

OTTEA

PASEO DE LA CASTELLANA 44 BIS | MADRID

OTTEACASTELLANA.COM



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# SHAPE YOUR FUTURE

OTTEA Castellana, an exclusive office project in the heart of Madrid.

Designed under a concept centered around natural light, OTTEA Castellana features expansive glass facades and a visually seamless transition between the Castellana and Serrano entrances. The result is a space characterized by double-height ceilings and abundant natural light, made possible by a grand skylight.





# A CRYSTAL CUBE BETWEEN CASTELLANA AND SERRANO

A simple and transparent structure, preserving only those elements that will make the building a much more human and harmonious place.

A place open to encounters and exchange, where people are the main focus.

OTTEA is a connection space, a cosmopolitan, avant-garde, and professional environment that takes care of people and improves their quality of life through natural elements and sustainable technologies that promote respect for the environment.





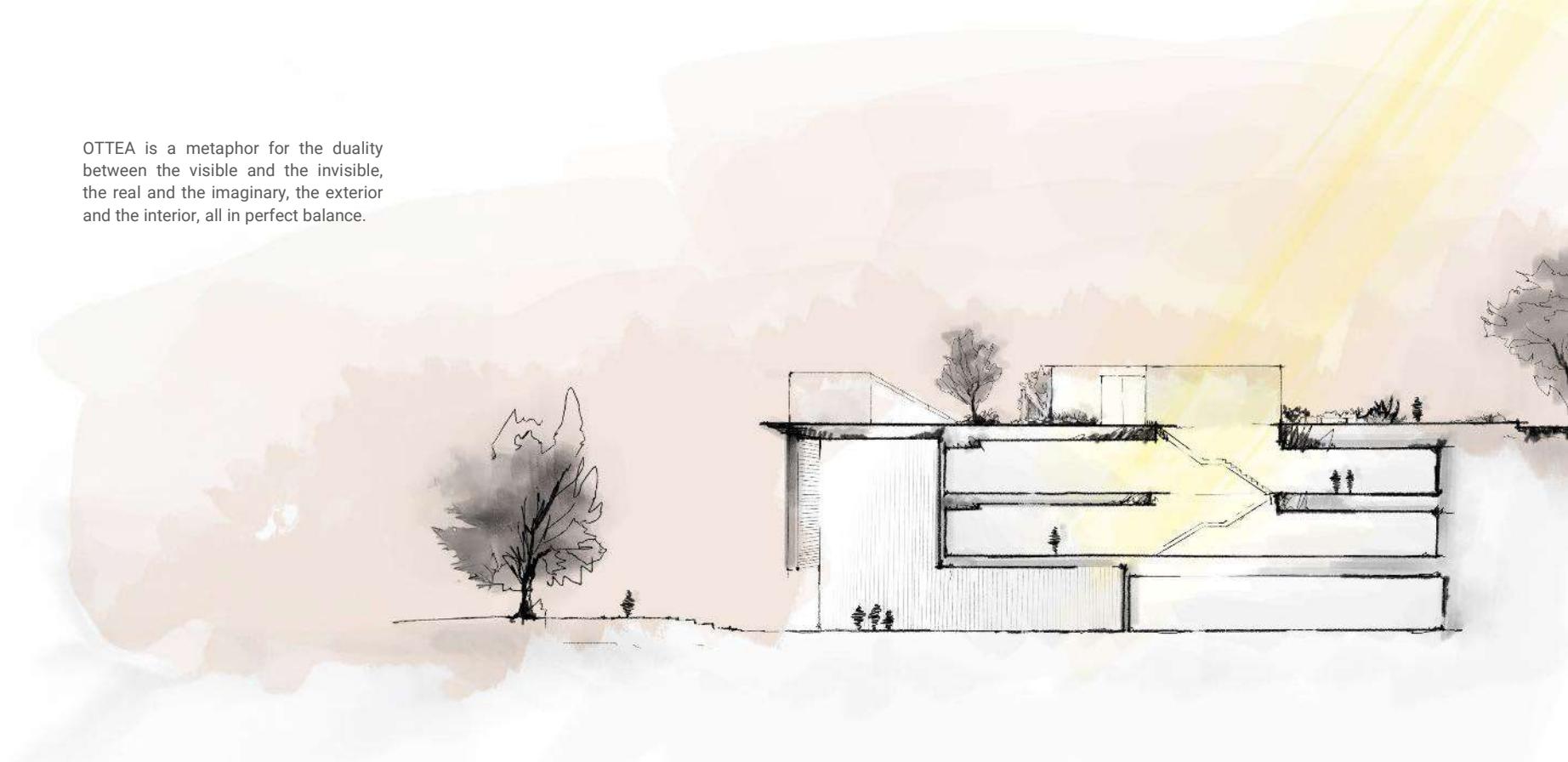
# OTTEAR, LOOK, SEARCH

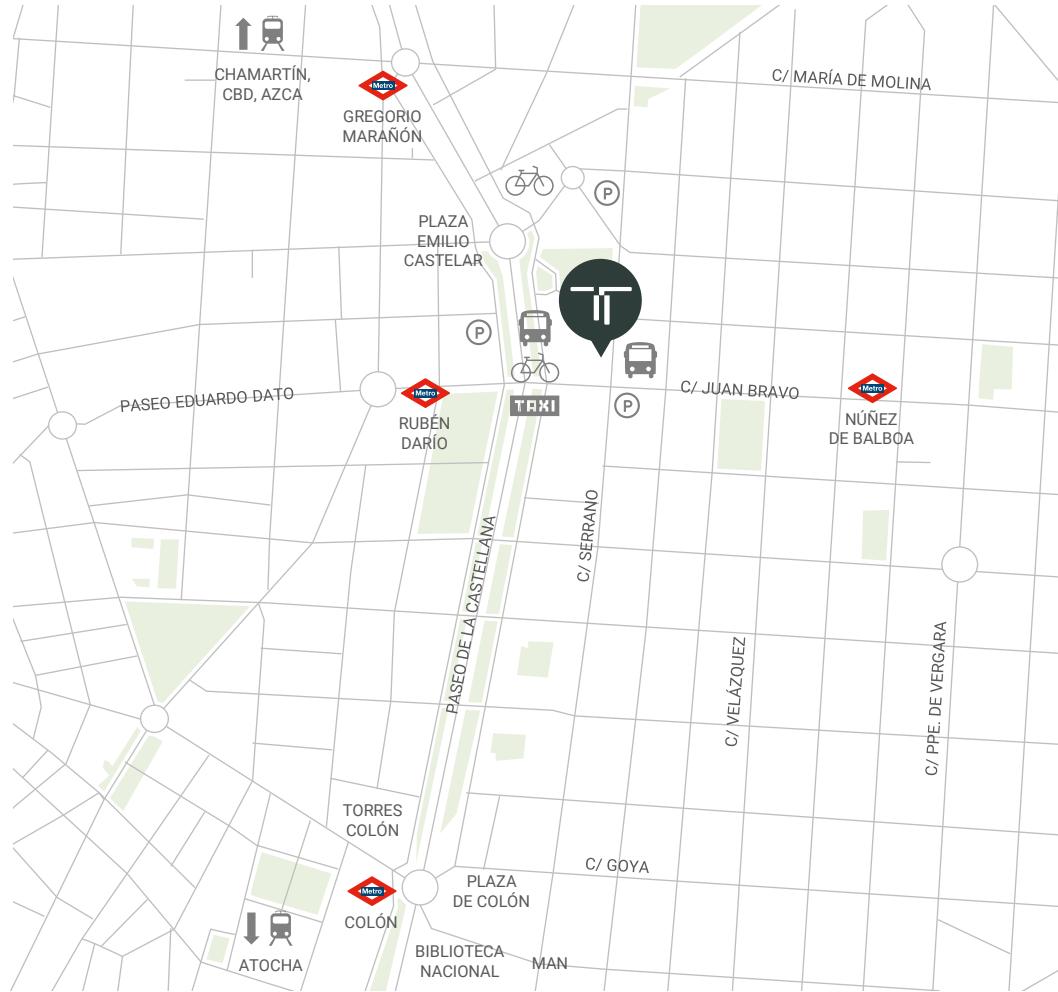
OTTEA, an evocative and aspirational name that means to look carefully to find something. This reflects an ambition to discover and find value in untrodden or unexplored places.

It represents that innovative spirit, the constant search for new and better things, and the desire to learn and evolve.



OTTEA is a metaphor for the duality between the visible and the invisible, the real and the imaginary, the exterior and the interior, all in perfect balance.



