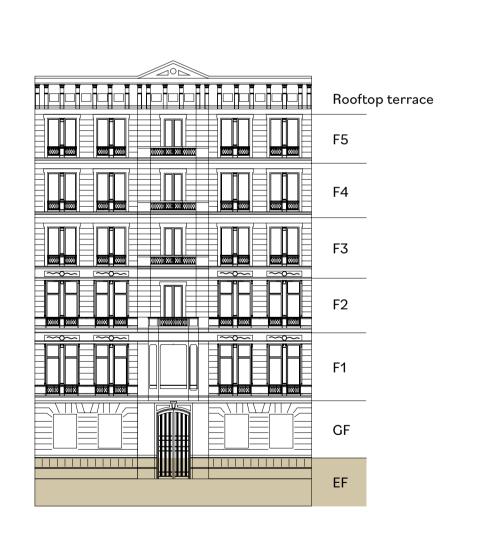


Entrance floor / 427.52 sqm





rooms

Ground floor / 775.19 sqm

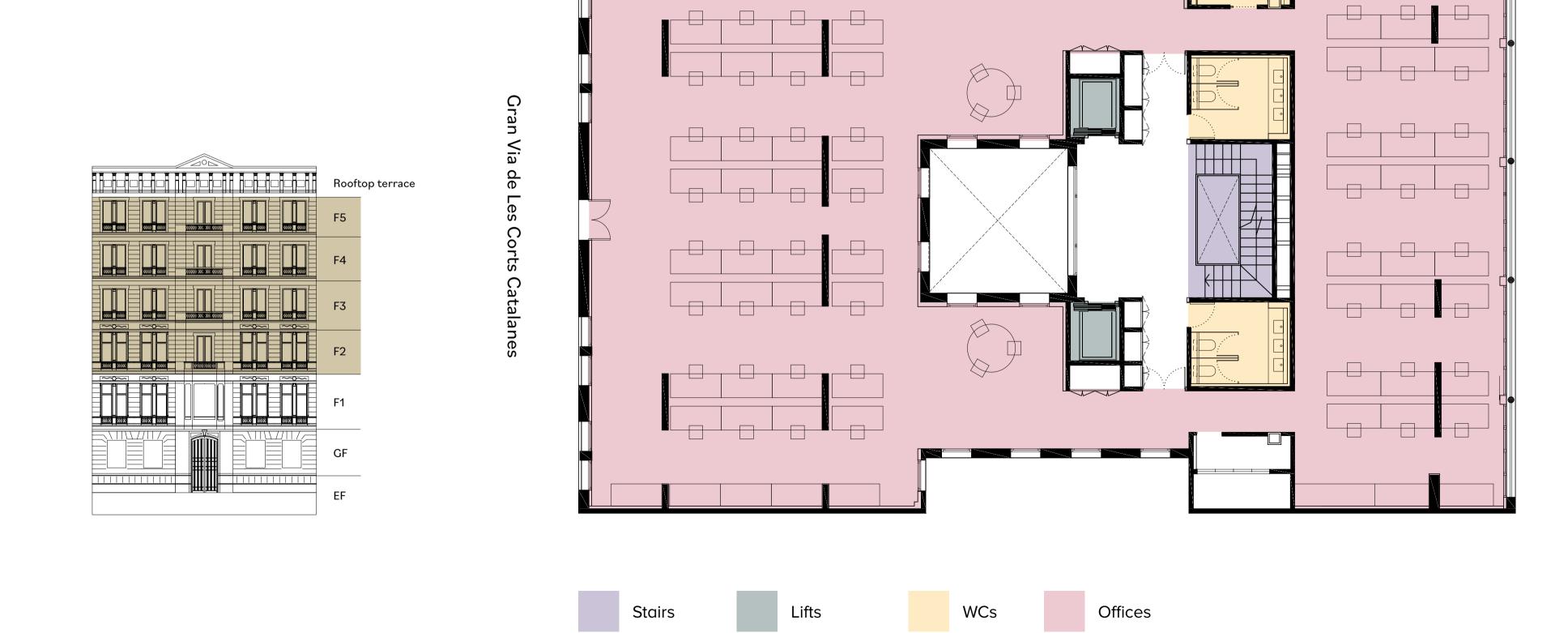




Floor 1 with terrace / 810.25 sqm

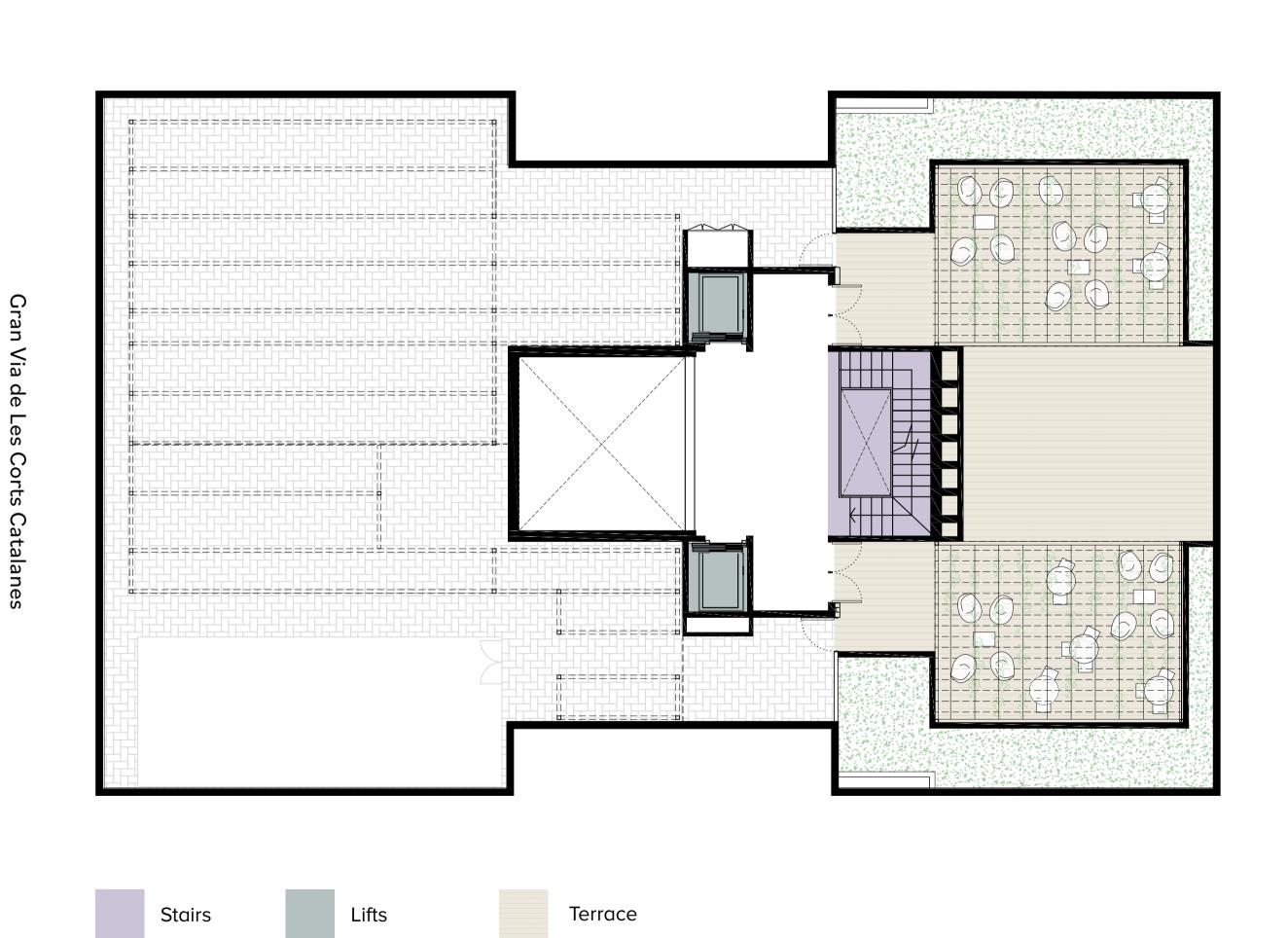


Standard floorplate F2-F5 / 658.91 sqm



Rooftop / 26.21 sqm





⊠GV639

Gran Vía 639 in all its splendour.

FINISHES IN SHARED SPACES

A mix of high-quality ceramic and natural stone floor tiles depending on the area, along with wooden wall panelling.

FINISHES IN OFFICE SPACES

Raised technical flooring and metal suspended ceilings with removable tiles.

EXTERIOR JOINERY

Wooden joinery on the main façade and around courtyards, with steel joinery on the rear façade. Double-glazed windows with solar control glass.

LIFTS

Two new lifts.







OFFICE LIGHTING

Uniform lighting afforded by luminaires integrated into suspended ceiling, with a DALI control system to monitor occupancy and natural sunlight.

SECURITY

Surveillance using cameras and motion detectors at access points.

