



HABANA

THINKING AHEAD

ÁRIMA

The background is a solid dark orange color. It is decorated with various white line-art geometric shapes, including L-shapes, corner brackets, and curved segments, some of which are nested or overlapping. These shapes are scattered across the page, creating a modern, architectural feel.

# HABANA

THINKING AHEAD

ÁRIMA

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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 Krion facade, its garden and its nature-filled terraces.



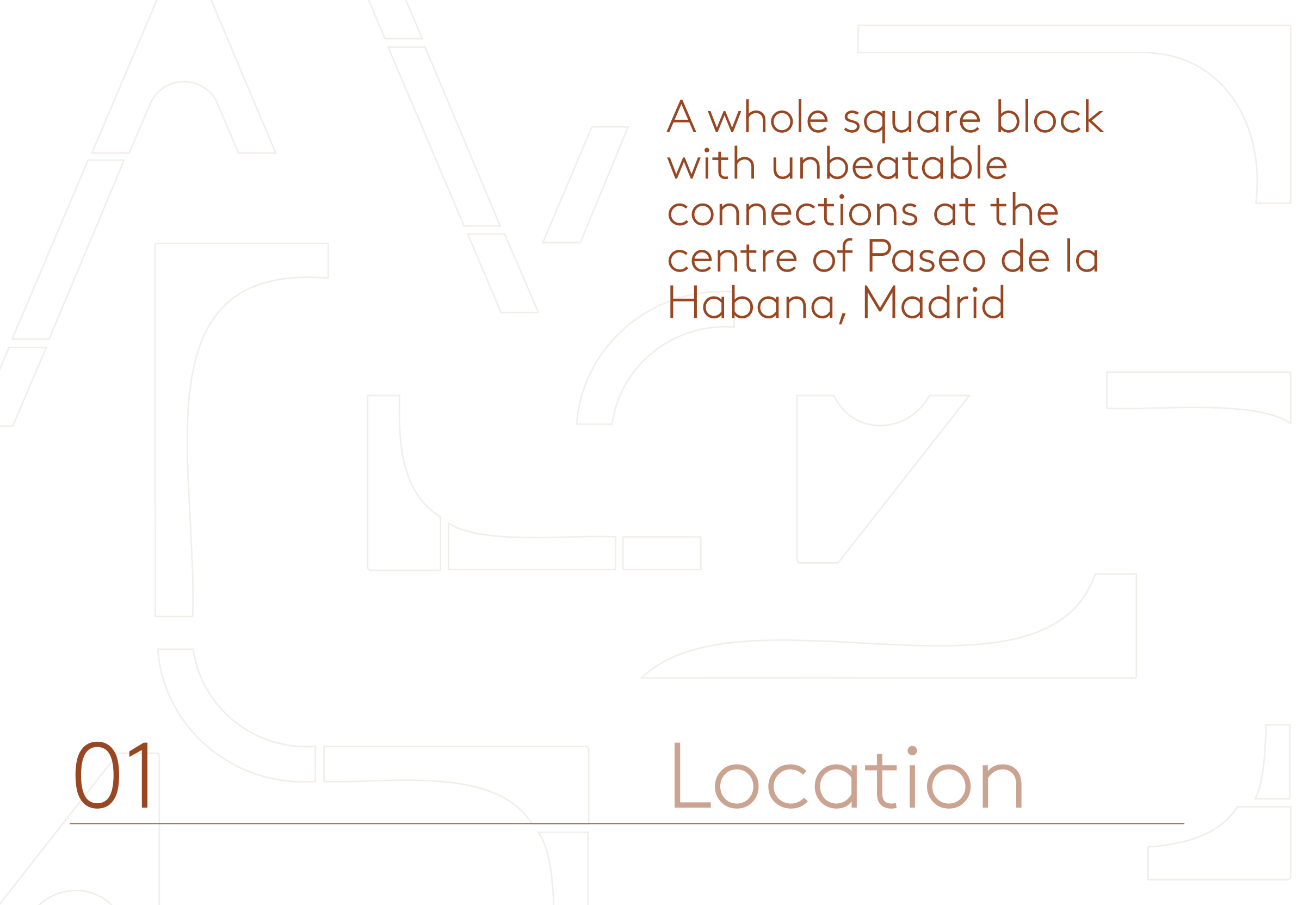


The first office building in Madrid with Krion® façade, a complete renovation of 4,355.54 m<sup>2</sup>, in the business district.



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.