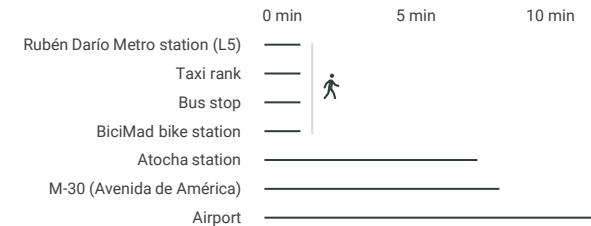


# WELL-CONNECTED

The building is located on Paseo de la Castellana 44 and also has a second access from Serrano, two of the main streets in Madrid. This is one of the most established areas for business development, a great strategic opportunity for a representative corporate headquarters. It is a unique location that connects to Madrid's main access points and offers excellent public transport options.

There is a bus stop right at the door with 7 different lines. Rubén Darío metro station is a 1-minute walk away, and Núñez de Balboa metro station is a 3-minute walk away, with both stations serving line 5. Additionally, the building has a taxi rank and a BiciMad bicycle station at the entrance.

## TRAVEL TIMES FROM OTTEA





LOCATION

Surrounded by a cosmopolitan atmosphere where fashion, culture, and gastronomy seamlessly blend together. Additionally, the Salamanca district is renowned for promoting sustainable mobility.





## OTTEA IN DETAIL



**5,304 sqm**

Total office area

**635 sqm**

Total retail space area



**Access**

Dual prestigious access:  
Paseo de la Castellana  
and Serrano



**3 floors  
and terrace**

Ground floor (Castellana), F1, F2  
and rooftop terrace (Serrano)



**Flexible  
meeting  
rooms**

And conference room on the  
ground floor



**Courtyard**

Internal courtyard illuminated  
by a grand skylight



**95**

Parking spaces



**Terrace**

Private rooftop terrace



**Lobby**

Double-height lobby with a large  
screen



**Design**

Unique architectural design, a  
glass box in a prime location



**LEED**

Currently pursuing LEED  
Platinum certification

# OTTEA: DESIGN AND EXCLUSIVITY IN THE HEART OF MADRID





Located on one of Madrid's most iconic avenues, OTTEA redefines the concept of office space with its unique design and recent renovation, transforming it into a cutting-edge environment.

This building is a true 'glass box,' light, elegant, and distinguished by its mysterious and sophisticated character.





The building's entrance is unparalleled: a grand, illuminated walkway leads to a double-height lobby, dominated by a large screen.



VIRTUAL TOUR





VIRTUAL TOUR



Additionally, this lobby includes a waiting area designed to welcome people.







On the ground floor, the building offers flexible meeting rooms and a conference room, all perfectly adaptable to evolving and future needs.



VIRTUAL TOUR



The first and second floors feature spacious office areas filled with abundant natural light, fostering a collaborative and productive work environment.



Everything is visually connected thanks to the skylight that opens onto the roof and creates an interior courtyard.





The true gem of the building is located on the rooftop: a private terrace that will be the perfect space for exclusive events or moments of relaxation, with direct access to Serrano street.







## SURFACES

Total office area **5,303.84 sqm**

Total retail space area **635.22 sqm**

Floor	sqm
2 - North	1,651.66 sqm
2 - South	1,004.27 sqm
1 - North	1,654.08 sqm
1 - South	993.83 sqm
Retail space	635.22 sqm



