

CASTELLANA 81, AN ICON AT THE HEART OF MADRID

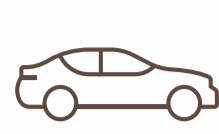
Castellana 81 is without doubt one of Madrid's most prestigious properties. Designed by Francisco Javier Sáenz de Oiza, it is widely considered a masterpiece of 20th century architecture.

The building is situated in a privileged location, at the heart of Madrid's AZCA business district, providing it with excellent road and public transport connections, as well as the widest array of local amenities in Madrid.

Castellana 81, on the letting market for the first time ever in its history, is the ideal location for companies in need of a unique, prestigious and efficient office building that holds employee well-being at its core. The refurbishment works created a fully sustainable and modern workplace, whilst retaining the unrivalled and unique architectural features that give the building its unique look and feel.

ROOFTOP, located at the last floors, is a unique and exclusive office space in the skyline of the Paseo de la Castellana.

ROOFTOP EXCLUSIVE SERVICES



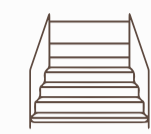
ROOFTOP CAR PARK

Located in the semi-basement, it comprises 31 reserved parking spaces for ROOFTOP employees or designated users.



2 PRIVATE-USE ELEVATORS

One elevator connects directly the private car park and lobby with the five ROOFTOP floors. The second travels exclusively to these last floors.



EXCLUSIVE STAIRWAY

An internal stairway for exclusive use that connects the top 4 floors of the building.



FLOOR WITH DOUBLE-HEIGHT CEILINGS

Floor 28 have double height ceilings.

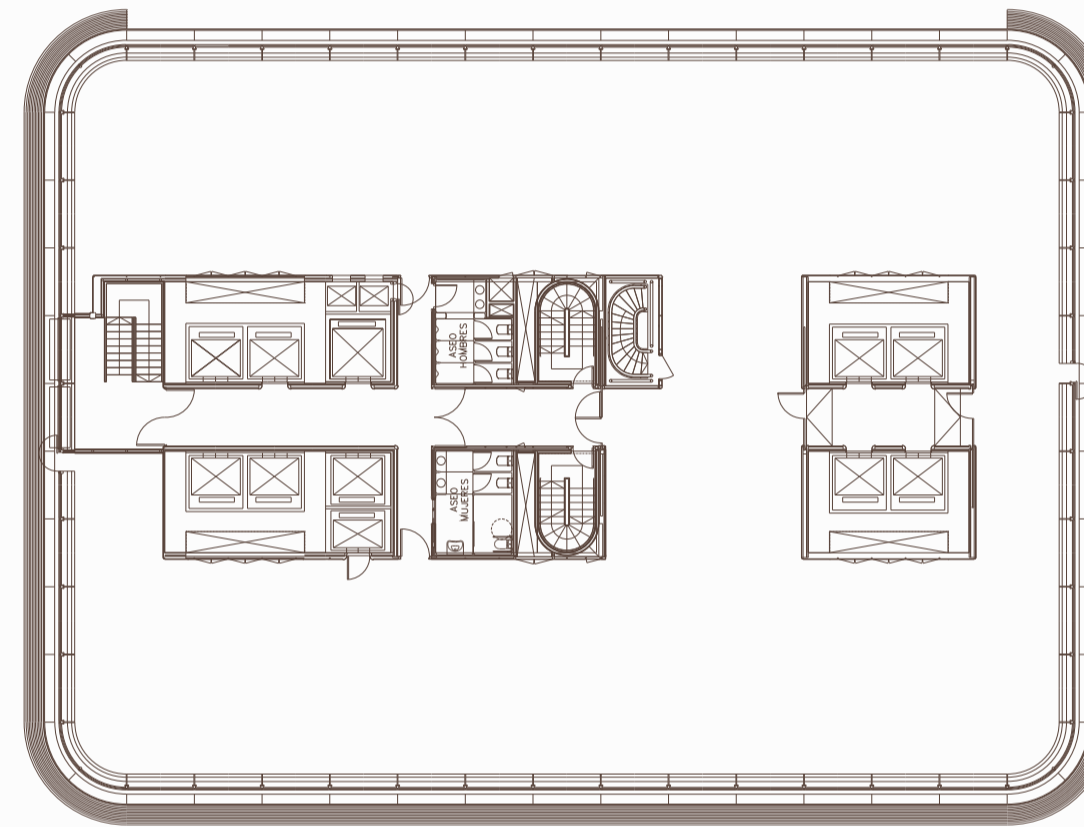


SPACES WITH DOUBLE-HEIGHT CEILINGS

3 corners of floor 26 also have double height ceilings.