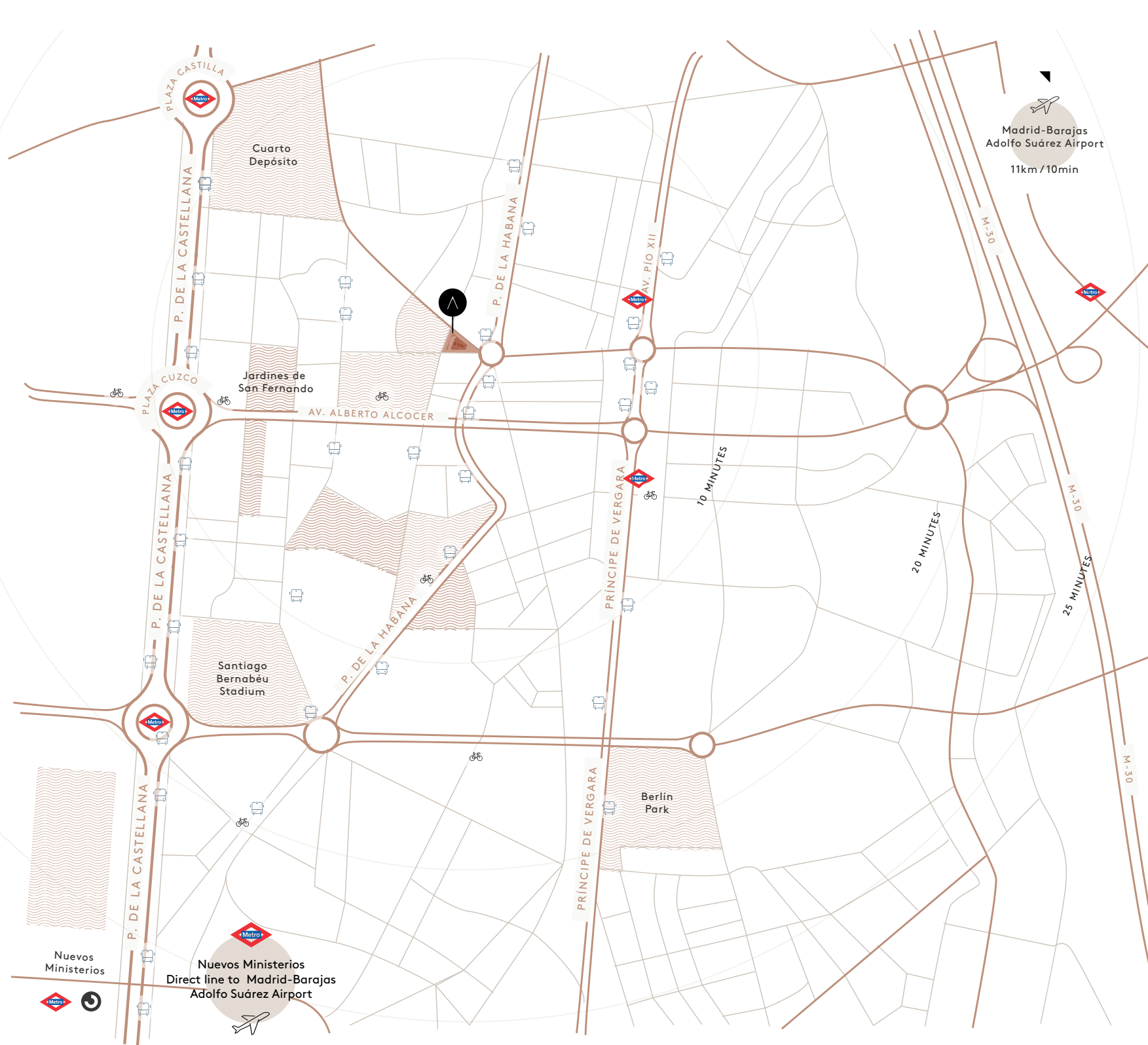






A whole square block  
with unbeatable  
connections at the  
centre of Paseo de la  
Habana, Madrid

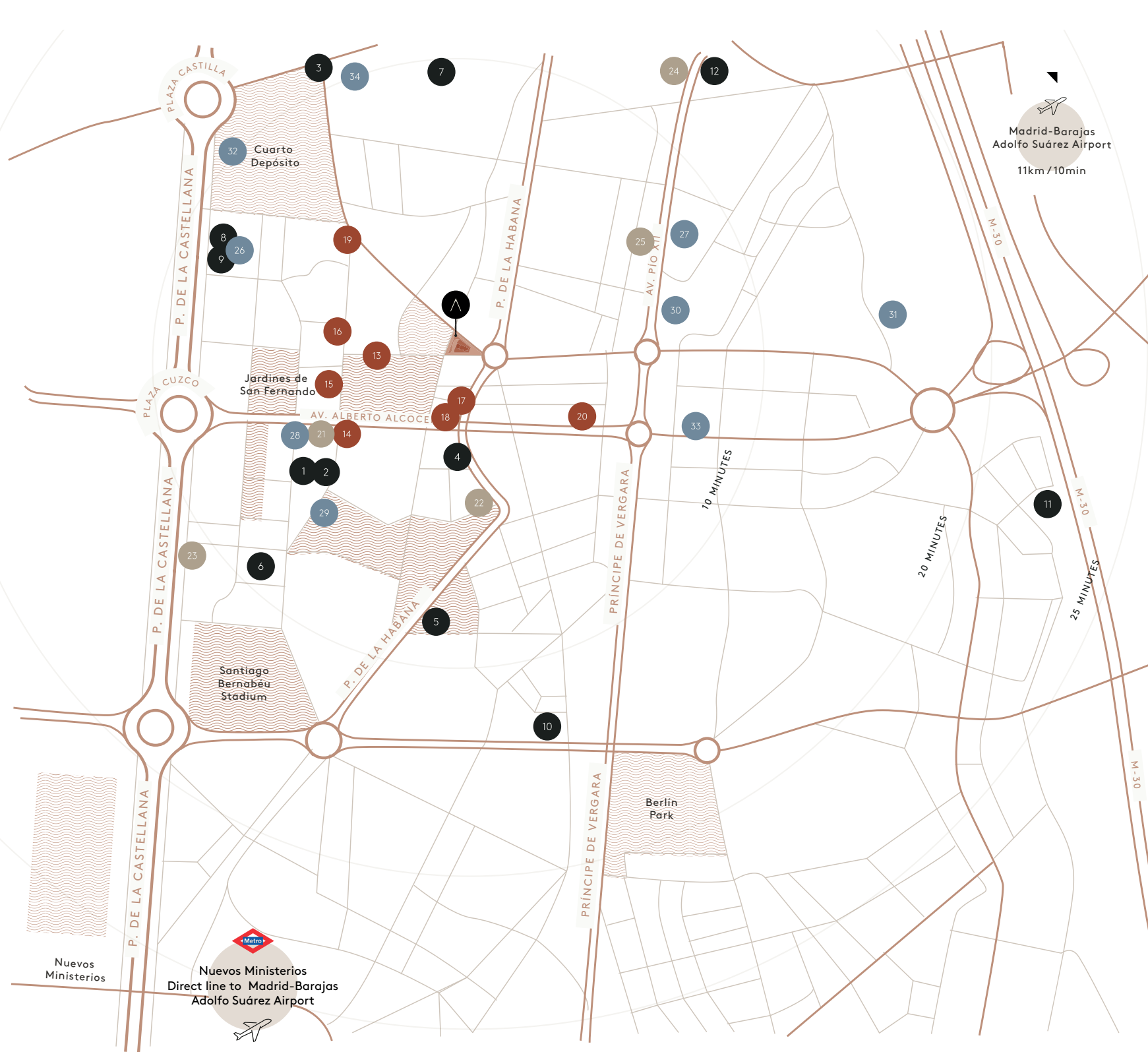
01

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Location



-  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...

