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Arquitectura

MANPROJECT



# VIZCAYA 12

**Built for the future**

**Atocha Madrid**

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# Vizcaya12



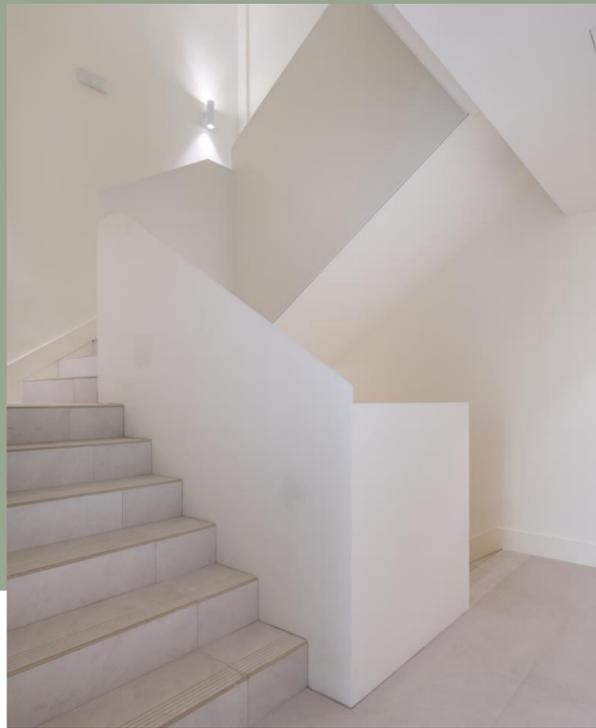
# Our vision

Green and future-proof architecture is measured not just by the construction materials or energy footprint, but rather by the dialogue a building enters with its users and surrounding.

With this in mind, the scope for Coros was clear from the start and in collaboration with ABAA Arquitectura we worked together to reposition Vizcaya12 and become the new standard in offices in the Atocha area.

Using clean lines and high-quality materials, the existing structure and distributions have been optimised and adapted to the high expectations tenants currently have.





Coros is also setting the tone on sustainability by not only committing to the high standards of the LEED Platinum certificate but also aiming to become the first WELL Platinum certified building in the capital of Spain.

Protecting the environment and ensuring that the activities of a company are sustainable is no longer an option, it should be an essential part of their strategy. Whether through implementing new internal systems or by converting spaces to this new reality and Vizcaya12 is ready to live up to these expectations.

The new full high-transmittance glass facade bathing the flexible open floorplan offices in daylight creating, the perfect work environment while smart technology ensures the best air quality and lighting experience for its future users.



# Location

Connectivity is key, as the location of the building speaks to the convenience laid out for the future users

Only 5 minutes walking from Atocha Madrid, one of the major transport hubs of the capital, allowing commuters to reach the property in a variety of ways.

This terminal is used for both long-distance and regional trains, all of the surrounding suburban train lines, as well as serving as a major metro stop.

Additionally, the building will offer underground parking spaces for vehicles and bikes, as well as charging stations for hybrid and electric vehicles.



