



8  
TITÁN

# Titán 8 at a glance



Plants available

7



Floor area (m<sup>2</sup>) per floor (2 to 4)

1.200



Floor area (m<sup>2</sup>) 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 (m<sup>2</sup>)

1/50



Parking spaces for electric vehicles

20



Parking spaces for motorbikes

16



Bike racks

6

## Certifications



LEED  
PLATINUM

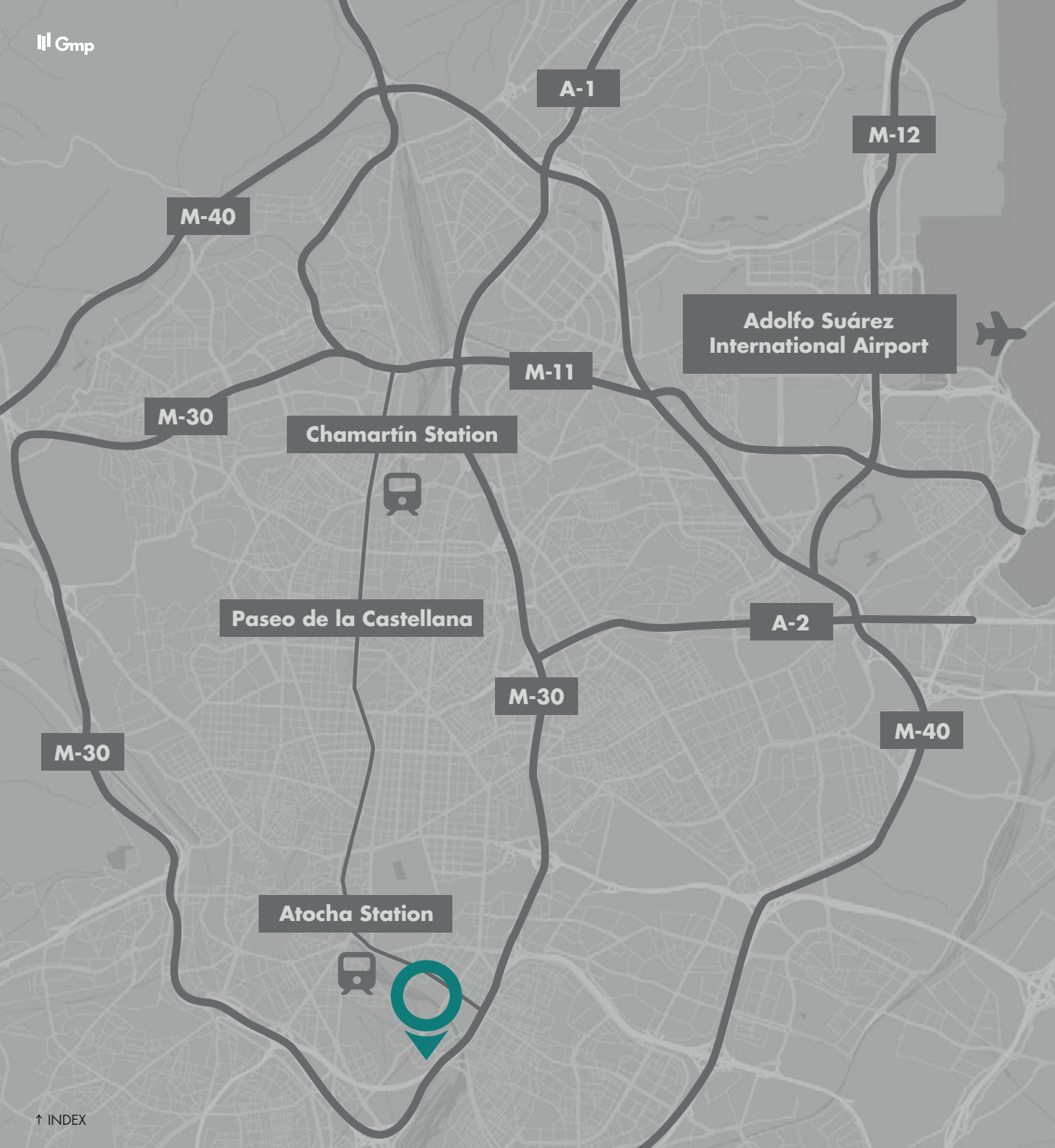


SPACE  
BRAIN-PROTECTED

- 01 Location**
- 02 Titán 8 Building**
- 03 Services**
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A low-angle photograph of a modern building's facade, showing a grid of windows and balconies against a blue sky with light clouds. The building is on the left side of the frame, and the text is on the right.