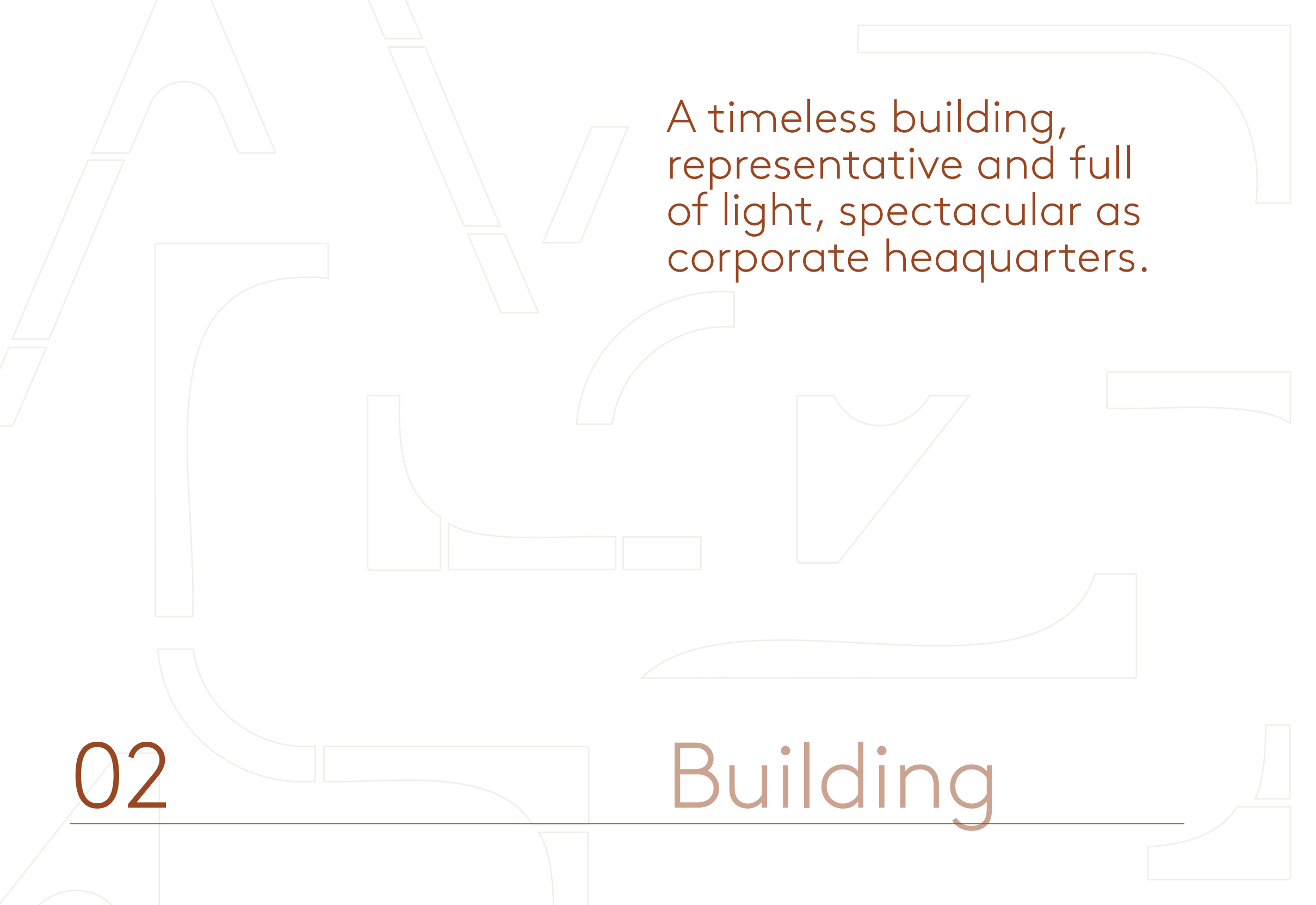
## OTHERS

- 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

## AREA

## LOCATION





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

02

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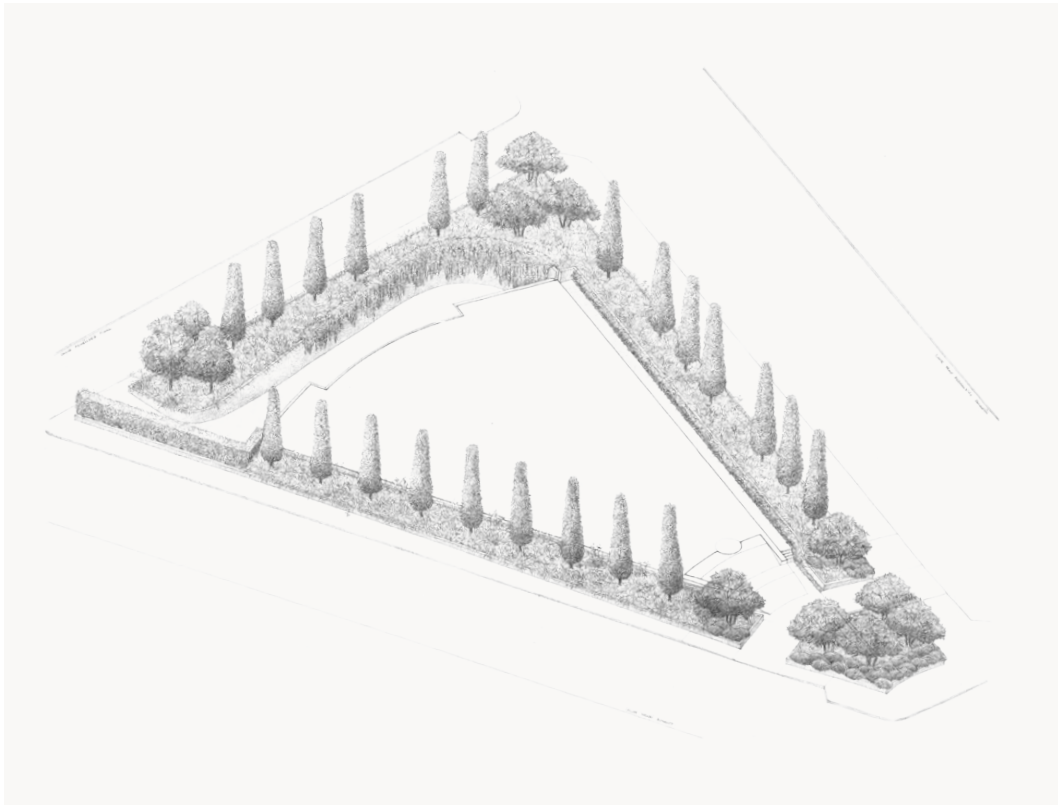
Building