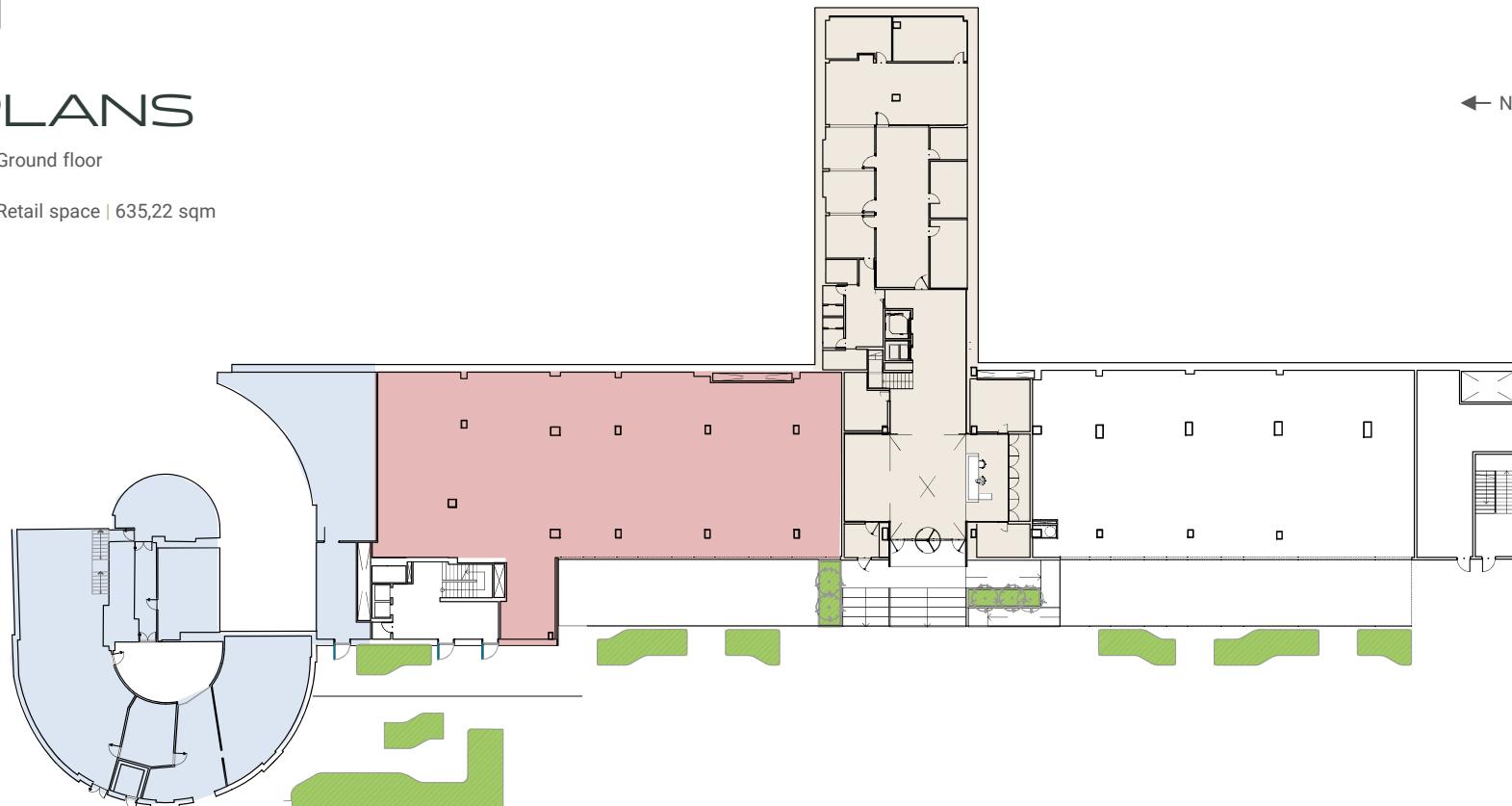


# PLANS

Ground floor

Retail space | 635,22 sqm

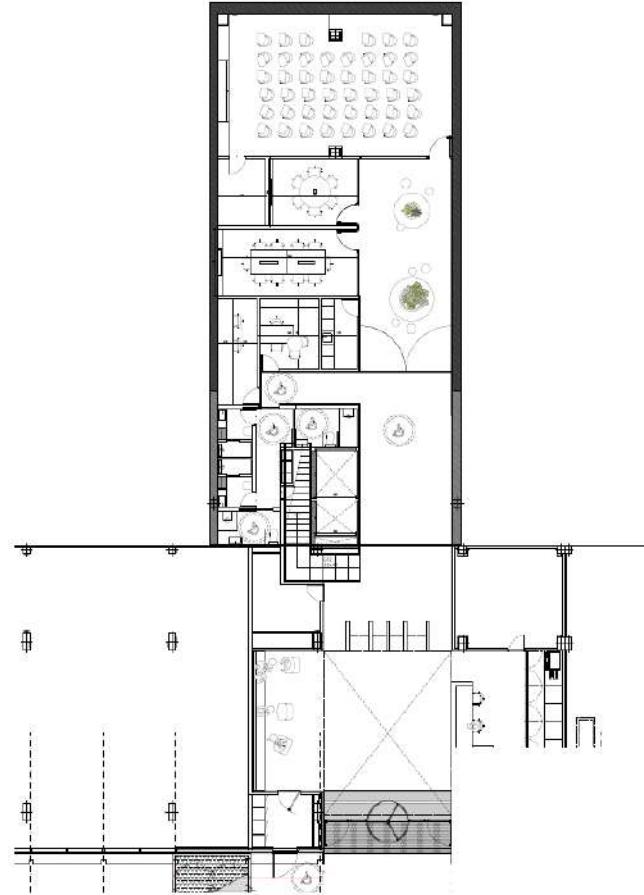
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# PLANS

