



Torre  
Emperador  
Castellana







- 01* Asset
- 02* Location
- 03* Architecture
- 04* Spaces
- 05* Commitment
- 06* Services
- 07* Contact



01-

## Key Highlights

**60,142 m<sup>2</sup>**

Total lettable area

**55 floors**

Plus rooftop and six basement levels

**1173**

Parking spaces

**Flexible spaces**

**Dining areas**

Corner shop, dining room, restaurant, private rooms



Hairdresser and beauty salon



Car wash



Gym



WiredScore  
PLATINUM



Certificación  
WELL



Certificación  
BREEAM

Welcome to a place  
where you can bring out  
the best in your business.





# *The asset*

On the centrally-located Paseo de la Castellana, in the **Cinco Torres** business area, one building elegantly stands out over the rest on Madrid's skyline: the **Torre Emperador Castellana**.

A building designed not just as another skyscraper, but a **unique experience** unrivalled anywhere in the world. An **architectural masterpiece** that brings together, welcomes and enhances the values of all companies that trust it to foster and ensure the best first step towards their future.

*Address: Paseo de la Castellana 259D, Madrid.*



A prime location in the *heart*  
of *Madrid's*, *Cinco Torres Business Area*


02-





# Location

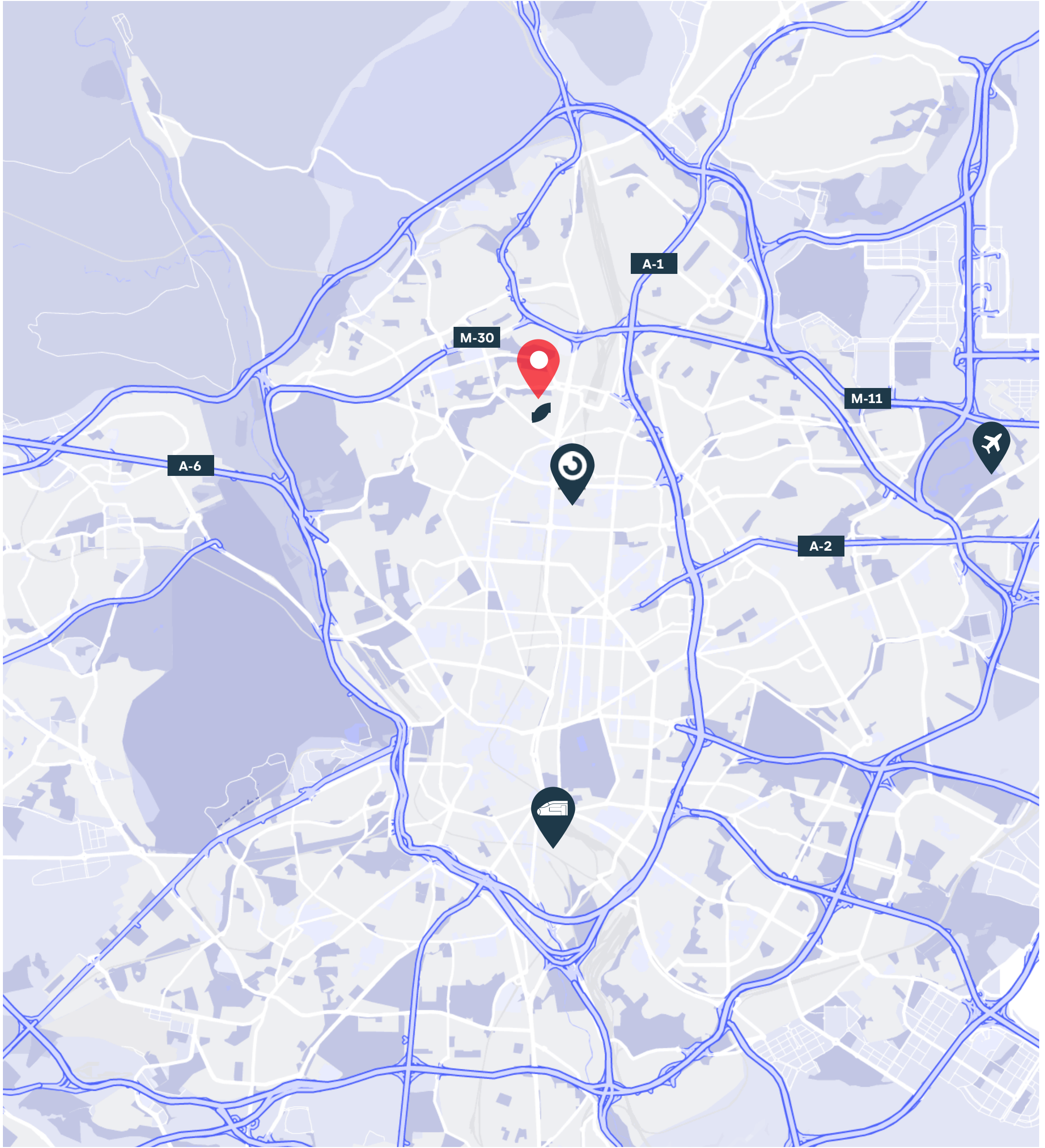
Located at number 259D on Paseo de la Castellana, **a prime area of Madrid**, Torre Emperador Castellana is at the centre of an unbeatable **public transport network** while also presenting **ample opportunities for private transportation.**

 **Airport**  
Adolfo Suárez Madrid Barajas 15 MIN

 **Ave**  
Puerta de Atocha 30 MIN

 **Chamartín Cercanías Commuter Rail**  
Atocha 20 MIN  
Airport T4 15 MIN  
Alcobendas- SS De los Reyes 23 MIN  
Las Rozas 31 MIN  
Majadahonda 35 MIN  
Pozuelo 29 MIN  
Tres Cantos 23 MIN  
Príncipe Pío 20 MIN

 **Car**  
Access to motorways:  
A-1, A-2, A-6, M-11, M-30





# Location

An area that provides the perfect **networking hub** for personal and professional development. A meeting-point for ambitious people with great ideas from the top-level business circuit.