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."

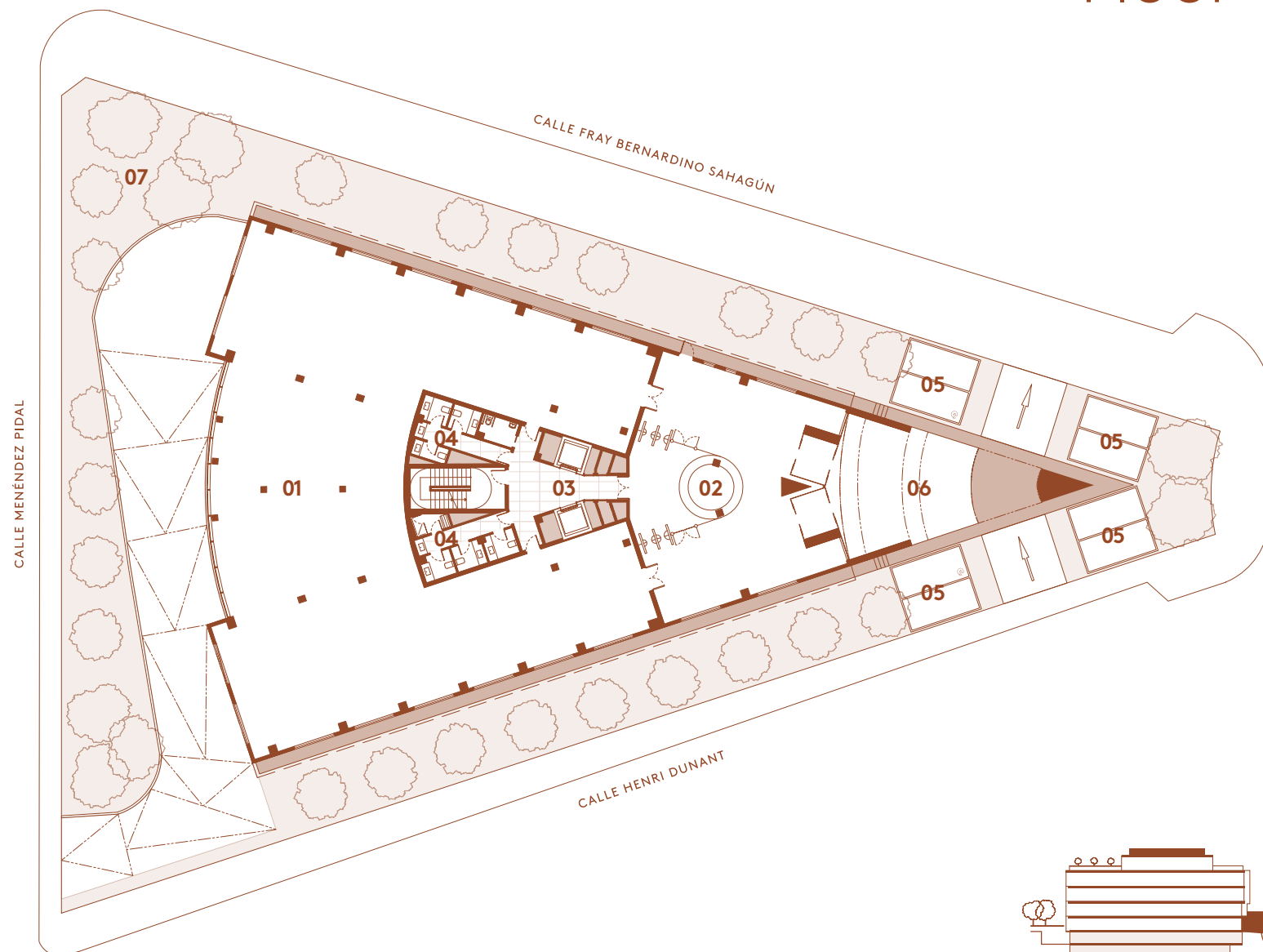
FERNANDO MARTOS

The design of the 816 m<sup>2</sup> garden has been created by the prestigious landscape studio of Fernando Martos. In addition, Habana will have a 587.5 m<sup>2</sup> attic with garden, perfect for events.

