



& TITÁN

Titán 8 at a glance



Total floors

13



Floor area (m²) per floor (2 to 4)

1.200



Floor area (m²) per floor (5 to 13)

623



Auditorium with a capacity of 150 people



APP
Gmp Smart



Refurbished
double-height lobby



Coffee Point



Facility Manager



Natural light on
all four sides



Outdoor
landscaped area



Changing rooms
and showers



Ratio of parking
spaces (m²)

1/50



Parking spaces
for electric vehicles

20



Parking spaces
for motorbikes

16



Bike racks

6

Certifications



LEED
PLATINUM

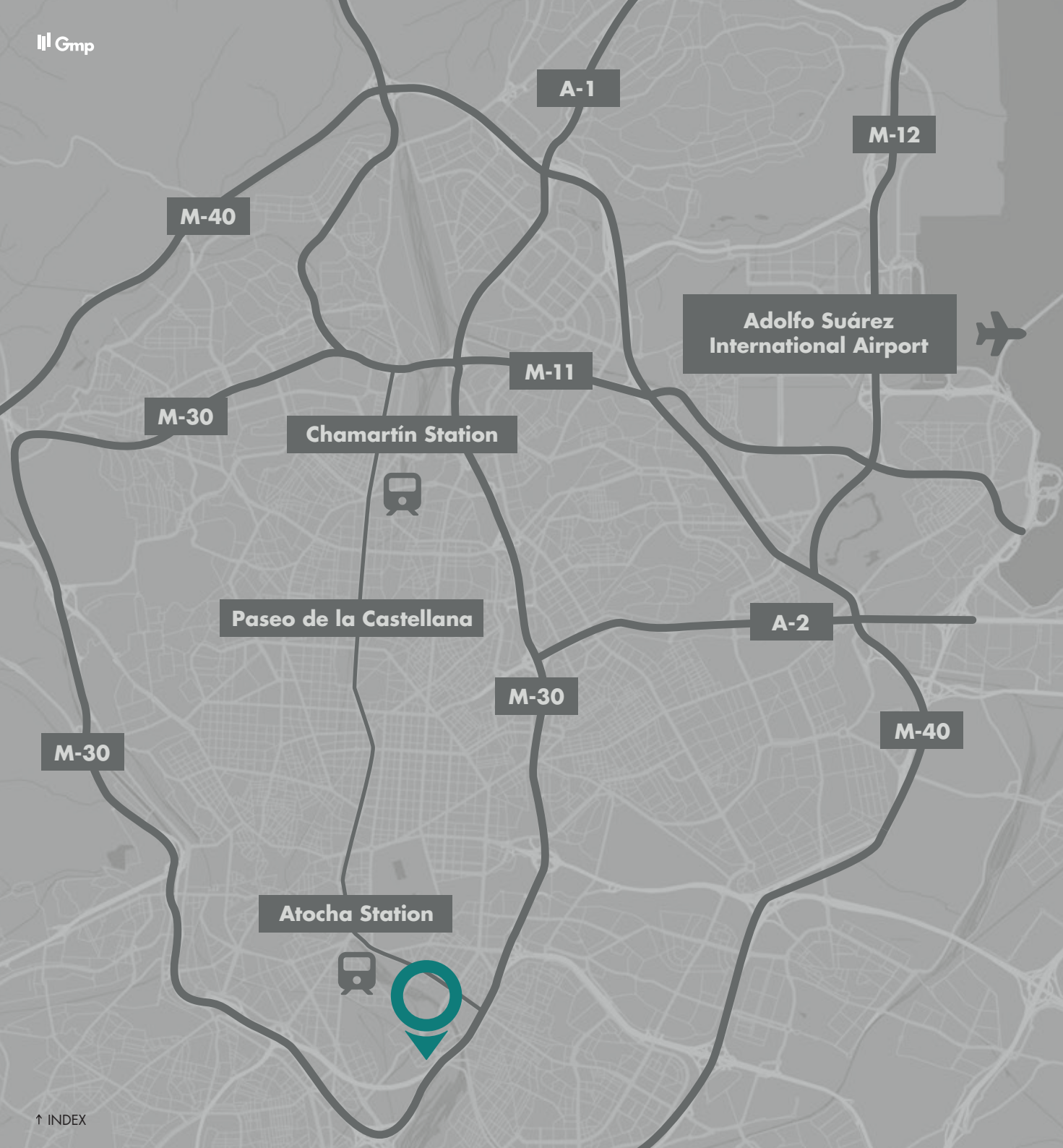


SPACE
BRAIN-PROTECTED

- 01 Location**
- 02 Titán 8 Building**
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- 04 Technology and sustainability**
- 05 Appendix**
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A low-angle photograph of a modern building's facade, showing multiple floors with large glass windows and concrete balconies. The building is set against a clear blue sky with some light clouds. The text is overlaid on the right side of the image.