The area also offers **ample green areas** and a wide range of restaurants set to grow with the opening of **Caleido** shopping and restaurant spaces.

## Transport ●

### Urban bus lines:

67, 124, 134, 135

### Subway:

1-Begoña (Line 10)

2-Chamartín (Lines 1 y 10)

### Cercanías Commuter Rail:

2-Chamartín Station

### 3- Taxi Rank

### 4- Paseo de la Castellana

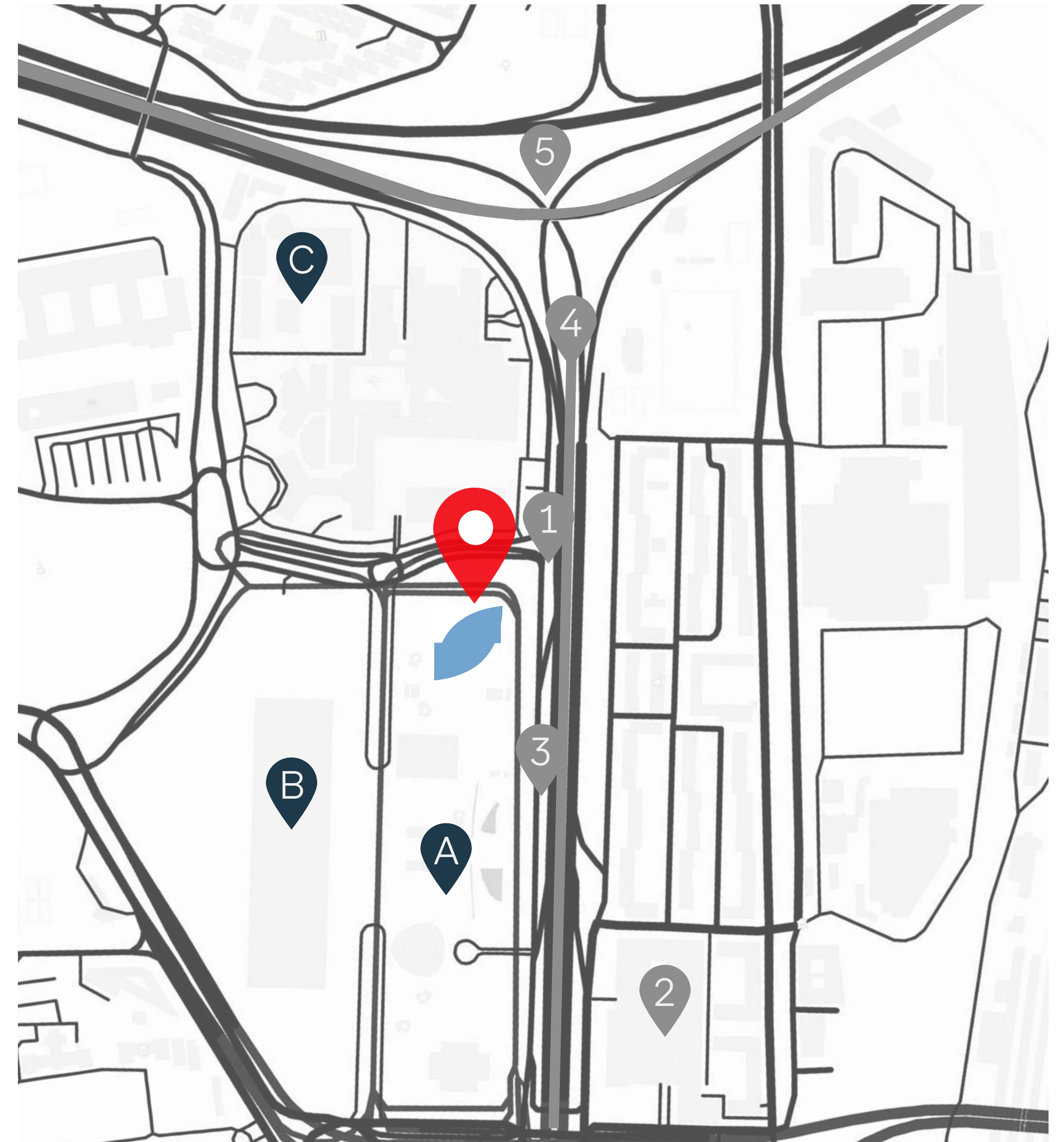
### 5-M30 ring road

## Areas of interest: ●

**A**-Cinco Torres Business Area

**B**-Caleido Shopping Mall

**C**-Hospital de la Paz

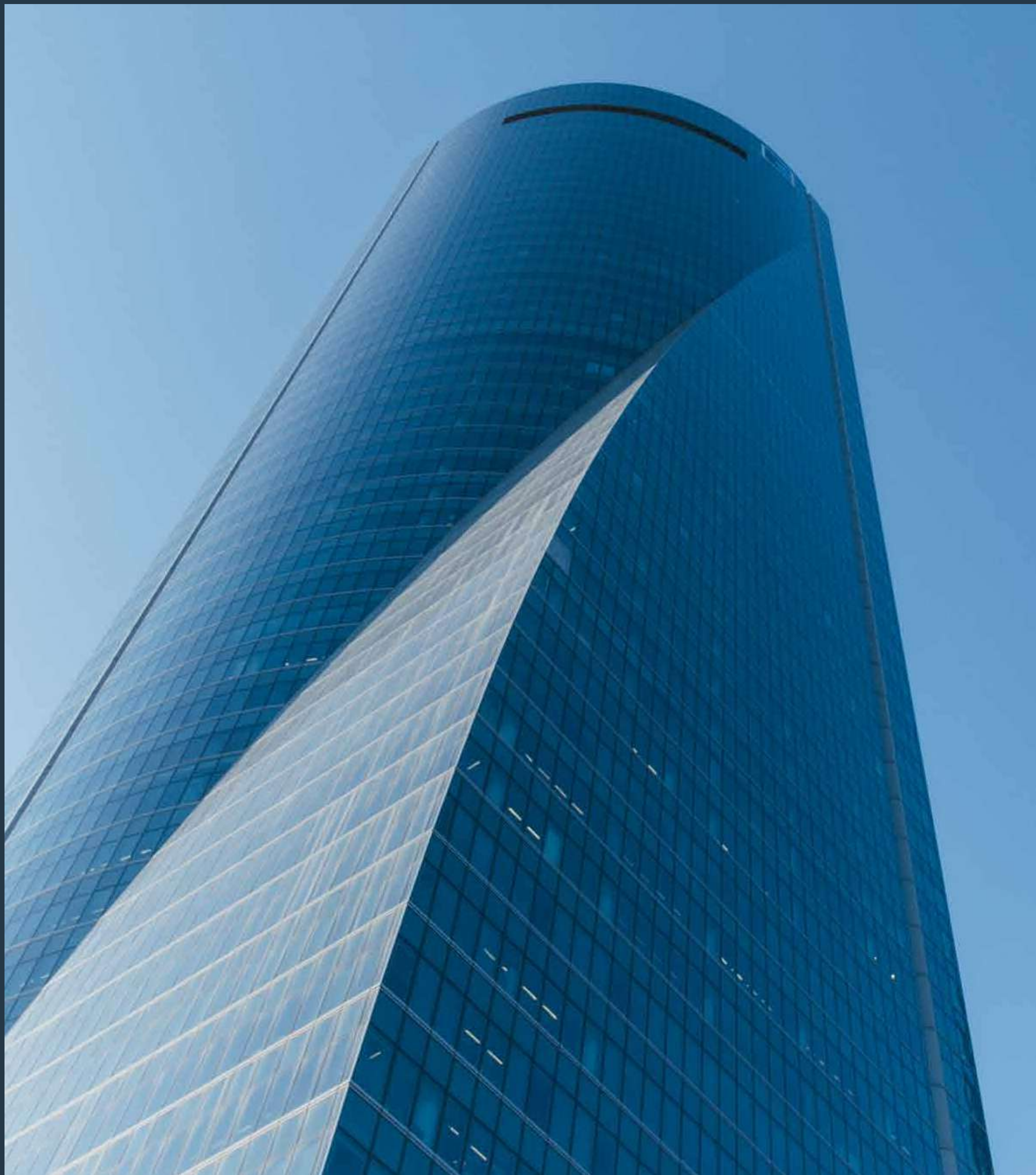