# 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.

[▶ 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

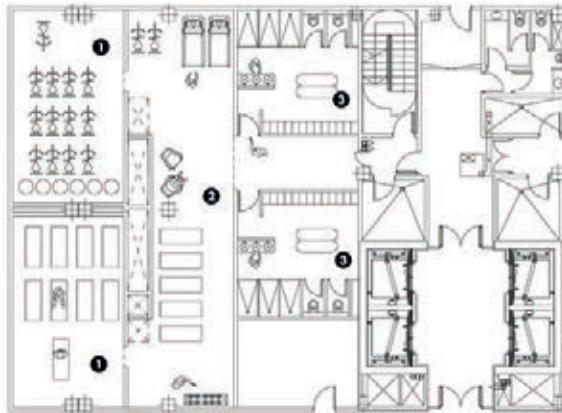
The lobby will feature a space where you can relax, meet up or enjoy a coffee.





## Wellness Place

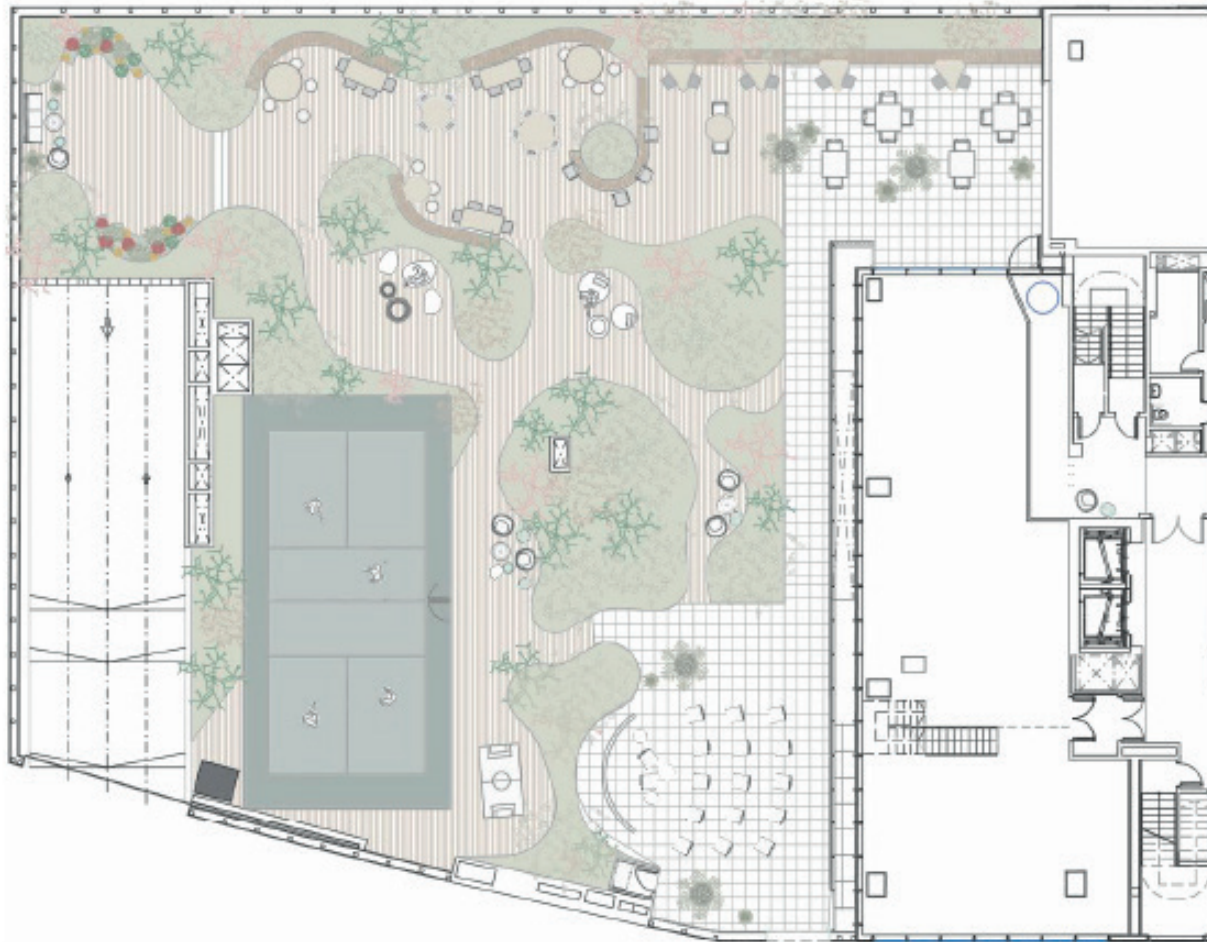
On level -1, a new Wellness Place will be opened, featuring a gym, changing rooms and two rooms for group activities such as yoga or functional training.