Ground floor layout



Paseo de la Castellana

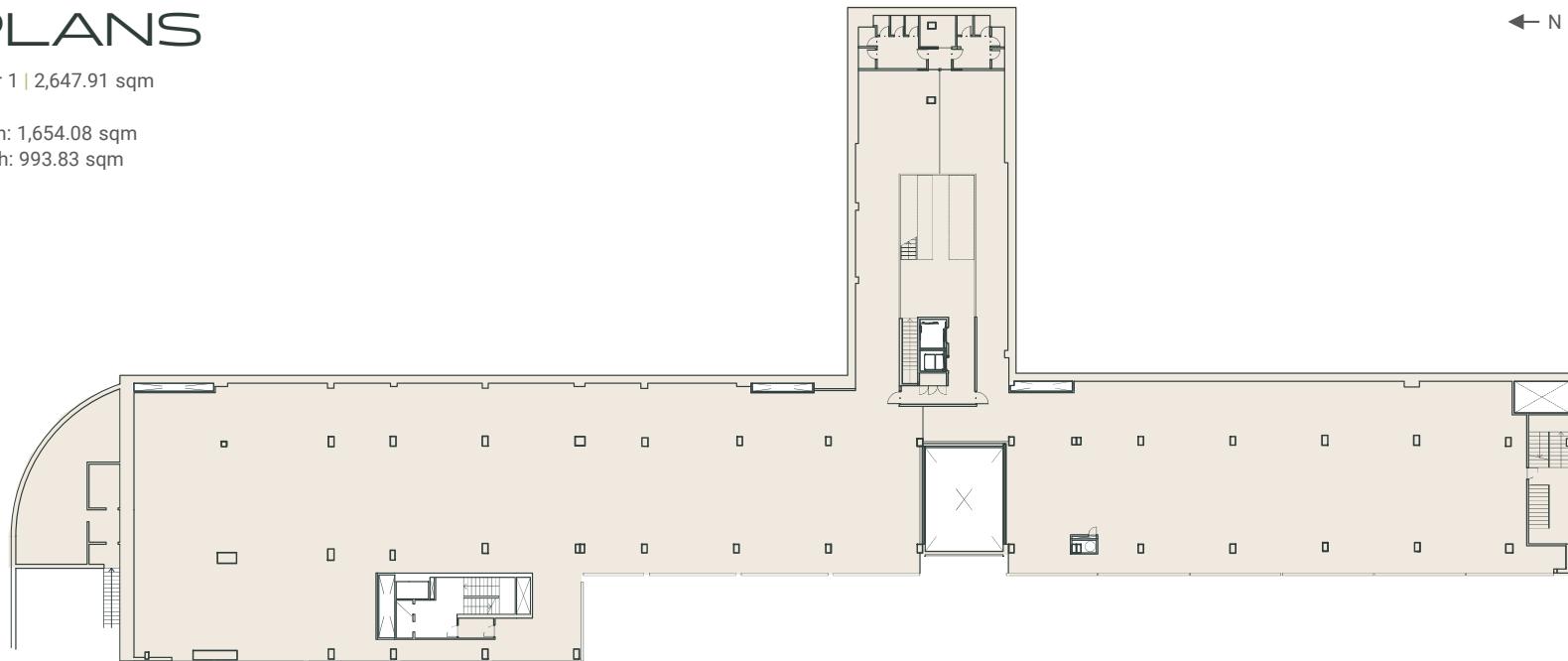


# PLANS

Floor 1 | 2,647.91 sqm

North: 1,654.08 sqm

South: 993.83 sqm





# PLANS

Floor 1 layout



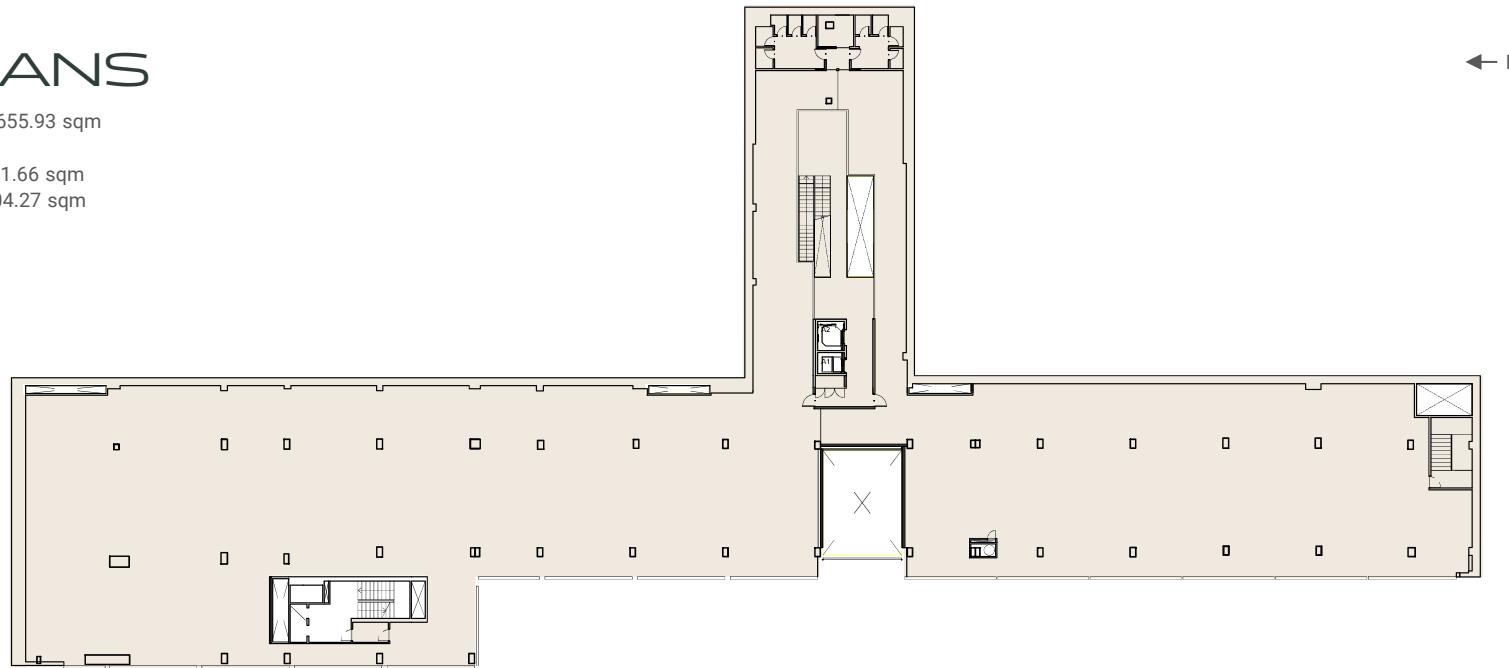


# PLANS

Floor 2 | 2,655.93 sqm

North: 1,651.66 sqm

South: 1,004.27 sqm





# PLANS

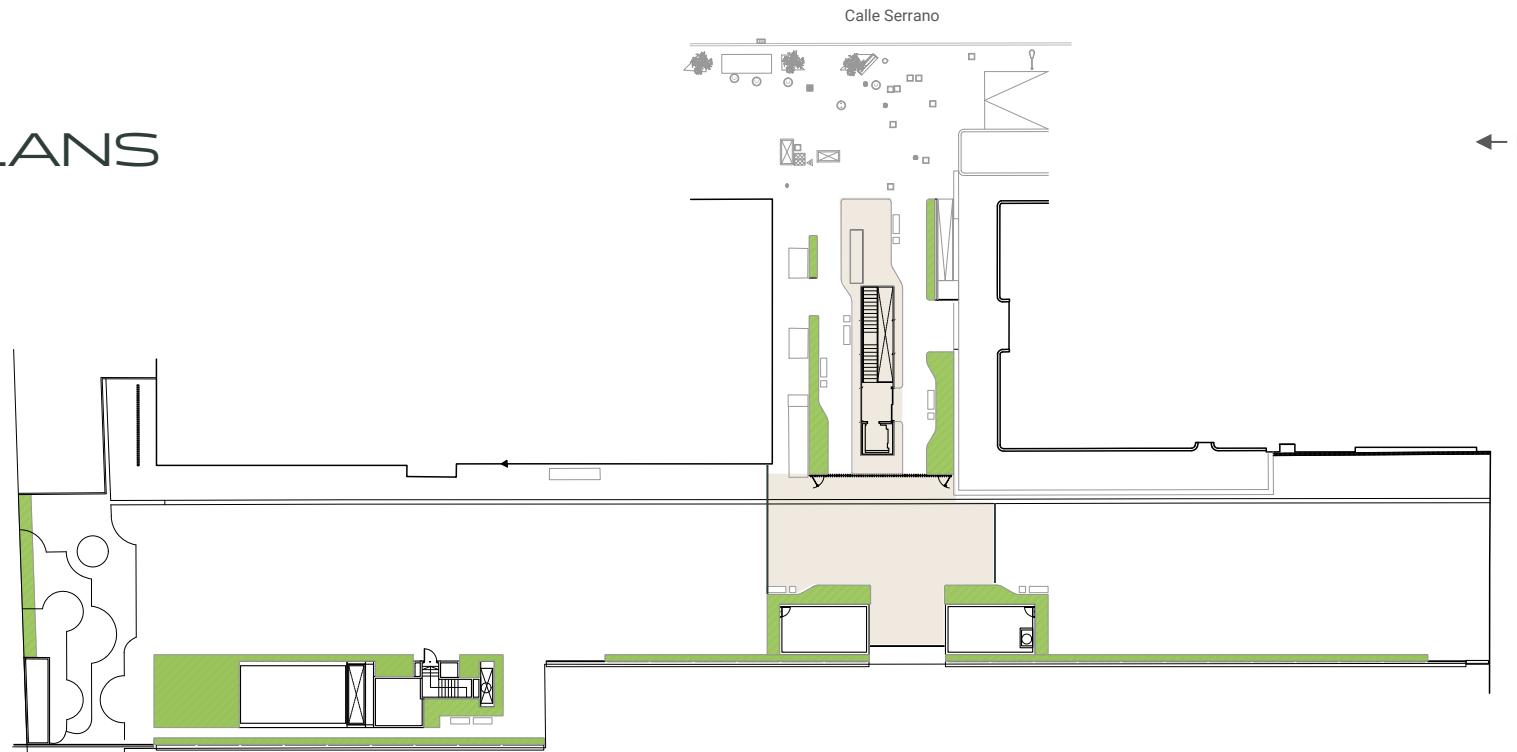
Floor 2 layout





## PLANS

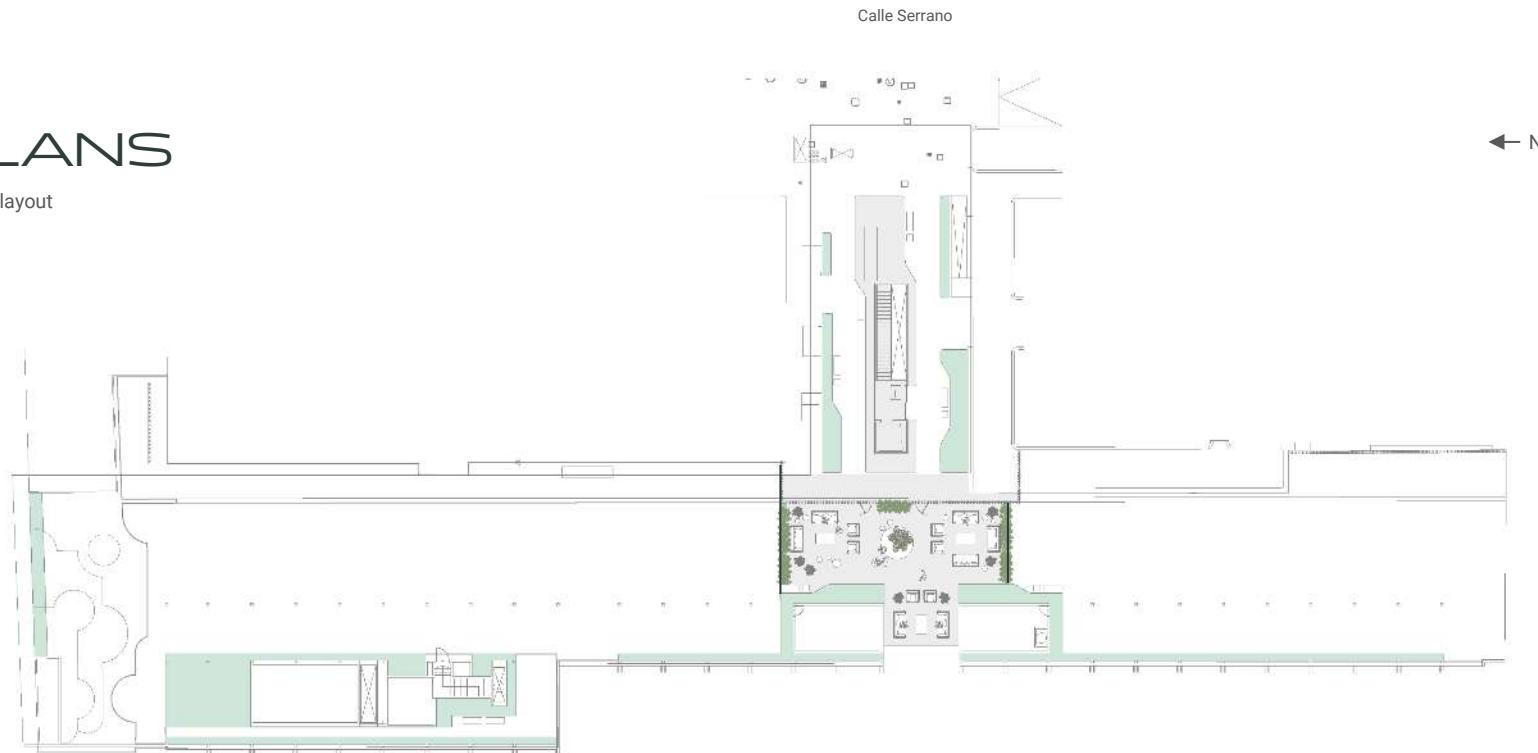
Terrace





# PLANS

Terrace layout





## SUSTAINABILITY

OTTEA is aiming to achieve LEED Platinum certification. The comprehensive renovation meets the highest international sustainability standards.

All of this is with the sole purpose of improving user well-being, workspace quality, and contributing to increased occupant satisfaction and productivity, reduced absenteeism, and enhanced company image.