ATOCHA  
STATION  
6 MIN WALK



PALOS FRONTERA -M3  
5 MIN WALK



BICIMAD STATION  
4 MIN WALK



MUSEO REINA SOFIA  
5 MIN WALK



DELICAS TRAIN STATION  
7 MIN WALK



AIRPORT MADRID

25 MIN BY CAR



RETIRO PARK

15 MIN WALK



PUERTA DEL SOL

15 MIN METRO



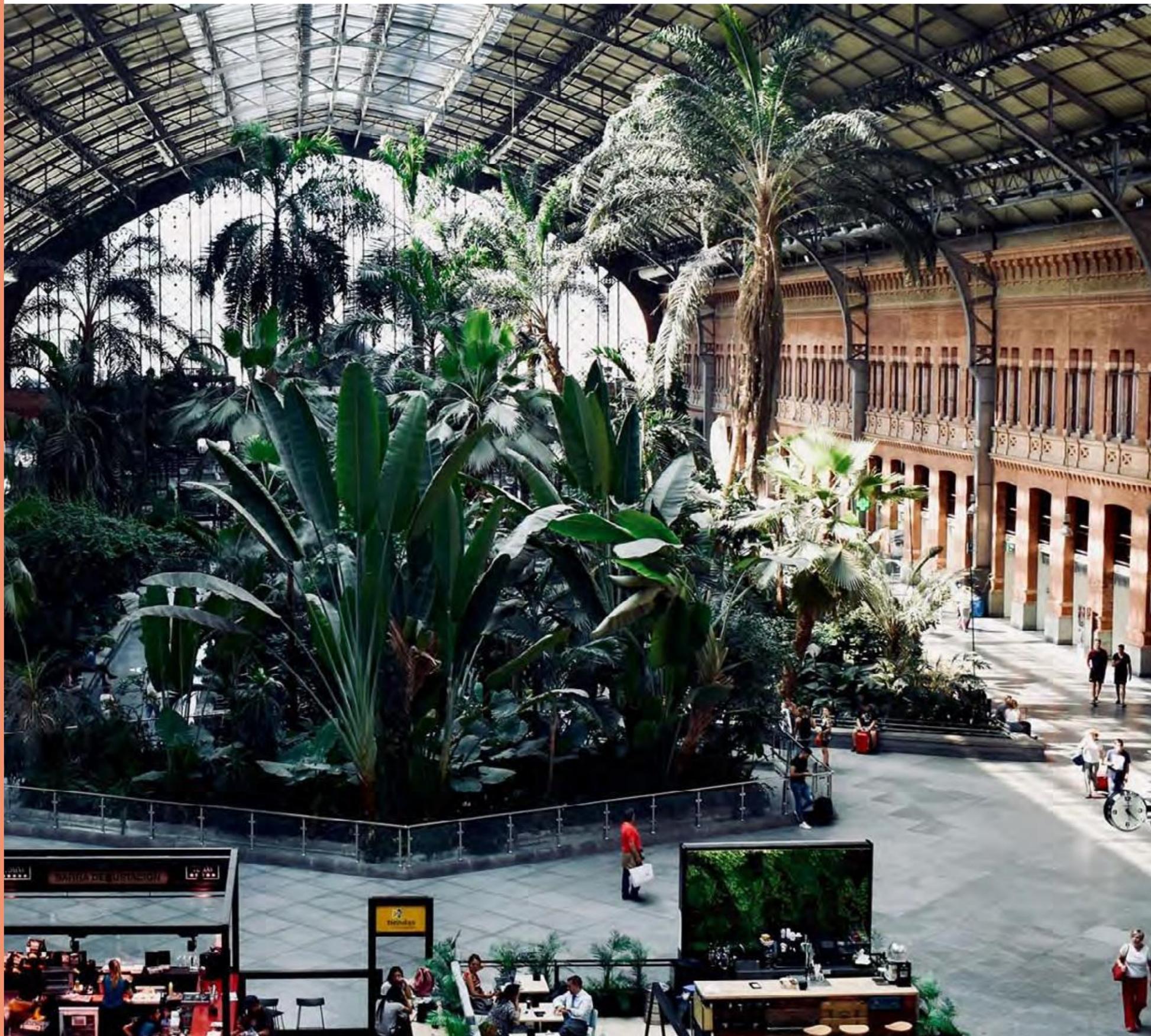
M 30

5 MIN BY CAR



METRO

9 MIN WALK



With all essential amenities and public transport options such as metro, bus or bikes within a 5-minute walk, Vizcaya12 can not be beaten on connectivity.

It is the ideal location for the office of the future, seamlessly combining work and leisure and therefore contributing greatly to the sustainable pillars of the project.



# Standard floor



# The Building

Built for the comfort and convenience of tenants, Vizcaya 12 utilizes a variety of smart design methods to increase productivity of occupants through providing an ideal workspace.

More than 3500 sqm of usable space divided over 9 floors, 2 below ground and 7 above ground, offering great flexibility when it comes to fit-out possibilities for future tenants.