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

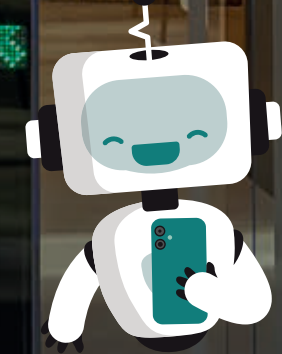


**AUDITORIUM  
AVAILABLE WITH  
A CAPACITY OF  
150 PEOPLE**



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 mobile near 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 photograph of a modern office interior. The room features glass walls and large windows that offer a view of a cityscape with buildings and greenery. The ceiling is white with recessed lighting. The floor is a dark grey carpet. The overall atmosphere is bright and professional.

# 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.**



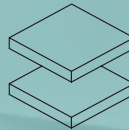
LEED is one of the most prestigious international certifications for assessing the sustainable performance of buildings.

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

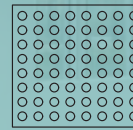
# Technical specificat



Clear height of 2.80 m.



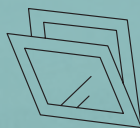
Spacious floor area and raised access floor



Metal acoustic ceiling



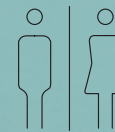
LED lighting



Tilt-and-turn windows



Individual metering



Fully refurbished and accessible toilets in private areas



VRV air-conditioning system

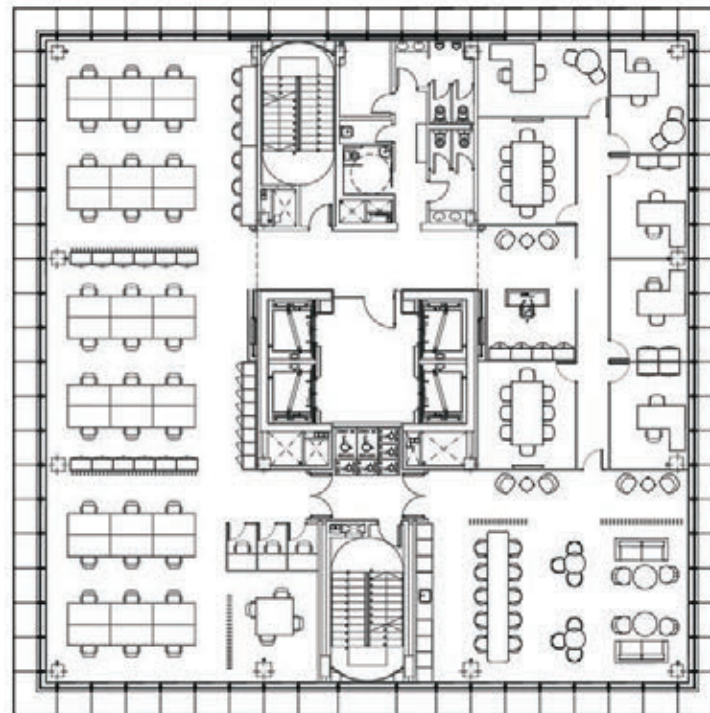
# Floor plan 2 to 4 Titán 8

Surface 1.200 m<sup>2</sup>



# Floor plan 5 to 13 Titán 8

Surface 623 m<sup>2</sup>





**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.

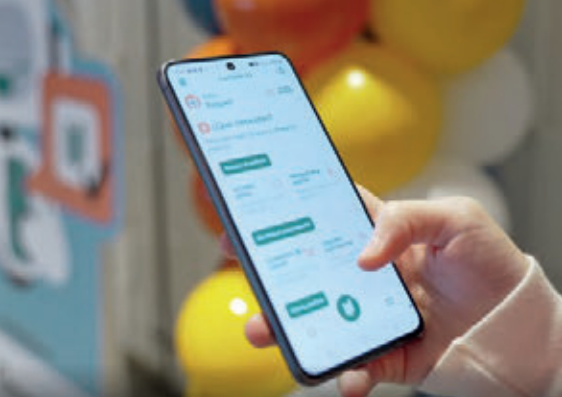
## Integrated management system

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



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