# Access Floor

TOTAL  
AVAILABLE

883,77 m<sup>2</sup>



**01.**  
Office

**02.**  
Building reception

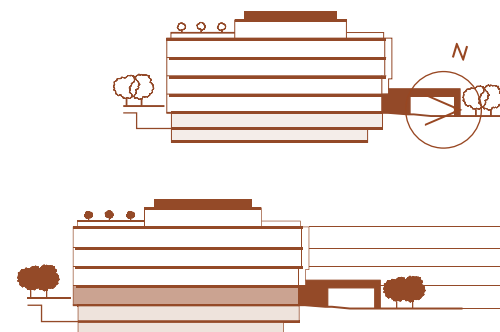
**03.**  
Lift lobby

**04.**  
6 WC cabins  
1 reduced mobility bathroom  
1 shower

**05.**  
8 parking spaces  
2 with electric chargers

**06.**  
Visits drop-off  
588 m<sup>2</sup>

**07.**  
Garden  
816 m<sup>2</sup>



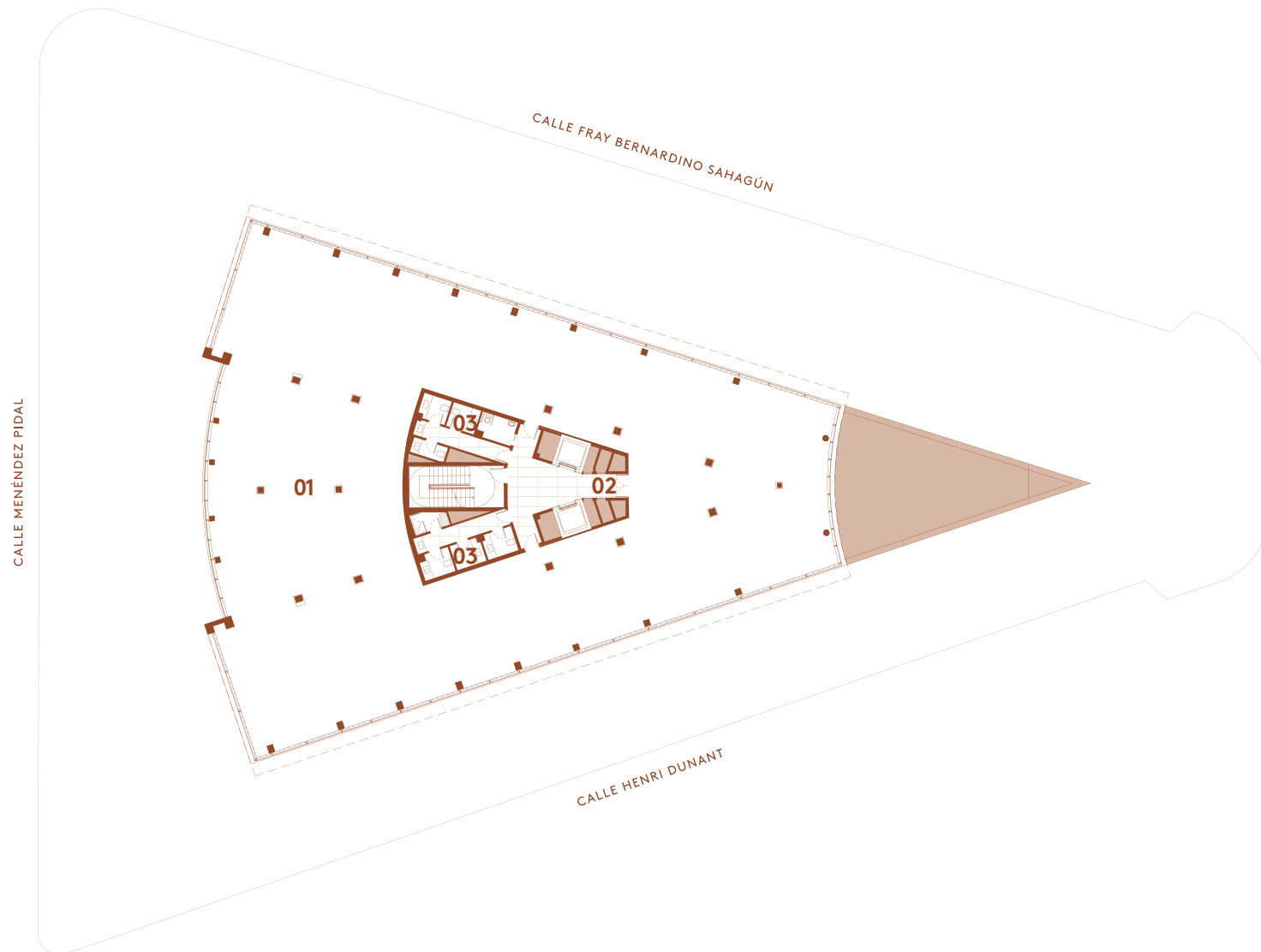
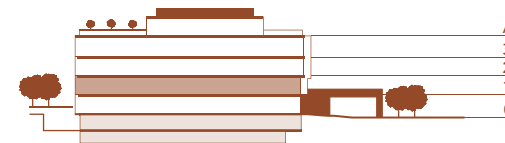
Lobby free height 2,90 m  
Office free height > 2,60 m