BMS

Lighting and climate control via BMS.

TELECOMMUNICATIONS

Cabling on every floor for telephone and ISDN connection, as well as TV and FM ports.



ACCESS CONTROL SYSTEM

Office access via turnstiles with card readers.

RECEPTION AND SECURITY

Reception desk on the first floor.

ACCESS TO OFFICES AND SHARED SPACES

Card readers pre-installed at office entrances.

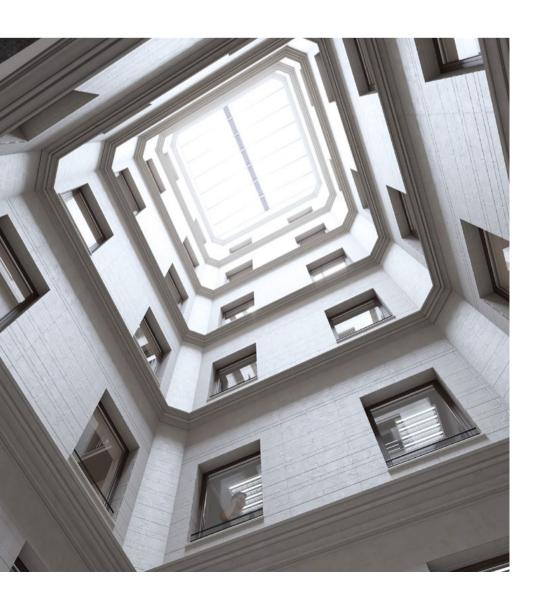
ACCESS TO SHARED SPACES

Access via card reader.

HVAC

Hybrid VRF direct expansion system with two outdoor units on each office floor. Enthalpy ERV system on each floor.







FIRE PROTECTION

Fire detection and extinguisher systems in all spaces in compliance with current regulations.

VENTILATION

Outside air used to prevent the build-up of pollutants and to control CO₂ and humidity levels.

CLEAN ENERGY

Photovoltaic solar power generation.

DHW

Hot water in changing rooms is heated using solar thermal panels.





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