A UNIQUE OPPORTUNITY FOR COMPANIES LOOKING FOR A STYLISH AND MODERN SPACE



Location and transport links

Titán 8 is located in Méndez Álvaro, a traditional neighbourhood of Madrid that has undergone significant development and transformation in recent years.

It is characterised by its vibrancy and bustle, home to major offices of national and multinational companies, shops, as well as a wide range of leisure and service options.



6'  **M L6:**
Méndez Álvaro

17'  Airport
Adolfo Suárez
Madrid-Barajas

5'  **Bus:**
Madrid Sur
station

18'  AVE station
Madrid-Chamartín

6'  **Commuter trains:**
Méndez Álvaro

4'  AVE station
Madrid-Atocha

1'  **Taxi:**
Taxi rank on
Calle Titán

2'  M-30

5'  **BiciMAD:**
Madrid Sur
station

14'  A-2

9'  A-3

2'  **Park:**
Enrique Tierno
Galván

9'  R-3

 [View on Google Maps](#)



The Building

Titán 8 is an exclusive high-rise office building in Méndez Álvaro, one of the most traditional areas of Madrid, which is currently undergoing a major transformation.

A highly prestigious property, offering excellent visibility and architecturally distinctive design, ideal for companies seeking to stand out, project prestige and attract and retain talent.

[!\[\]\(5a132f13505a6571904d622757b7a8f0_img.jpg\) View 360° tour](#)





The Lobby

A new lobby that will redefine the welcome to the building, combining modernity, comfort and style.

A double-height space with wooden finishes, serving as a meeting point for people from the moment they enter the building. The ground floor features a landscaped area where you can unwind or hold informal meetings.





Coffee Point

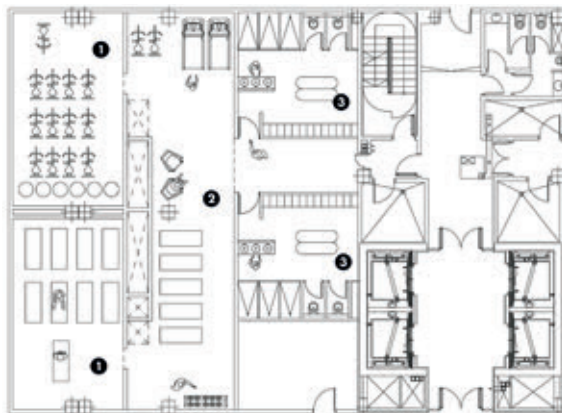
The lobby will feature a space where you can relax, meet up or enjoy a coffee.