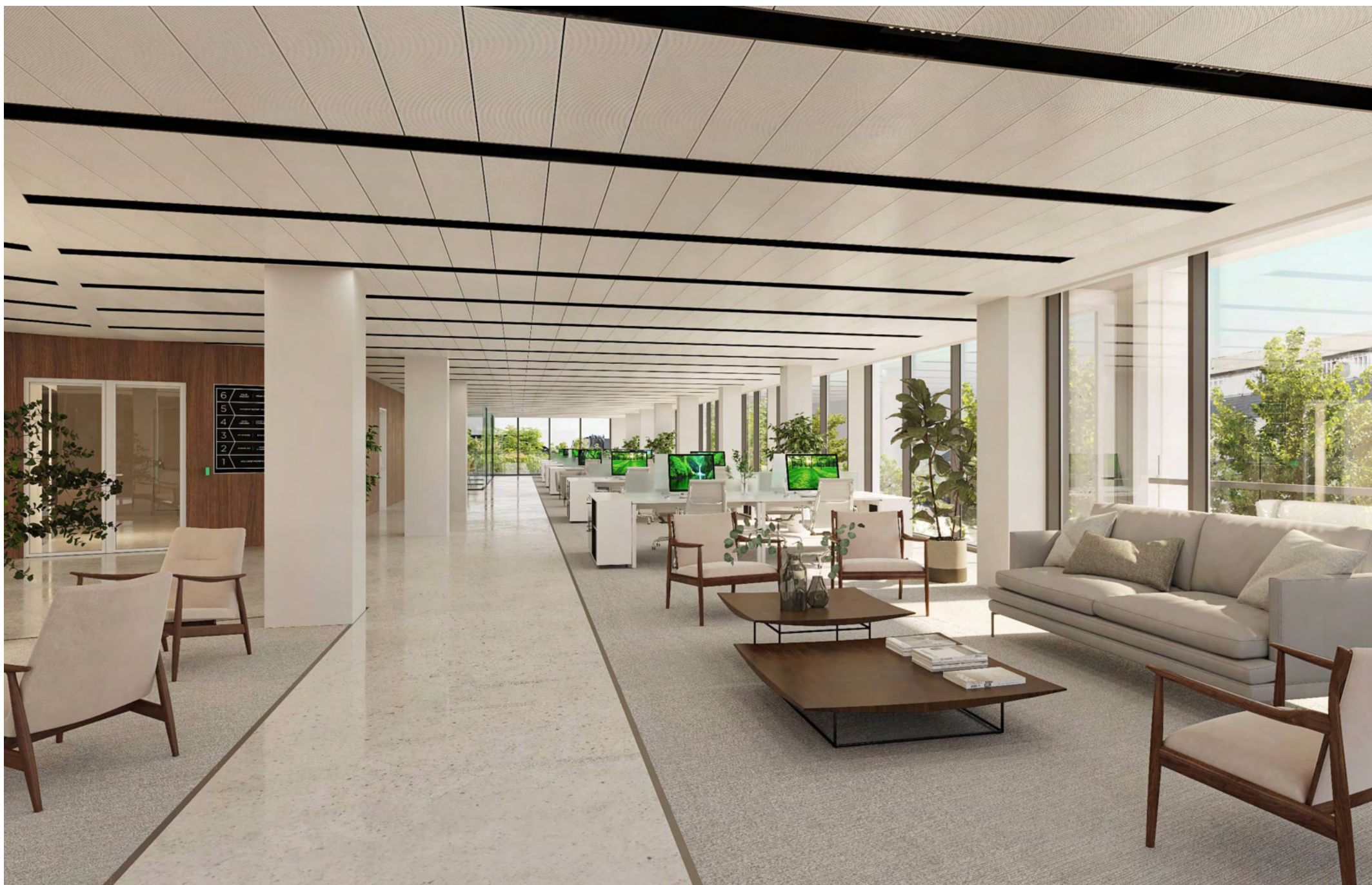
Habana's innovative features like the Árima® Digital Platform or the air filtering, purifying and monitoring systems made by Aire Limpio®, make the building a synonym of sustainability, health and technology.

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

First  
FloorTOTAL  
AVAILABLE1.138,8 m<sup>2</sup>**01.**  
Office**02.**  
Lift lobby**03.**  
6 WC cabins  
1 reduced mobility bathroom  
1 shower

Office free height &gt; 2,60 m





4,355.54 m<sup>2</sup> of open-plan, luminous, and modular work spaces, built using the finest materials.



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

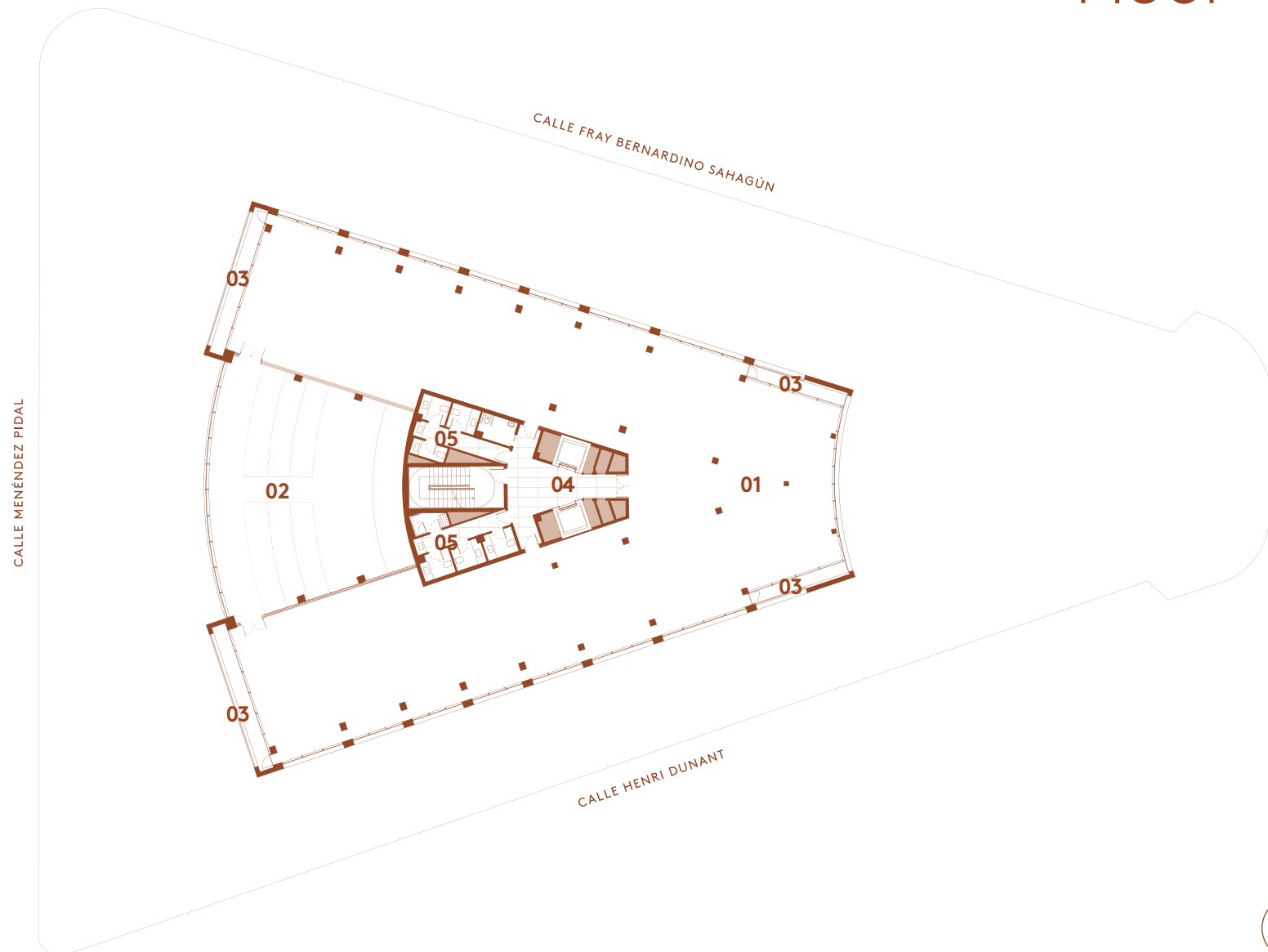
4,355.54 m<sup>2</sup> of luminous, and modular, open-plan work spaces distributed on five floors and built with the finest materials and innovative features.