03-

An *architectural icon*, where natural light and breath-taking views take centre stage.



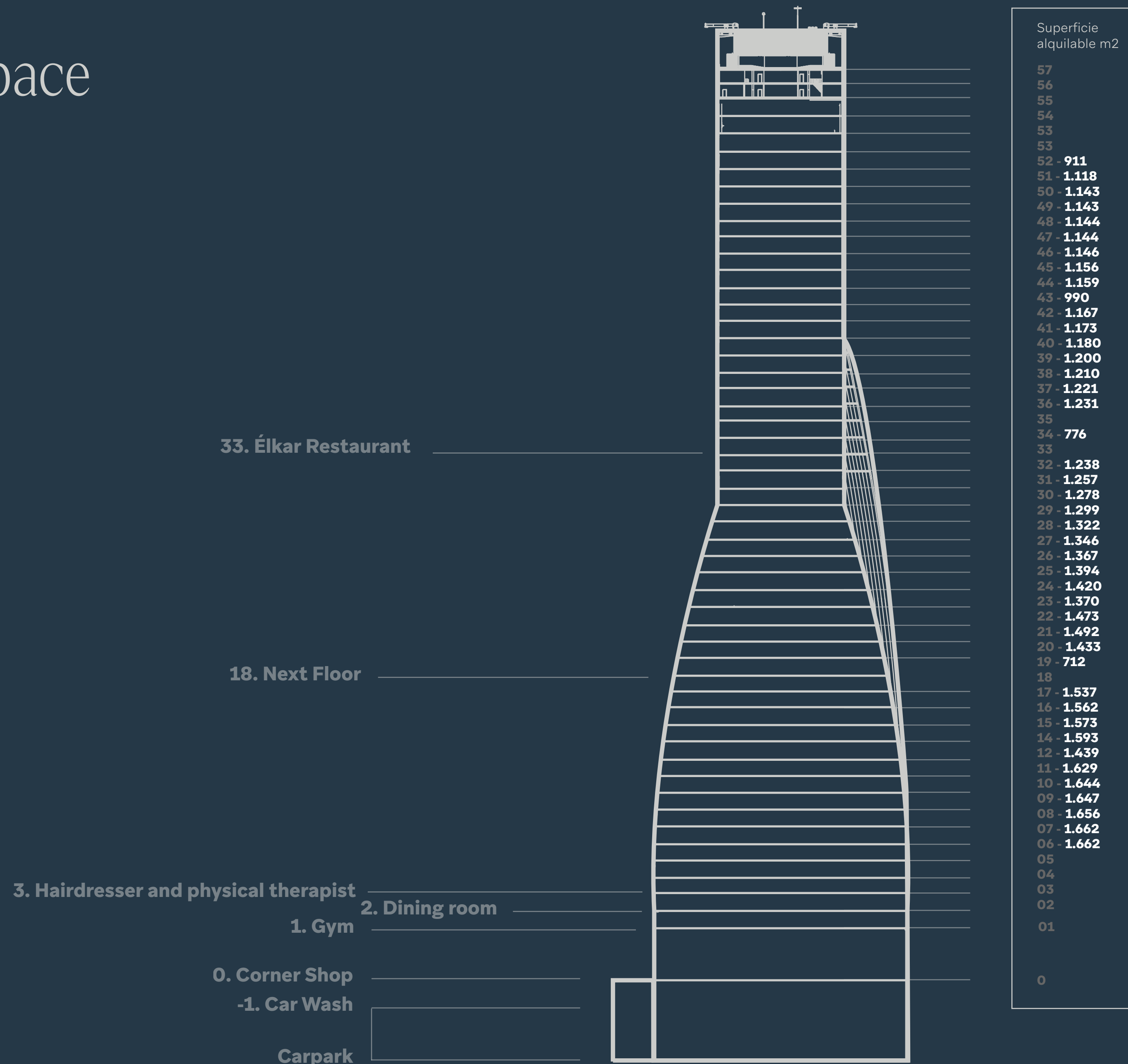


# Architecture

235 metres high, with 57 floors **designed by Pei Cobb Freed & Partners**, one of the most prestigious and award-winning architectural firms worldwide, **Torre Emperador Castellana is the physical and monumental representation of its designer's values.** Energy efficiency and the well-being of all its tenants.