# BUILDING SPECIFICATIONS

## FAÇADE

- Stainless steel composite cladding.
- 10 mm silk-screened glass + 18 mm cavity + 6+6 interior glass.

## SERVICES

- Mailroom.
- Expandable meeting rooms and conference room.
- Private rooftop terrace.

## OTHER

- Closed-circuit TV and access control.
- Audiovisual system in meeting and conference rooms.
- Large format LED screen in reception.

## INTERIOR COVERINGS

### OFFICE AREAS

- Vertical faces:
  - Smooth, matte paint finish. Interior partitions and backing walls finished with plasterboard and brick.
- False ceilings:
  - Registrable false ceiling with 120x30 galvanized steel lacquered panels with acoustic felt.
- Flooring:
  - 60x60 raised floor with double-sided steel sheet-covered chipboard.

## INTERIOR FINISHES

### RECEPTION, LOBBY, AND TOILETS

- Vertical faces:
  - Glossy white glass-like resin paneling.
  - Wood paneling with moldings and smooth panels in access areas, typical floor office distribution, and toilets.
  - Large-format porcelain tile in toilet cubicles and sinks.
- False ceilings:
  - Continuous plasterboard false ceiling in reception and lobbies.
  - Registrable acoustic slatted false ceiling in meeting and conference rooms.
  - Registrable aluminum slatted false ceiling in toilets.
- Flooring:
  - Large-format porcelain stoneware.
  - Polyamide carpet in meeting and conference rooms.

## INSTALLATIONS

### AIR CONDITIONING AND VENTILATION

- Office areas:
  - VRV system with heat pump. Individually controlled indoor units.
  - 2 air handling units.
  - Monitored air ionization system.
- Common areas:
  - Radiant floor heating and cooling system.
- Centralized control:
  - BMS system for HVAC, energy consumption, and water control.

### LIGHTING

- LED lighting.
- Intelligent lighting control.

### ELECTRICITY

- Photovoltaic panels.
- Electric vehicle charging stations.

### ELEVATORS

- Two elevators with a capacity of 8 and 10 people.

### FIRE PROTECTION

- Fire detection system.
- Sprinkler system.

### SANITARY FACILITIES

- Washbasins and countertops made of integrated porcelain stoneware.
- Timed electronic taps.



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PROPERTY

**ALBA**  
GRUPO MARCH

LETTING BY

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