3.535

SQM GLA

200

SQM EXTERIOR SPACE

8

MINUTES WALK  
TO ATOCHA

7

FLOORS

400

SQM GLASS FACADE

15

CAR PARKING

2

SHOWERS

60+

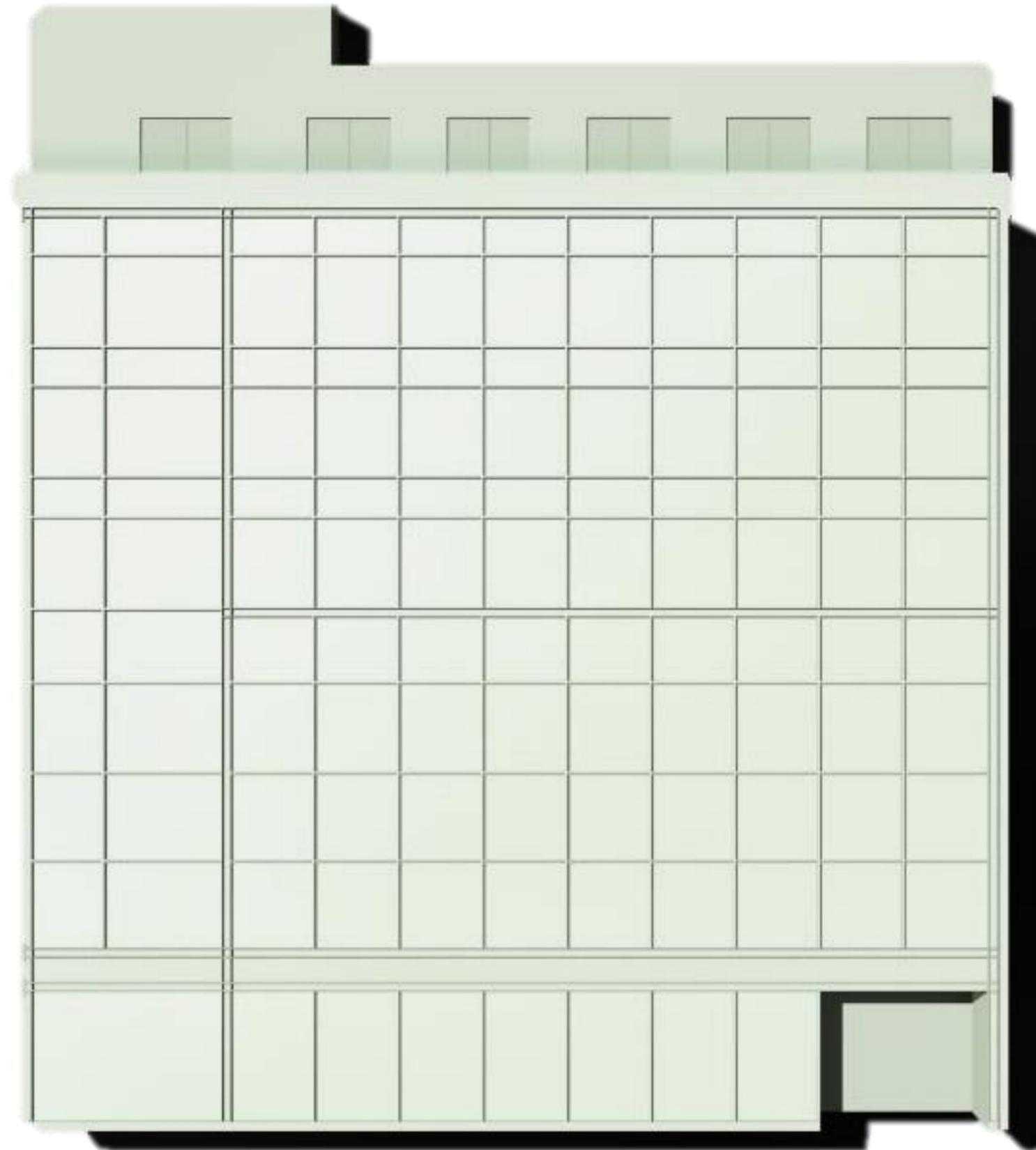
BIKE PARKING

All spaces have been designed with a focus on the future tenant which entails a completely different approach on the use of offices, Equipped with state-of-the-art ventilation, humidity control systems and the minimal heat impact design of the building will ensure optimal comfort in all the workspaces.

## Single Tenant

The building, designed with an average occupancy rate of 1/6, can fit up to 500 workstations with the ground floor auditorium additionally being able to host events up to 150 people.

Due to its flexible distribution and outstanding location, the building can easily be converted in the perfect HQ with branded entrance and all amenities a modern day tenant needs.