# Second Floor

TOTAL  
AVAILABLE

1.204,25 m<sup>2</sup>



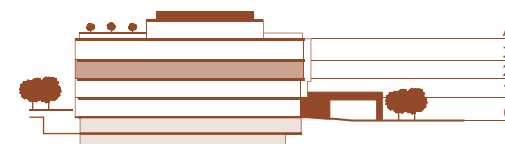
**01.**  
Office

**02.**  
Auditorium  
172 m<sup>2</sup>

**03.**  
4 covered terraces

**04.**  
Lift lobby

**05.**  
6 WC cabins  
1 reduced mobility bathroom  
1 shower



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

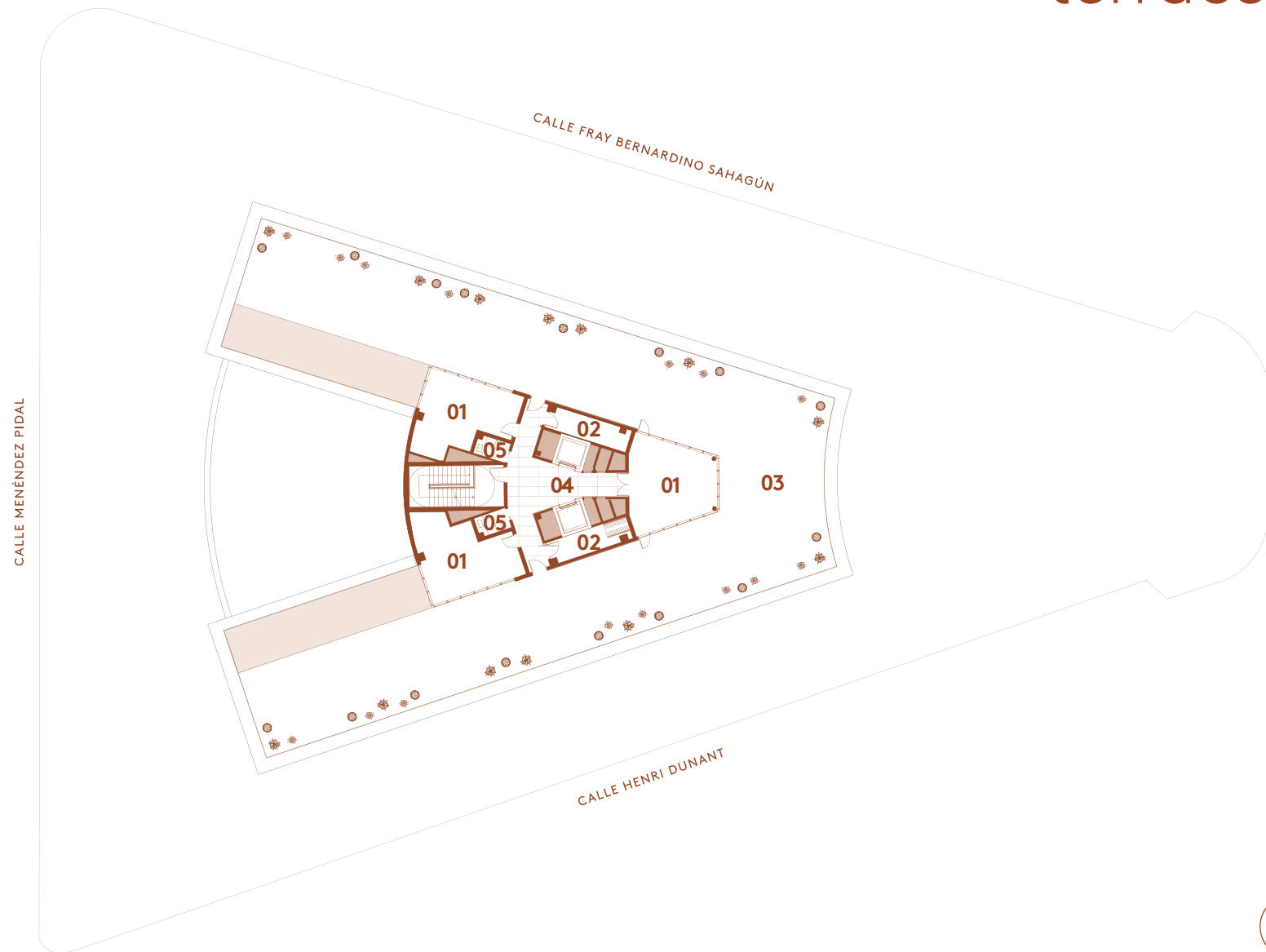
An luminous office area on the second floor can double as an auditorium for up to 150 people.



