



## ADDRESS

Claudio Coello 124  
28006 Madrid  
Madrid

## DESCRIPTION

- Year of construction: 1988
- Complete refurbishment in 1998 for change of usage to office space.
- Parking spaces: 18

## TRANSPORTATION

- Metro:  
Gregorio Marañón L7 y L10.  
Núñez de Balboa L5 y L9.  
The Avenida de America interchange is 650 metres: served by lines L4, L6, L7 y L9.
- Autobús municipal:  
Multiple stops nearby, líneas 9, 12, 14, 16, 19, 27, 45, 51, 61, 150, N1, N4, N22 o N24.

## ARCHITECTURE AND INSTALLATIONS

The facade of the building is composed of stone and reflective glass cladding. All offices have false ceilings. Structurally, the building is composed of pillars and slabs of re-enforced concrete. The floors are of floating wood laminate. The seventh floor has a substantial terrace with exceptional views of Madrid.

- Climate control: by means of Toshiba VRV machines and a natural gas boiler.
- 2 climate control units per floor and 144 convectors shared around the perimeter of the offices.

## URBAN SITUATION:

- Classification: urban
- Rating: 7.2, Madrid PGOU.

## USABLE FLOORSPACE

TOTAL M <sup>2</sup>	5.120,00
S/RASANTE M <sup>2</sup>	4.483,88
S/RASANTE M <sup>2</sup>	636,12

## NO. OF FLOORS

S/RASANTE	9
S/RASANTE	1



## SITING

The building is situated in the centre of Madrid, in the heart of the Salamanca district, between Calles Serrano, Velázquez and Maria de Molina, very close to Paseo de la Castellana. The neighbourhood is principally residential although there also exclusive office buildings, commercial services, hotels, etc. Communications and access are excellent, both for public and private transport.

## DESCRIPCIÓN DEL INMUEBLE

An exclusive office building adjoining other buildings to either side. Composed of a ground floor and 8 upper floors. Below ground is one more floor providing parking for 18 vehicles.

Each floor is divided into two modules with the front ones having views over Calle Claudio Coello and the Lázaro Galdiano Palace and its gardens, and the rear ones having views of an internal patio. From the third floor there are two light wells. At the front of floor 1a there are storage units. On the ground floor is a lobby with marble floors and stone walls, as well as access to the main stairway for the building, the two lifts, and another stairway going down to the parking facilities. Also on the ground floor are two business units, one of them with 10m of display window fronting onto Calle Claudio Coello.