandomartos.com

LANDSCAPING

The Fernando Martos Landscaping Studio has 20 years' experience. It is formed by a multidisciplinary team of architects, engineers, and landscapers.

Its projects are developed at an international level in Spain, Italy, Portugal, Mexico and currently Canada, Santo Domingo and France. The gardens are inspired on English landscaping, but always adapted to the place and climate where they are developed.

Please contact us for further information

SAVILLS AGUIRRE NEWMAN

savills-aguirrenewman.es

MARKET

Founded in the United Kingdom in 1855 and with more than 30 years' presence in Spain, Savills Aguirre Newman is one of the main real estate consultants in the world. It offers a wide range of transnational assessment services, management, valuations and appraisals, consultancy or architecture with an integrate focus specialised on each of the markets where it operates.

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edificiohabana.com

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