Wellness Place

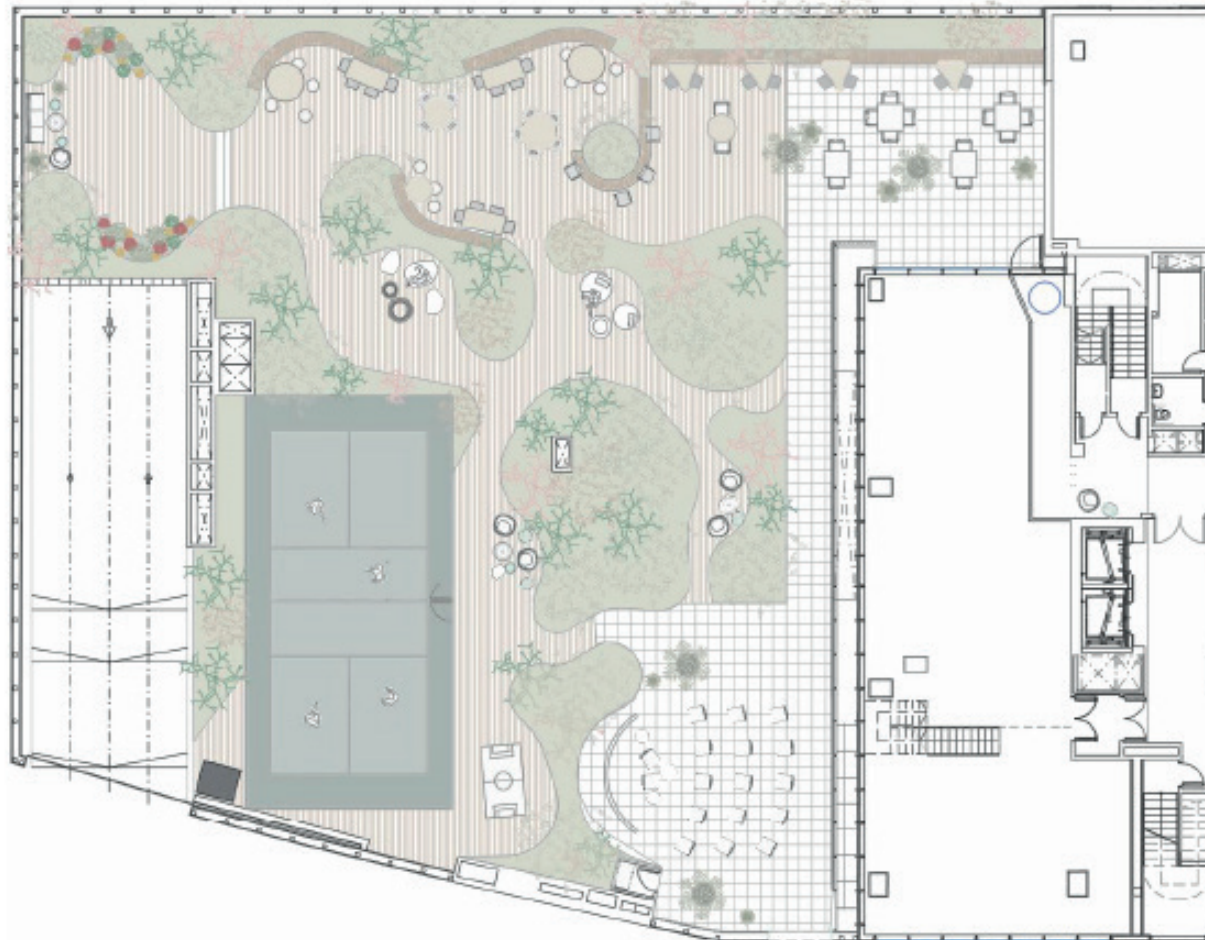
On level -1, a new Wellness Place will be opened, featuring a gym, changing rooms and two rooms for group activities such as yoga or functional training.



1. Rooms for group activities 2. Gym 3. Changing rooms



Outdoor living spaces











**THE AIM OF
TITÁN 8 IS TO
OFFER MAXIMUM
COMFORT AND
WELL-BEING**



Services



24-hour surveillance
365 days a year



Assistance from
receptionists at reception



Communication
with Facility Man



Changing rooms
and showers



Auditorium with a
capacity of 150 people



Smart Point kiosks for
shopping and services



Wi-Fi in
communal areas



Access via
mobile phone



Coffee Point



Car park
for visitors



Bike racks



Special offers near
the building

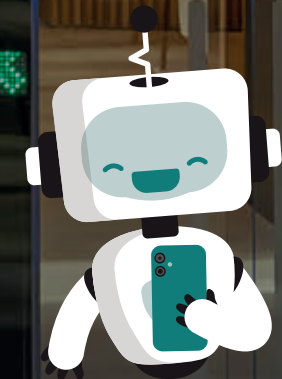


AUDITORIUM AVAILABLE WITH A CAPACITY OF 150 PEOPLE



Gmp Smart

THE APP TO INTERACT WITH YOUR SMART BUILDING



Gmp Smart

Gmp Smart is an app exclusively for users of Gmp buildings that allows them to interact with their smart building and enjoy exclusive services and benefits via their mobile phones.

Its key features include:

- **Mobile access:** Access the building by holding your mobilenear the turnstiles in the lobby and the pedestrian readers in the car park.
- **VIP benefits:** Enjoy discounts on over 400 brands.
- **Car sharing:** Share a car on your daily commute to the office.
- **Events:** Invitations to in-person and digital events on a variety of topics.
- **Body and mind:** Free training sessions to work on your body and mind.
- **Directory:** Find out who the companies in the building are and what they do.
- **Wi-Fi:** Free, unlimited Wi-Fi in communal areas.
- **Incidents:** The designated representative from each company can report incidents via the app quickly and easily.
- **Inviting visitors:** Send an invitation to the person with whom you have arranged a meeting and facilitate their contactless access to the building.

In addition, businesses based at Titán 8 can take advantage of a free platform to publish their promotions or events on the Gmp Smart app.