# Floorspace





A space that adapts to you  
to *look to the future.*

04-

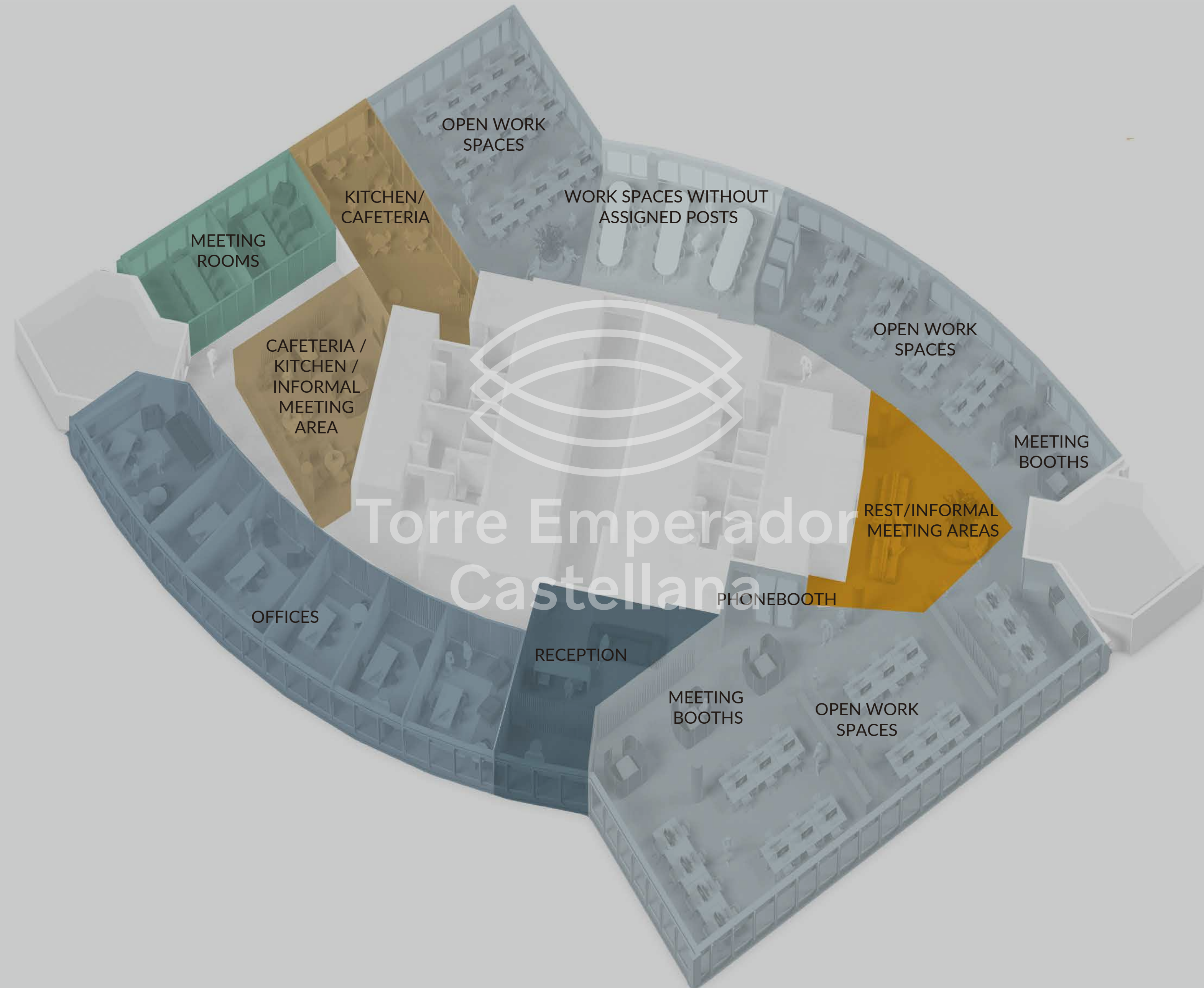




# 4 Spaces

At Torre Emperador Castellana we are in constant pursuit of **the utmost satisfaction of our clients** and we offer **ample and adaptable spaces** to guarantee maximum flexibility for all company and business types.