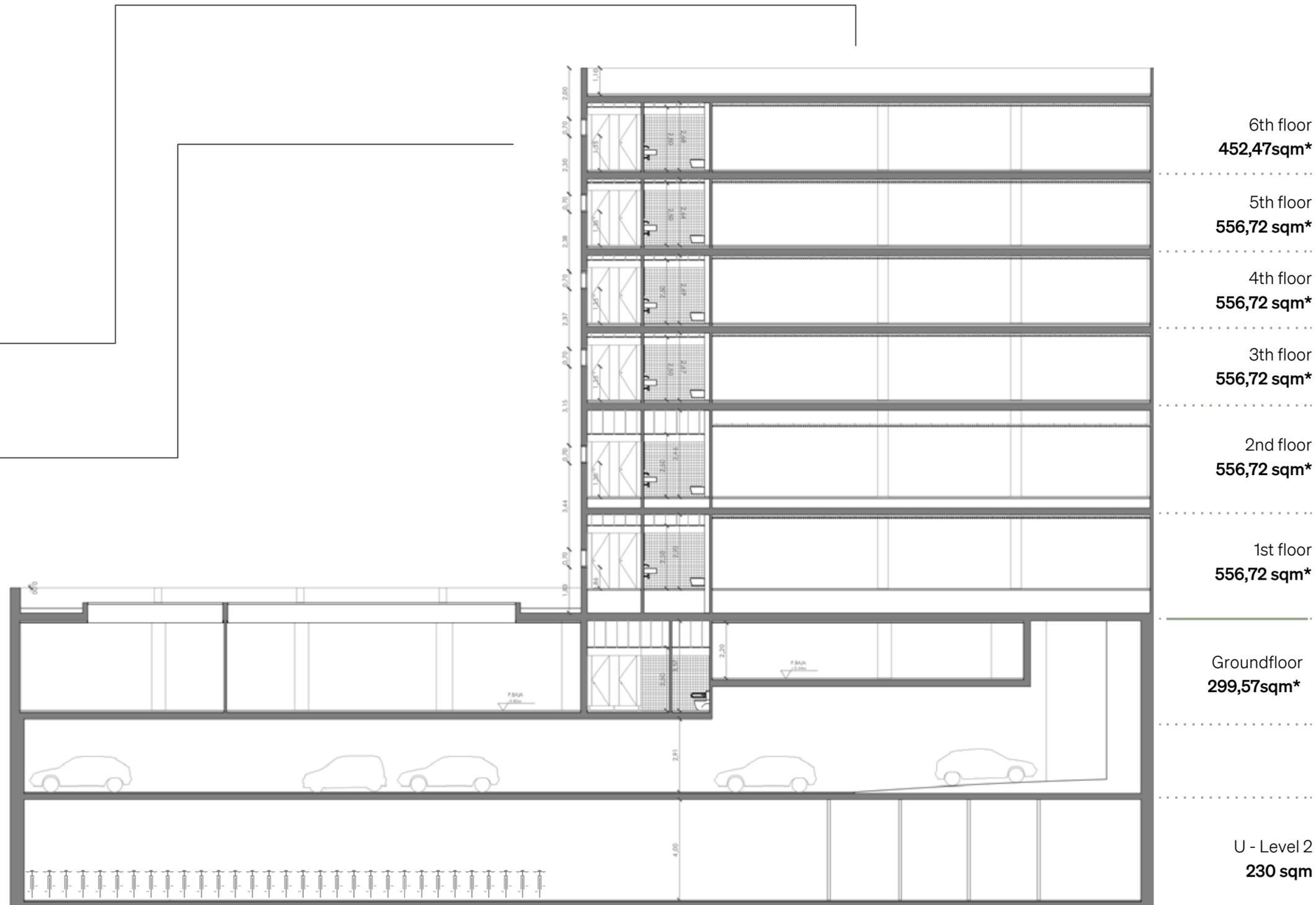
# Distribution

120 SQM ROOFTOP  
COMMUNITY TERRACE

6<sup>TH</sup> FLOOR WITH 60 SQM  
PRIVATE TERRACE

15 CAR PARKING  
+ CHARGING STATIONS

230 SQM STORAGE/  
BIKE PARKING  
+ CHARGING STATIONS



# Ground floor





## Ground floor

- Multi-purpose area | Auditorium / Office
- Free heights between 3.2m & 3.4m
- Full high transmittance glass facade
- High acoustic technical ceilings
- Smart lighting system
- High-quality HVAC installations

# Standard floor fit-out proposal





## Standard floor

- Open plan office space
- Free heights between 2.7m & 3.4m
- Full high transmittance glass facade
- High-quality HVAC installations (80m<sup>3</sup>/h/pax)
- Smart lighting system

6<sup>th</sup> floor +  
60 sqm exterior terrace



## 6<sup>th</sup> floor

- Open plan office space
- Full high transmittance glass facade
- High-quality HVAC installations
- Smart lighting system
- 60 sqm private exterior space



# Sustainability

Built for the comfort and convenience of future tenants, the concept developed by the experienced architectural firm Alonso Balaguer Arquitectura & Associates is set to achieve a LEED Platinum and WELL Platinum certification.