▶ Discover Gmp Smart



A modern office interior with glass walls and large windows. The space is bright and airy, with a view of a city and a river. The ceiling is white with recessed lighting. The floor is a light-colored carpet. The text "TITÁN 8 IS COMMITTED TO THE HEALTH AND WELL-BEING OF ITS EMPLOYEES" is overlaid in large, white, bold, sans-serif capital letters.

TITÁN 8 IS COMMITTED TO THE HEALTH AND WELL-BEING OF ITS EMPLOYEES

Brain-protected area

Certification Created by the Freno al ictus Foundation and endorsed by the Spanish Society of Neurology.



This certification guarantees that the building's staff are trained to recognise and respond effectively in the event of a stroke occurring on the premises.

Brain-protected area

It also holds LEED Platinum certification awarded by the U.S. Green Building Council (USGBC). This distinction recognises it as a sustainable building offering high levels of well-being and comfort for its occupants.



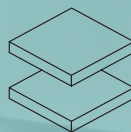
LEED is one of the most prestigious international certifications for assessing the sustainable performance of buildings.

Its aim is to promote buildings that are environmentally friendly, economically viable and comfortable to live and work in.

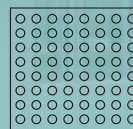
Technical specificat



Clear height
of 2.80 m.



Spacious floor area and
raised access floor



Metal acoustic
ceiling



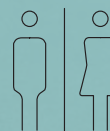
LED
lighting



Tilt-and-turn
windows



Individual
metering



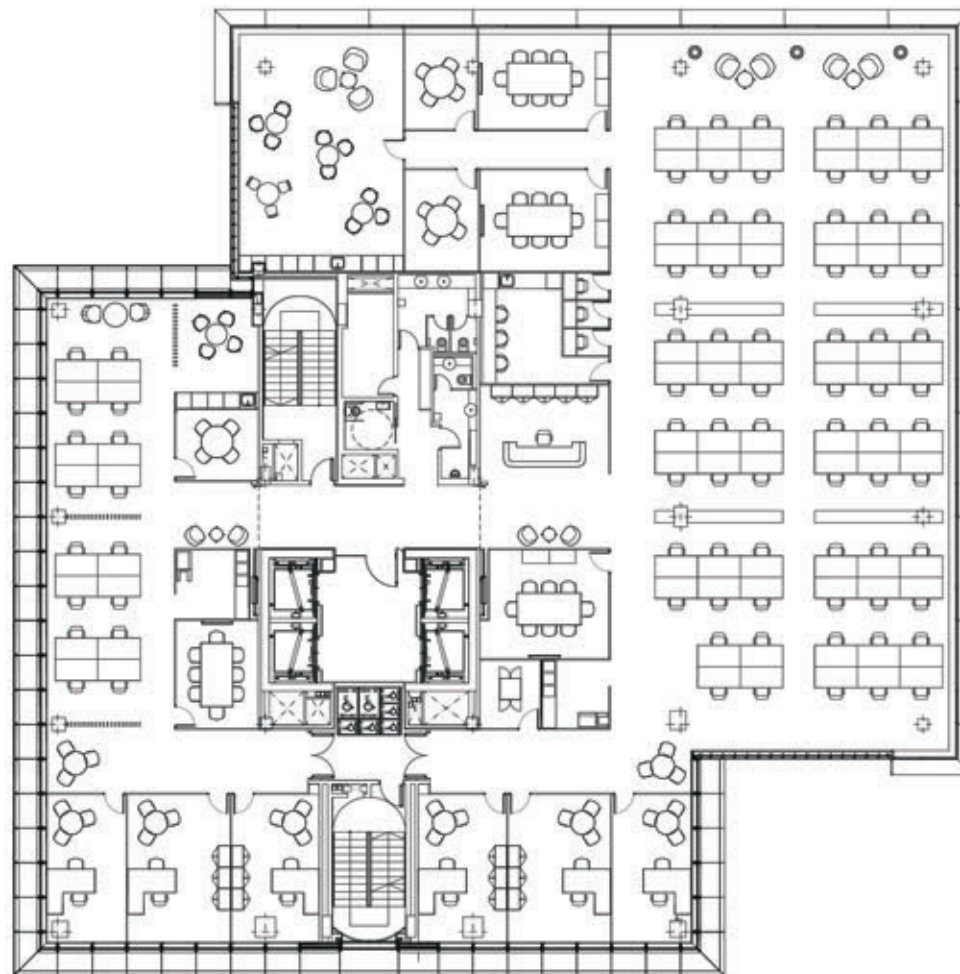
Fully refurbished and accessible
toilets in private areas