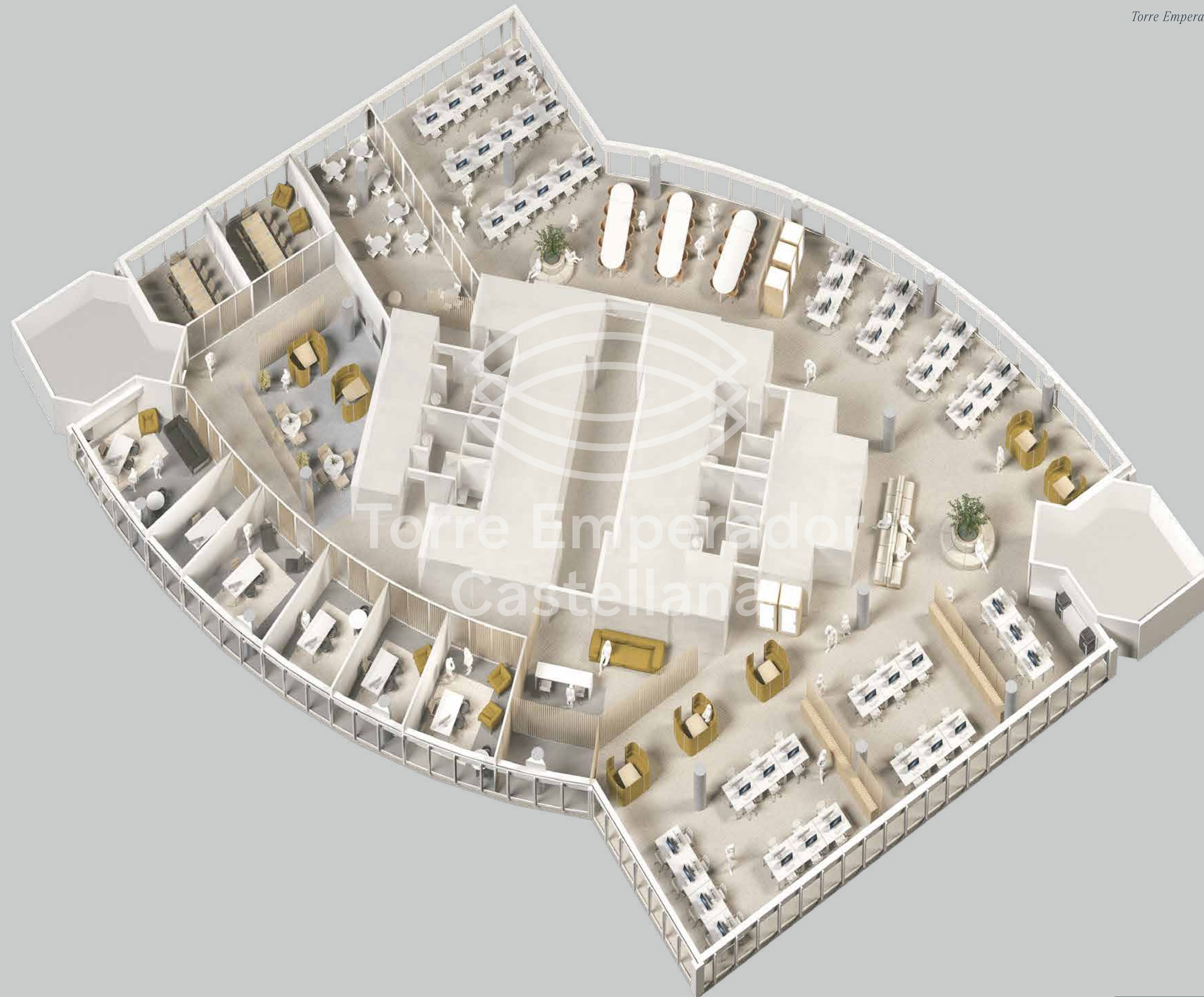


## OPEN PLAN PROPOSAL

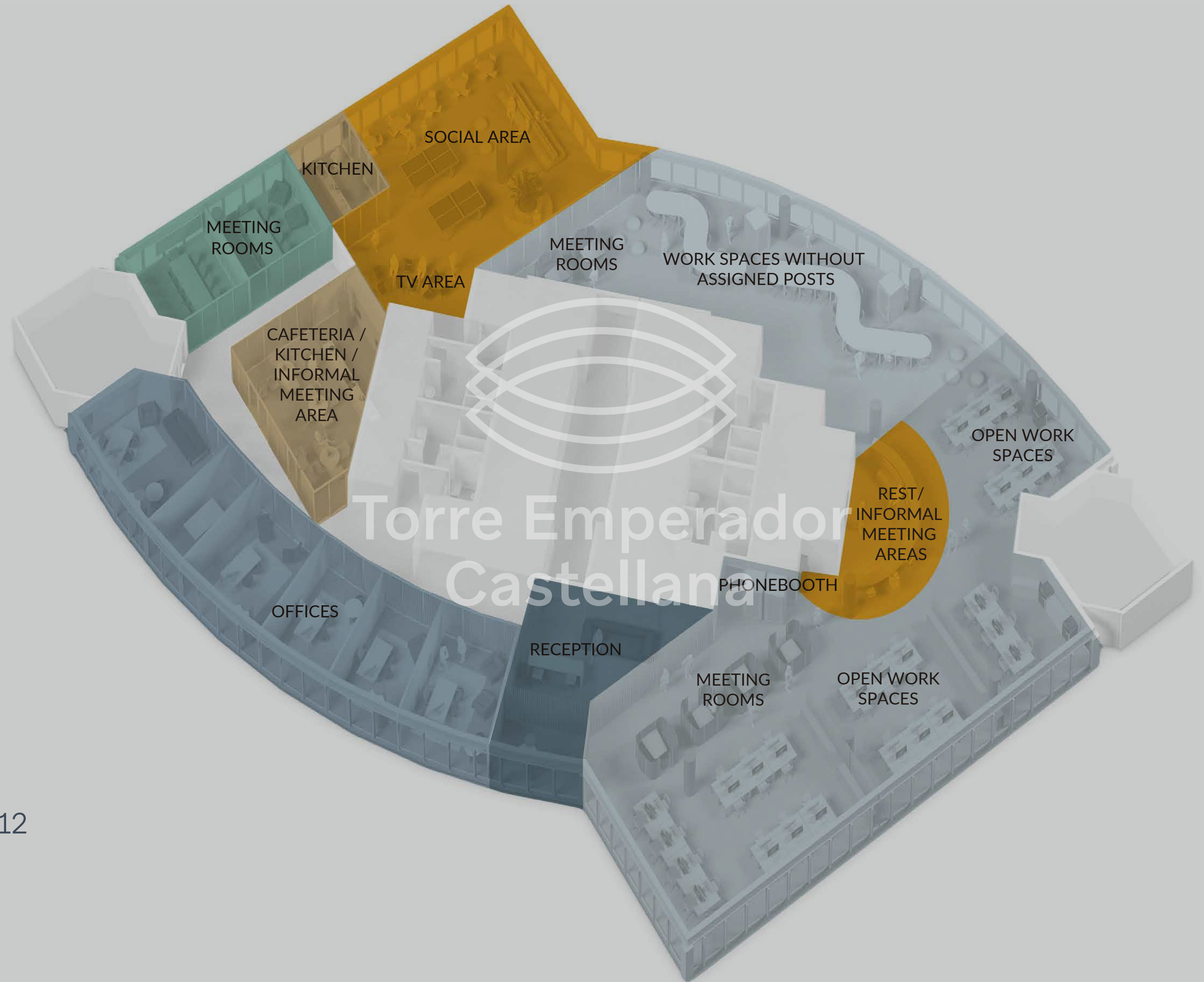
- Total posts 160
- Fixed posts 92
- Offices 6
- Meeting-rooms 16
- Floating posts 30
- Support posts/ informal meeting areas 14
- Reception 2