FLOOR PLAN



Floor	25 th North	26 th	27 th	28 th
SBA (sqm)	650.65	1,338	1,166	1,338

CASTELLANA 81 FACILITIES

Castellana 81 offers a full range of facilities:

FACILITY MANAGEMENT AND MAINTENANCE

24-HOUR SECURITY

STATE-OF-THE-ART ACCESS CONTROL

FABORIT CAFE HEALTHY FOOD OPTIONS

MEETING PLACE: AUDITORIUM AND 8 MEETING ROOMS

WI-FI CONNECTION IN COMMON AREAS

IN-HOUSE COURIER SERVICE

PHYSIOTHERAPY

CHANGING ROOMS AND SHOWERS

MOBILE ACCESS

APP Gmp Smart

CERTIFICATIONS

Sustainability, accessibility and health & well being form the core values of Castellana 81's refurbishment.



The first and only building on the Paseo de la Castellana to be awarded platinum LEED® Core & Shell certification



First WELL office building in Spain to obtain the Gold WELL Building Standard in the Core & Shell category



First office building in Spain with a 5-star technical DIGA (Indicative Sign of Accessibility Level) certification



Unparalleled views of the Madrid skyline from Castellana 81's ROOFTOP

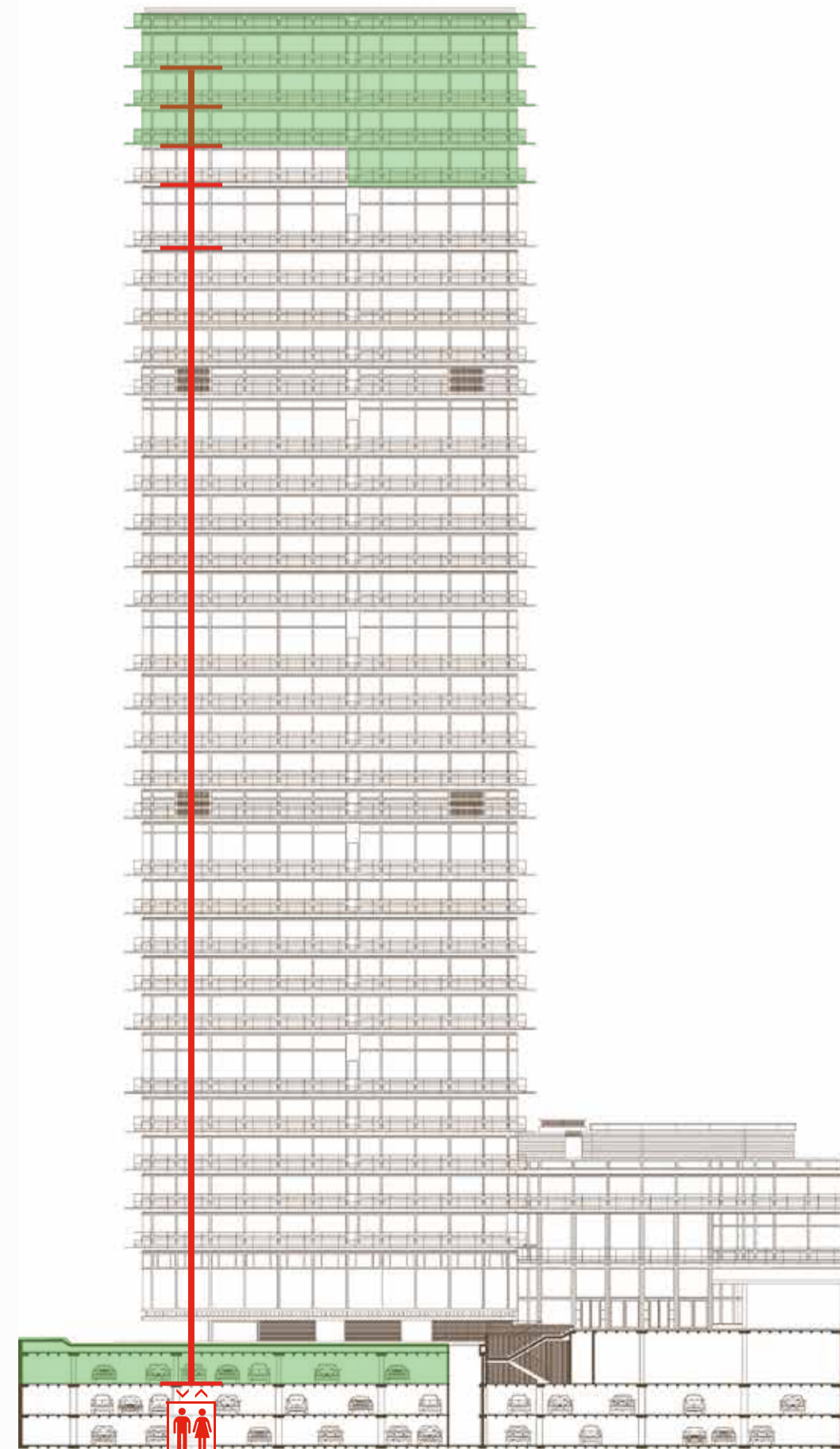


ROOFTOP

Office floors

comprising over 4,400 sqm
in the most sought-after location on the Castellana

- ✓ EXCLUSIVITY
- ✓ PRESTIGE
- ✓ PRIVATE-USE
- ✓ FAR-REACHING VIEWS
- ✓ LANDMARK LOCATION
- ✓ FIRST-RATE QUALITY
- ✓ EFFICIENCY
- ✓ UNIQUE



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CASTELLANA

www.castellana81.com

PROPERTY:



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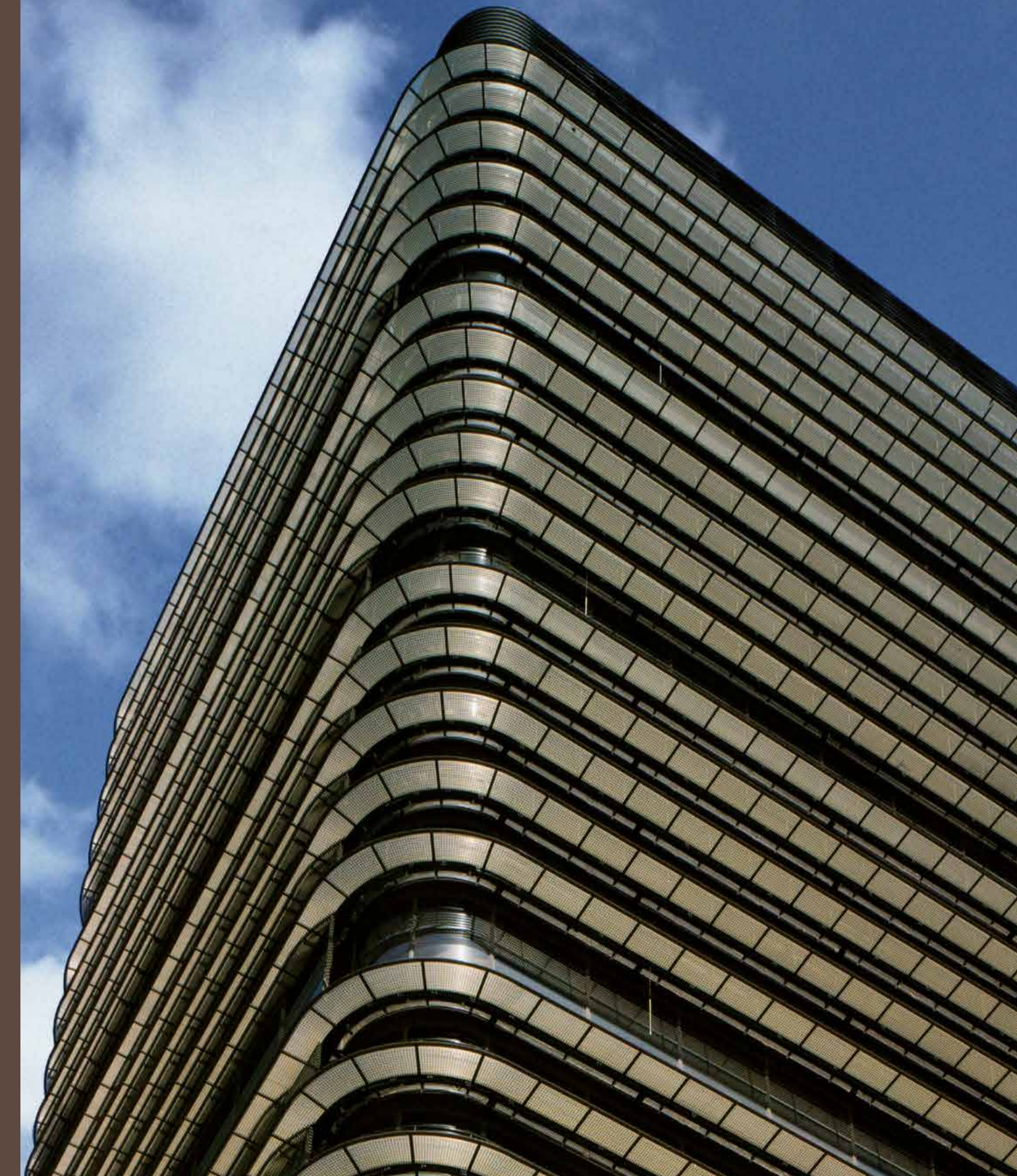
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ROOFTOP

The breathtaking Castellana skyline



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