VRV air-conditioning
system

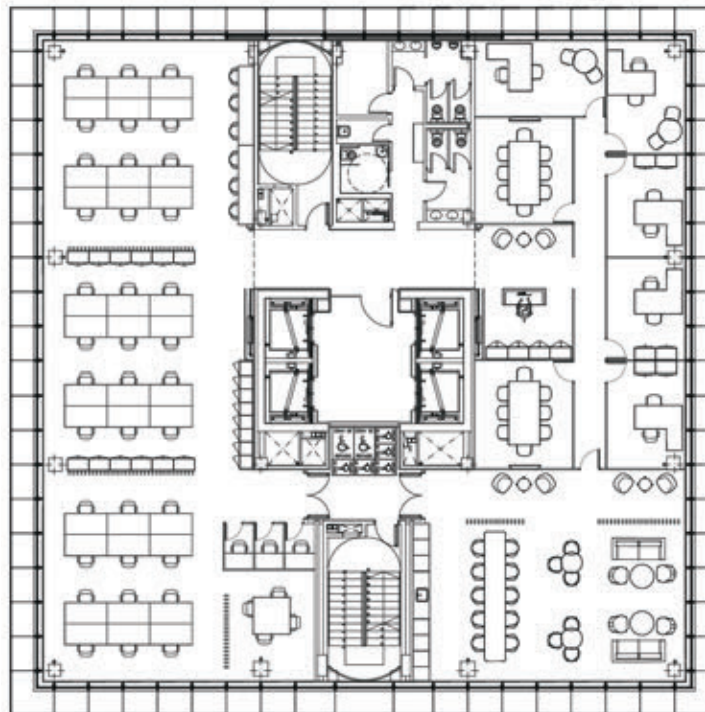
Floor plan 2 to 4 Titán 8

Surface 1.200 m²



Floor plan 5 to 13 Titán 8

Surface 623 m²





**Titán 8 is owned
by Gmp.**

**Founded in 1979, it is
one of Spain's leading
real estate groups.**



Since its origins, Gmp has maintained a strong property-owning approach that has enabled it to build a consolidated position in the Spanish real estate market, specializing in real estate asset development, investment, and management and focused on the high-end office and business park segment.

Sustainability is central to the company's vision, serving as a strategic value that encompasses both environmental sustainability and sustainability in the value creation process, through quality and innovation in management, processes and products, with particular emphasis on promoting the health and well-being of users of its buildings.

Customer-led approach

Customer satisfaction drives Gmp's property management.

All the properties under Gmp's management have a Portfolio Manager and a Facility Manager located in the building to provide a personalized customer service.

In addition, as part of its focus on people and the strategic values of excellence, the Customer Experience team promotes active listening to corporate clients and end users with the aim of designing an optimal personalized experience and fostering a sense of belonging to the Gmp Community.

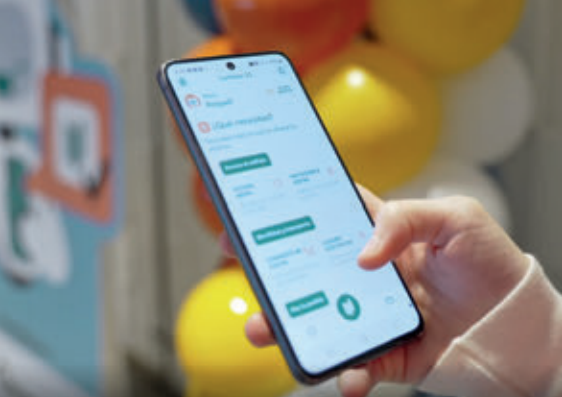
Integrated management system

Gmp is the only Spanish real estate company to hold triple AENOR Integrated Quality, Environmental and Occupational Health and Safety Management System certification for the acquisition, sale, rental and maintenance management, refurbishment and conservation of office real estate assets.

Triple certification ratifies Gmp's commitment to ongoing improvement, good environmental practices in buildings and customer satisfaction through sustainable quality management.

||| Gmp Experience

The Customer Experience team designs annual action plans under the Gmp Experience brand, launching various initiatives and events that take place in the building.





EDIFICIO TITÁN 8

grupogmp.com

91 444 28 00

info@grupogmp.com

The information contained in this dossier is for information purposes only and does not constitute a contractual document; it may be subject to change due to construction and design requirements. All the renderings are preliminary sketches, created by computer for illustrative purposes only and are not binding. The final design may be subject to changes.