# OPEN PLAN PROPOSAL







## SOCIAL PLAN PROPOSAL

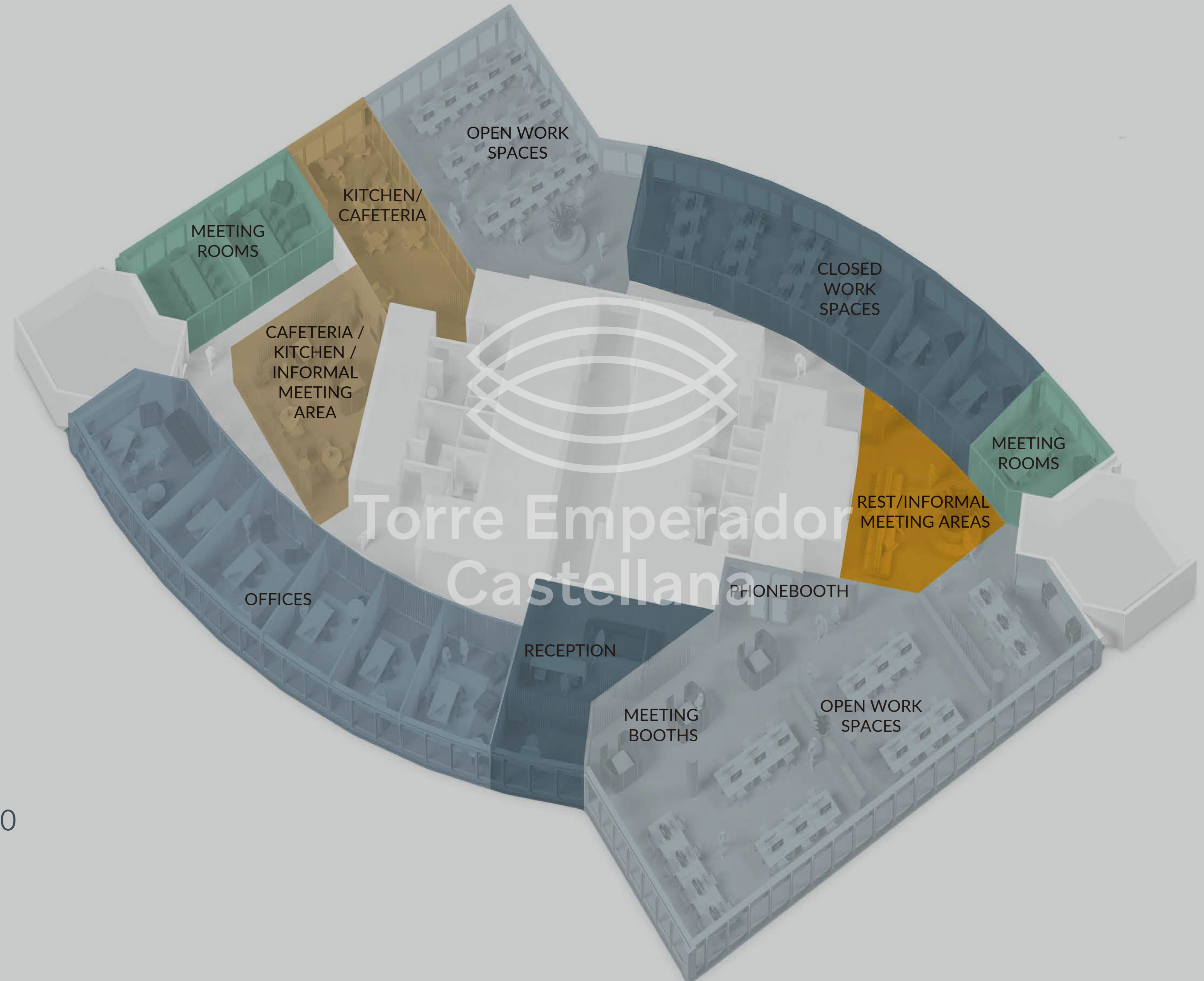
- Total posts 126
- Fixed posts 50
- Offices 6
- Meeting rooms 16
- Floating posts 36
- Support posts/ informal meeting areas 12
- Reception 2