By integrating the factors of sustainability, health, and well-being in the workplace, we are not only demonstrating how we believe the office of the future should be designed, but above all we are offering our community of tenants a pleasant working atmosphere in an attractive and innovative environment.



## Built for the future

### RECYCLING



The design team dedicated an enormous effort to recycling the existing structures whilst using responsibly resourced materials with low environmental impact. In collaboration with our constructor, we have committed to recycling more than 75% of the demolition waste.

### THERMAL COMFORT



High energy-efficient thermal installations complying with the highest RITE standards including high-efficiency central boilers and a brand new TROX HVAC system securing optimal thermal comfort throughout all seasons that can be controlled by accessible to all zoned thermostats.

### LIGHTING



Smart lighting systems with optimal energy efficiency enhancing color production, preventing glare, creating well-lit work environments focused on human health, which minimizes the interruption of the circadian rhythm, improving comfort, lucidity, and the quality of sleep at night.

### WATER PERFORMANCE



The drinking water is of optimal filtered quality and accessible, with drinking fountains less than 10 meters from all occupied spaces. There are well-equipped bathrooms with high-performance showers, and sinks reduce the water consumption by 51% compared to the ASHRAE 90.1 baseline.

### ENERGY PERFORMANCE



Low energy, high-performance smart installations contribute to a 43% decrease in energy consumption while all energy contracts have been vetted on sustainability and are 100% guaranteed green.

### HEAT IMPACT



The building has a minimal heat impact by design, using light-toned flooring in the interior & exterior while adding green exterior spaces for relaxing/work purposes.

# Ground floor - The appendix



## Built for the future

### SOLAR



Completely up to date with the latest technical code Vizcaya12 uses solar power to heat up all warm water used throughout the building in the most energy efficient way.

### CONNECTIVITY



Optimal location and connectivity with Madrid's main station Atocha within just a couple of minutes walking distance of the building. Other public transport options such as public e-bikes, metro, and taxis are all within a 5-minute walking distance.

### E-PARKING



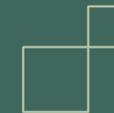
Vizcaya12 will offer 15 underground parking spaces for electric or hybrid cars and enough space for more than 60 bikes giving them the possibility to fully recharge during working hours to be ready to take you home.

### WASTE MANAGEMENT



Vizcaya12 supports and simplifies recycling through appointed spaces for separate waste management providing 2 ventilated waste management spaces.

### FLEXIBILITY



The interior office spaces were designed to accommodate space for up to 500 workstations with an occupation ratio of 1/6 but an even more enjoyable working environment can be created by spacing out the working stations, the choice is yours!

### SOUND



Noise is one of the biggest problems in offices since it is a cause of continuous interruption that can affect concentration negatively. By smart design and proper insulation, we are improving comfort and guaranteeing the privacy of the spaces.

# Smart Measures

The pandemic has brought the capacity of design to solve new problems to the forefront, not only as a link between society and its environment, but also as a factor of change in an industry that combines traditional functions with increasingly ecological and sustainable technology.

## **AIR QUALITY**

Optimal energy-efficient ventilation system complying with the highest RITE standards of exchange rates and airflow (80m<sup>3</sup>/h/pax) to secure the purest air quality inside the building using built-in UV filter systems and humidity control securing optimal comfort in all spaces of the building.

## **SMART DESIGN**

Smart design Thyssen elevators and easy-to-handle doors reducing contact in most communal spaces contribute to a safer work environment eventually resulting in fewer sick employees and increasing productivity.

## **BE SMART - DON'T TOUCH**

Touchless technology implemented in toilets, faucets, hand dryers, and soap dispensers while the lighting in most communal spaces will go on and off completely automatically securing the safe use of these facilities and consuming less energy.

# Built for the future



**coros**

*“We are aiming for the most efficient way to provide more well-being for people to live better, work happier and keep the balance between those two drivers by focusing on architecture that targets to sustainably manage resources and having a lower impact on the environment.”*

**Paul Sattlegger**, Managing Director of Coros

→ [Coros Website](#)



**ABAA** —  
Arquitectura

*“At ABAA Arquitectura, we believe in quality and coherent architecture, based on functionality, adaptability and timelessness. In the principles of responsibility and coherence with the environment, context, function, and client’s needs.”*

**Sergi Balaguer**, Architect

→ [ABAA Arquitectura Website](#)



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*“We believe that what truly defines Tétris as a company is our commitment to creativity and excellence, which stems from our extensive experience in project design and implementation and the desire to create inspiring work places for people.”*

**Miguel Fernández**, Managing Director

→ [Tétris Spain Website](#)

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