# Attic with terrace

TOTAL  
AVAILABLE

154,17 m<sup>2</sup>



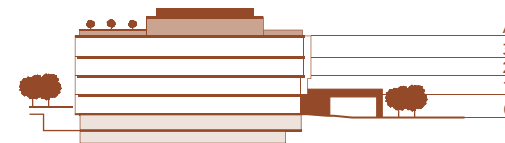
**01.**  
Space for office  
and/or meeting rooms

**02.**  
2 cabins for events

**03.**  
Terrace with garden  
588 m<sup>2</sup>

**04.**  
Lift lobby

**05.**  
2 WC cabins








The 587.5 m<sup>2</sup> 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

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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®<sup>®</sup>, 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 m<sup>2</sup> of garden designed by the recognised landscape designer Fernando Martos.
- . 557.5 m<sup>2</sup> 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 CO<sub>2</sub> 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.

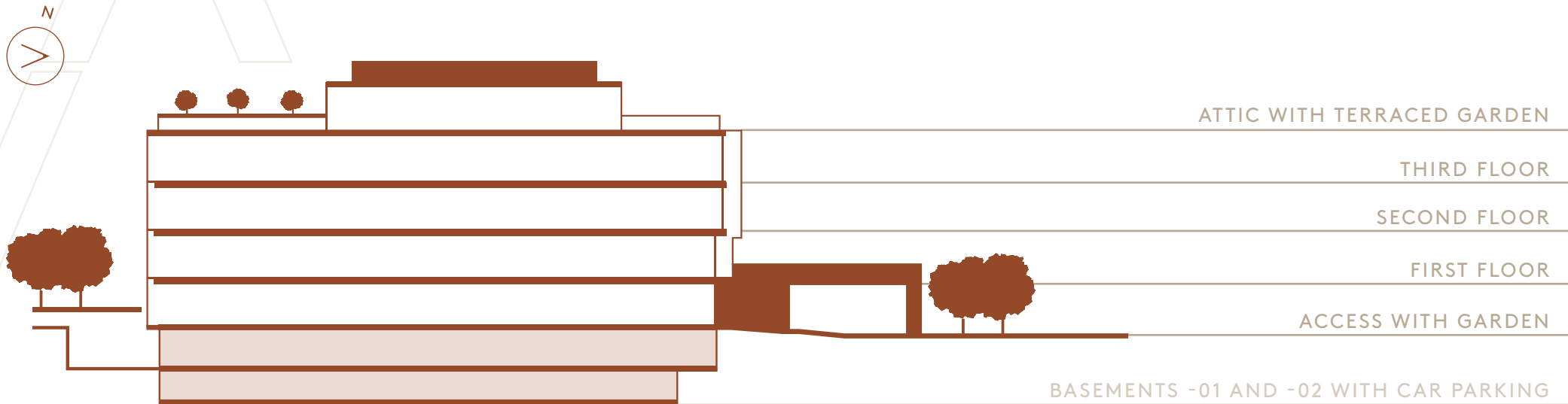
## SFEG PHOTO-CATALYTIC PURIFYING AND FILTERING SYSTEMS

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.

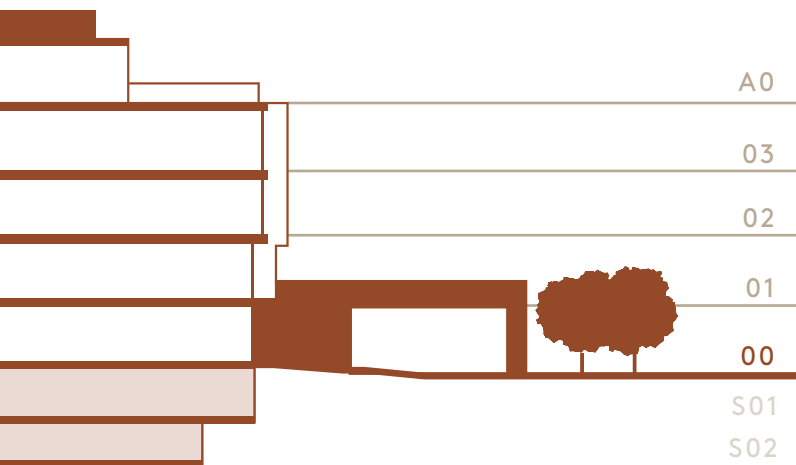




04

# Floor Areas

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



## SURFACES

A0

154,17 m<sup>2</sup>

## ATTIC WITH TERRACED GARDEN

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

587,5 m<sup>2</sup>

Terrace with garden

03

974,54 m<sup>2</sup>

## THIRD FLOOR

Office space divisible into 2 modules, WCs, and shower

4 covered terraces

02

1.204,25 m<sup>2</sup>

## SECOND FLOOR

Office space divisible into 2 modules, WCs, and shower

172 m<sup>2</sup>

Auditorium

4 covered terraces

01

1.138,80 m<sup>2</sup>

## FIRST FLOOR

Office space divisible into 2 modules, WCs, and shower

00

883,77 m<sup>2</sup>

## ACCESS FLOOR

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

588 m<sup>2</sup>

Visits drop-off Area

816 m<sup>2</sup>

Garden

8 Plazas

8 parking places, 2 for electric vehicles

S0

57 PLACES

## BASEMENTS -1 AND -2

57 parking places, 15 for electric vehicles

TOTAL

4.355,53 m<sup>2</sup>

65 Plazas

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

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





05

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# 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 m<sup>2</sup> 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<sup>®</sup> intelligent chargers.

Leed<sup>™</sup> Gold, Well<sup>™</sup> Gold, and Well<sup>™</sup> Health & Safety certifications.

587.5 m<sup>2</sup> 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 m<sup>2</sup>.

Auditorium space for up to 150 people.

Air filtering, purifying and monitoring systems made by Aire Limpio<sup>®</sup>.

The first office building in Madrid with Krion<sup>®</sup> façade, a complete renovation of 4,355.54 m<sup>2</sup>, 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](http://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](http://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](http://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.

91 319 13 14

agenciamadrid@savills-aguirrenewman.es

edificiohabana.com

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