# SOCIAL PLAN PROPOSAL





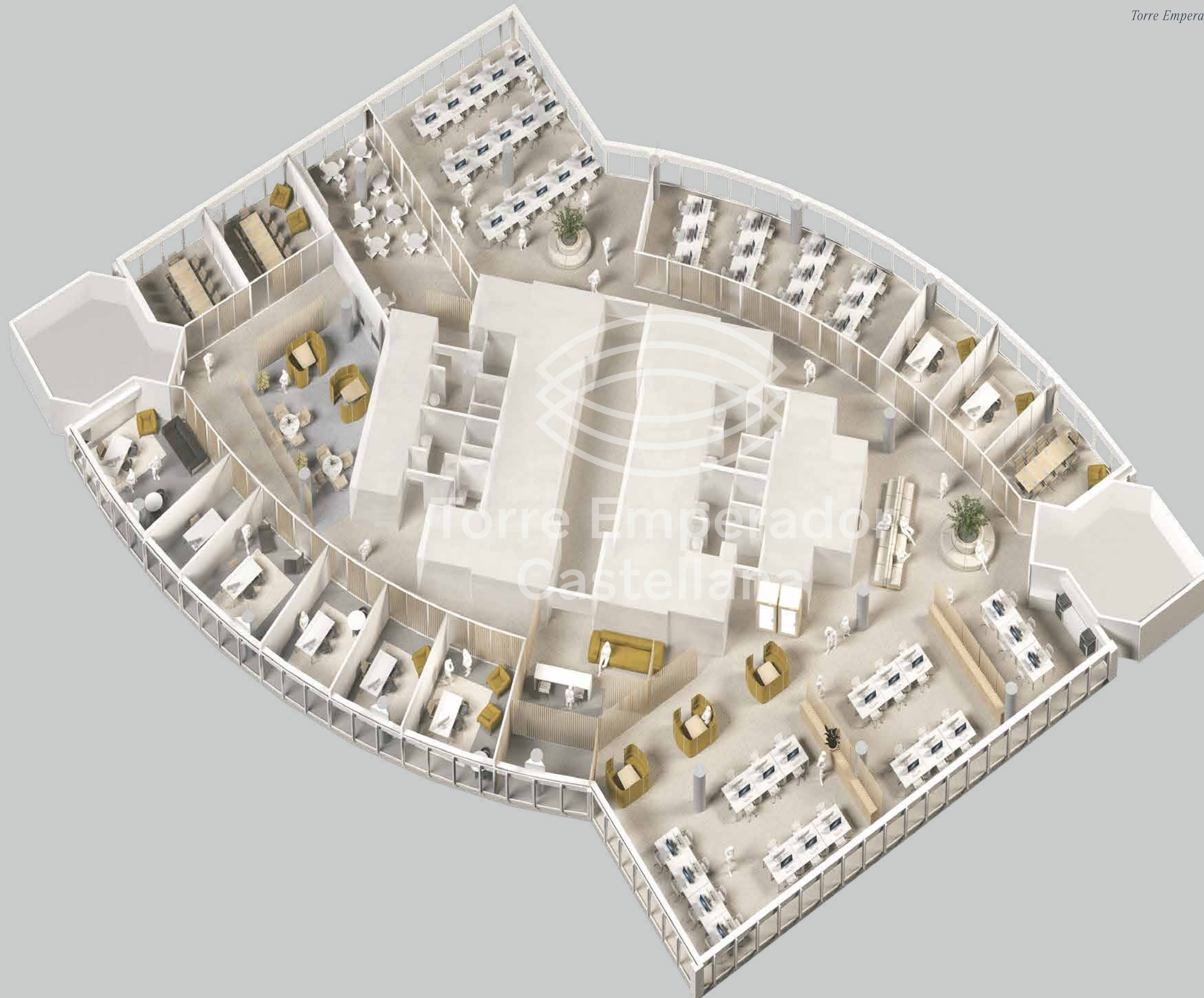


## MIXED PLAN PROPOSAL

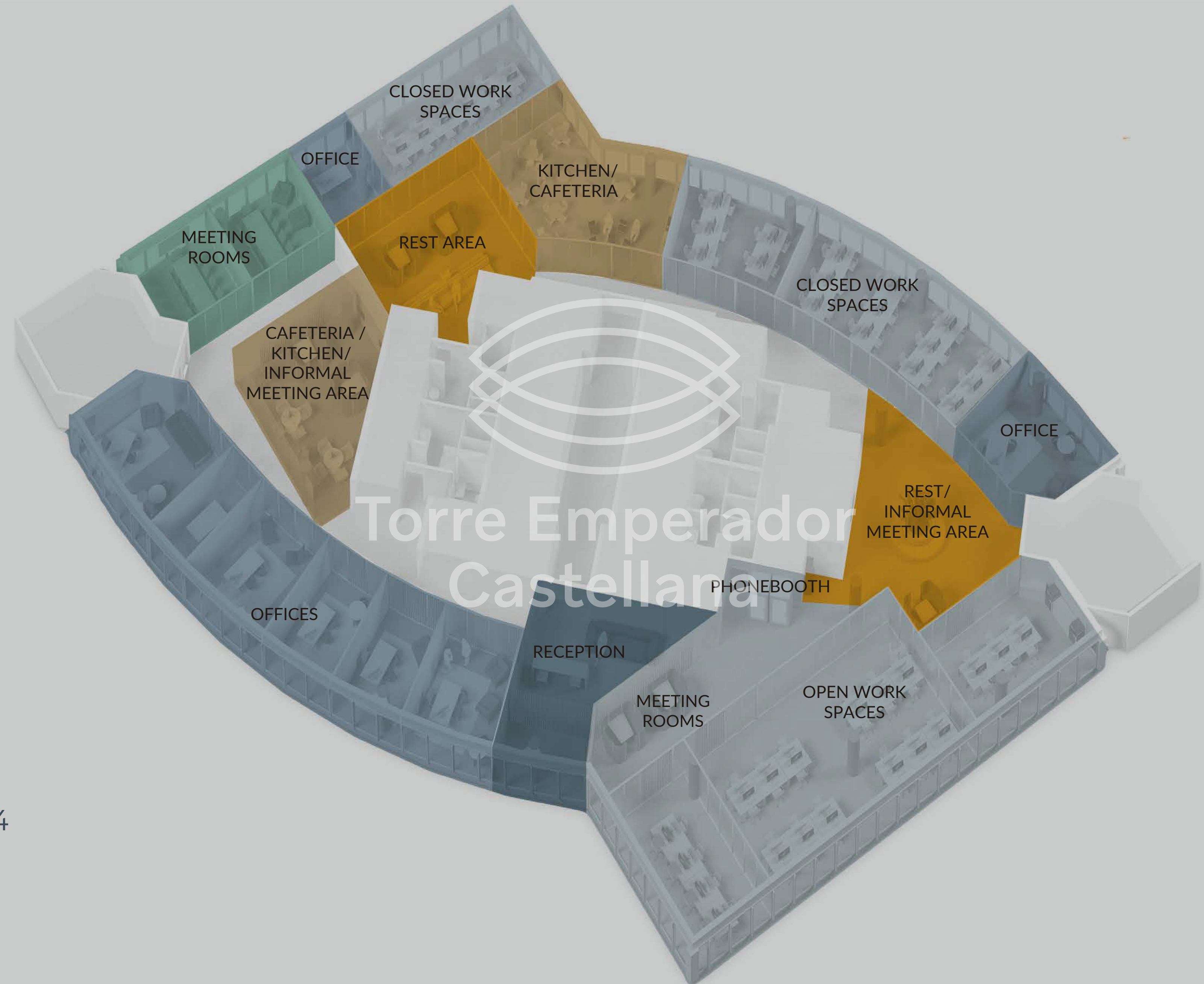
- Total posts 134
- Fixed posts 92
- Offices 6
- Meeting rooms 24
- Reception 2
- Support posts/ informal meeting areas 10



# MIXED PLAN PROPOSAL







## CLOSED PLAN PROPOSAL

- Total posts 123
- Fixed posts 84
- Offices 7
- Meeting rooms 16
- Reception 2
- Support posts/ informal meeting areas 14



# CLOSED PLAN PROPOSAL





*Committed* to what  
matters to you.

05-





*Our commitment to the environment  
and to society is not just a claim.  
It's a fact.  
And we demonstrate it in the following  
lines of action:*

- 1. Environmental sustainability*
- 2. The wellbeing of our clients*
- 3. Collaboration with the government*

*Commitment*



 <p><i>Energy efficiency</i></p> <p>Our energy rating is <b>A</b>, making us leaders in <b>low power consumption</b>.</p>	 <p><i>Water management and usage efficiency</i></p> <p>We use <b>cutting-edge technologies</b> to guarantee significant reductions in water consumption.</p>	 <p><i>Waste management</i></p> <p>Our <b>commitment to the environment</b> is clear in our efficient <b>reusage, recycling and responsible disposal system</b>.</p>	 <p><i>Transport</i></p> <p>However you choose to get around, you will enjoy an <b>unbeatable range of public transport options</b> and accessibility for private vehicles, electric scooters and bicycles.</p>	 <p><i>Health and wellbeing</i></p> <p><b>We care about people.</b> And that is why we constantly monitor lighting and noise levels to ensure the <b>highest quality standards</b>.</p>
--	--	---	--	--

This commitment is reflected in our **efforts to foster the economic development of the area** and to revitalize the environment both inside and outside the tower.





06-

A range  
of *services*  
as *remarkable*  
as our *clients*.

*Services*





*Torre Emperador Castellana is not just a building. It is all of the companies and people who live and work in it every day.*



## *Next Floor Flexible Spaces*

Located on the 18th floor, Next Floor offers multiple **flexible spaces** to our clients and all those wishing to work in a **designer space with all of the services the building has to offer at their fingertips. With a variable capacity for up to 45 people**, it ensures maximum comfort.

WELL certification.



## *Parking*

**1270 parking spaces for cars along with electric chargers and spaces for electric bicycles and scooters**, make our carpark an added value for all private vehicle users.



## *Mail and Courier delivery*

A service under our direct control that ensures complete safety and **hand delivery of mail, courier deliveries and parcels to each user.**



## *Intranet*

An essential tool for staying abreast of all the tower's new developments and news and **to manage the daily life of employees and companies from a personal digital area.**





## Gym

A modern, state-of-the-art gym, with **over 100 in-person and virtual group activities** each month, as well as access to the network of gyms throughout Spain.



## Dining

Two dining areas serve the tower's clients. A **corner shop** on the ground floor and a canteen on the 2nd offer extensive and varied eating options any time of the day. There is also a **customized catering service** to meet all company needs.



## Beauty and wellbeing

**Hairdresser and beauty salon, physical therapy and nutrition service** to strengthen our commitment to the health of all our clients.



## ÉLKAR Restaurant

**Élkar, the highest restaurant in Spain, with panoramic views of Madrid.** It has a variety of spaces fully fitted with audiovisual systems making any type of meeting, conference or presentation possible. **Personalised menu options, group menus, exclusive and customised proposals**, all completely adapted and adjusted to meet the reality of each project.







*Car Wash*



*Nutritionist*



*Physical therapy*



*Events venue*




*Meeting rooms*



*Electric chargers*

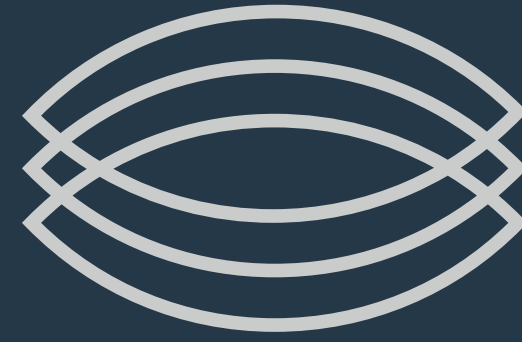


A modern conference room with a long white table, black chairs, and large windows overlooking a city. The room is brightly lit by natural light from the windows. The text "Where business do business" is overlaid on the bottom right of the image.

*Where* business  
*do* business



# Contact



## Torre Emperador Castellana

 650 167 762

 [www.torremperadorcastellana.com](http://www.torremperadorcastellana.com)

 [info@torremperadorcastellana.com](mailto:info@torremperadorcastellana.com)

 @torreemperadorcastellana

 Torre Emperador Castellana

Commercialized by:

