



Where businesses prosper

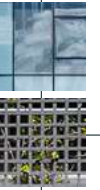




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42,427 sqm of Technology and Talent



Turnkey offices
available from 1.900 sqm

Renovated areas (Q2 2025)
Reception, auditorium, private areas,
and exterior canopy

Located in **next** MADRID

Just one minute from
commuter trains and the metro



BREEAM®
Certification



562 parking spaces
of which 150 are available

The Project



7.408 sqm of common areas

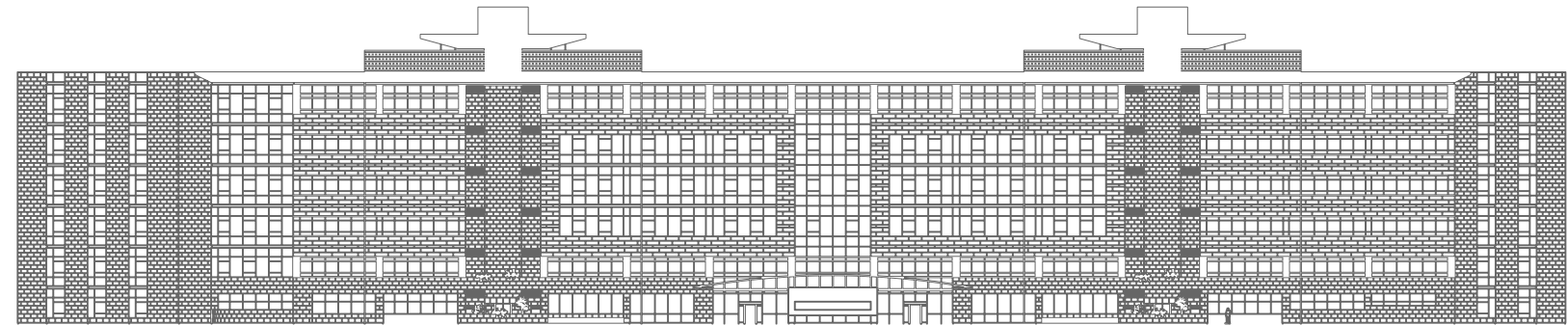
Restaurant/Cafeteria of **768 sqm**



Inspire and empower talent

Imagine expansive, **fully equipped offices spanning 3,782 sqm**, customizable into one or two independent units based on your needs.

Bright spaces with high ceilings, **raised floors**, and **installed suspended ceilings**, featuring **technology** designed to enhance your team's comfort. Plus, common areas that go beyond the ordinary.



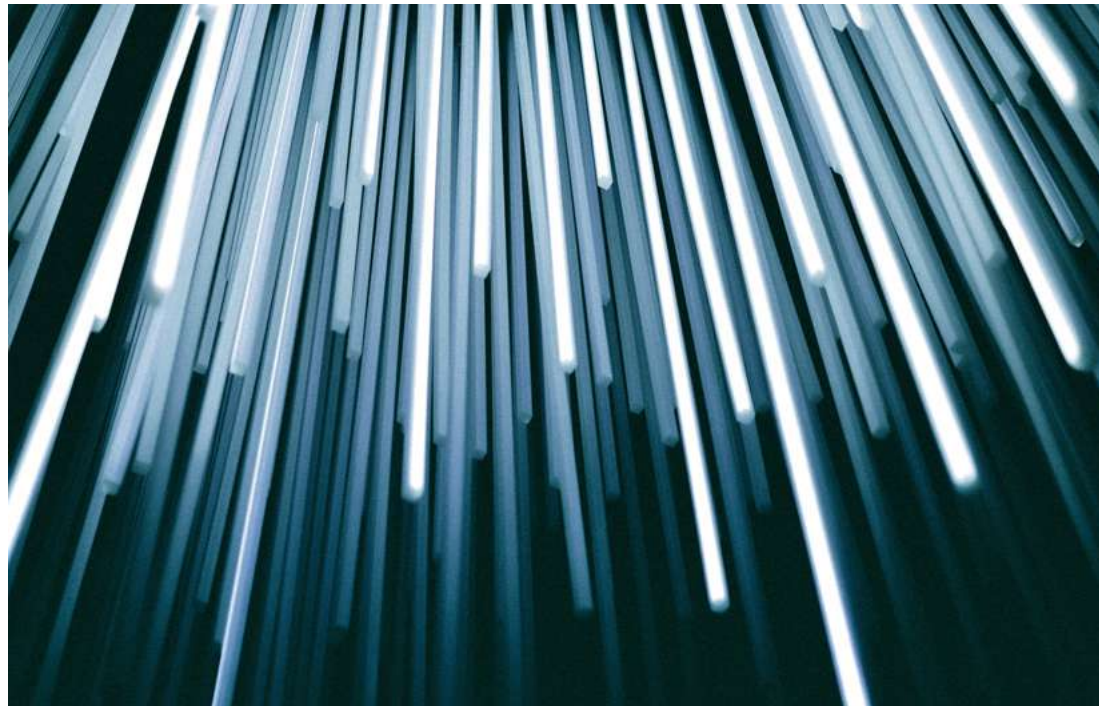
Available Floors 2, 4 & 5 of 3.782 sqm each

Optional: Each floor can be divided into two modules of 1,900 sqm each

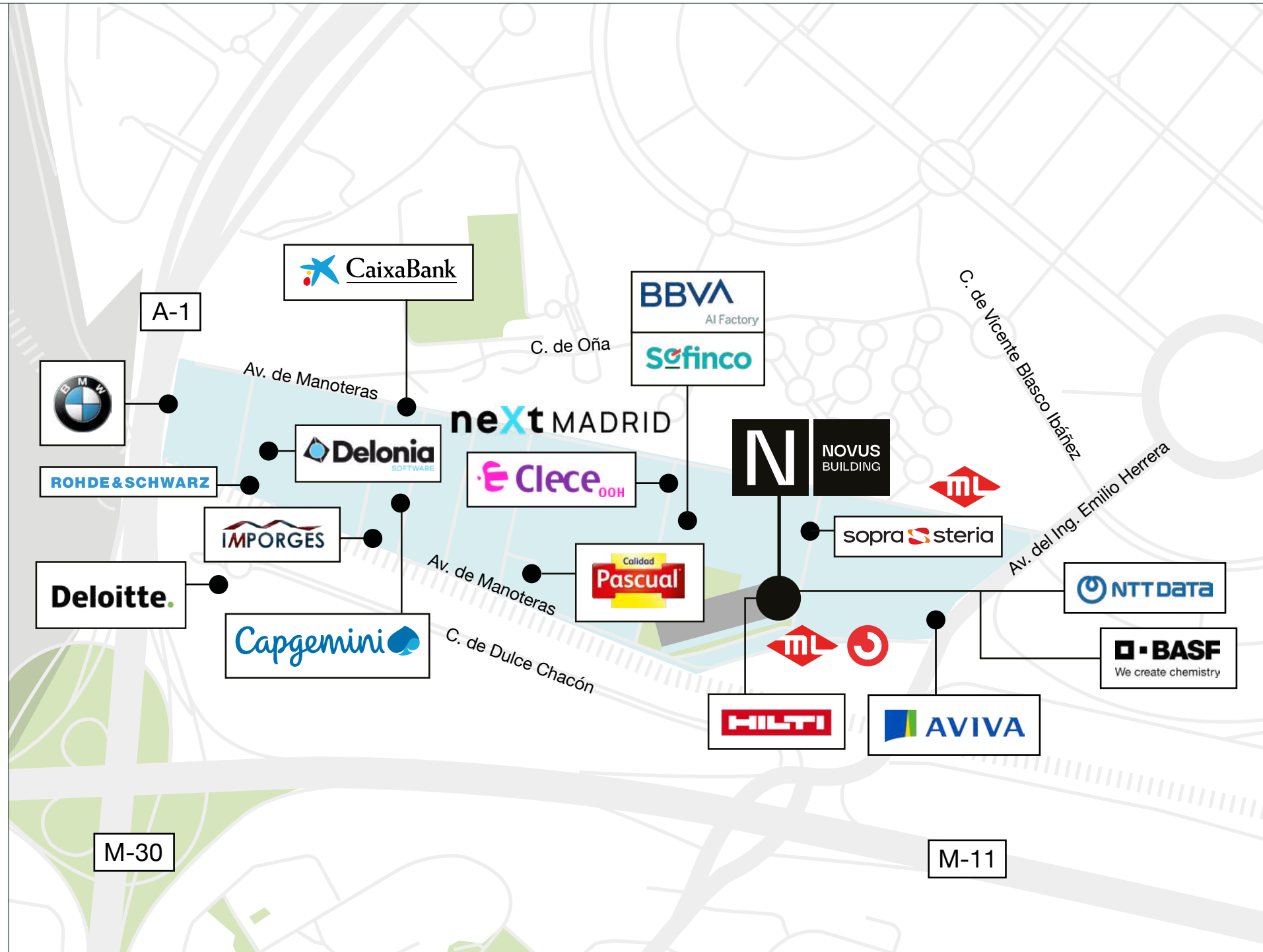
Your **office**, from your **phone**

To meet the demands of modern times, the building integrates advanced technologies designed to enhance the well-being of its occupants.

From a **BMS system** for centralized automation and control to a **smart app** for managing spaces, along with intelligent **lighting and climate control systems**.



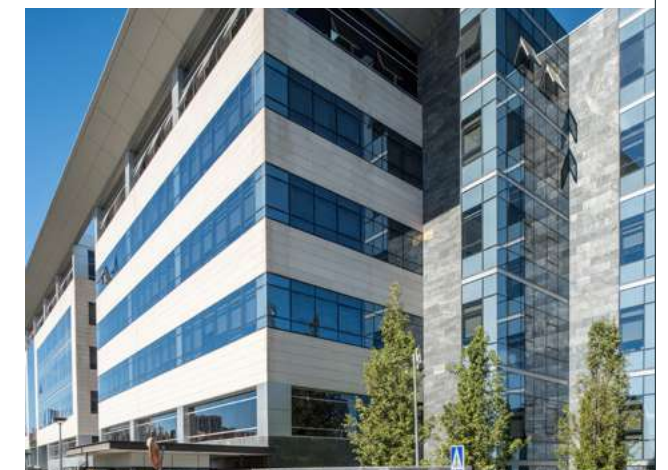
Location



Boost Your Business in neXt Madrid

Located in one of the most vibrant business hubs in the north of the city: **neXt Madrid**.

This fully renovated area has everything needed to become the city's **new financial district**: a consolidated hub, close to everything, offering a wide range of services, and already home to **prominent national and international companies**.










Location




Everything You Need, Close at Hand

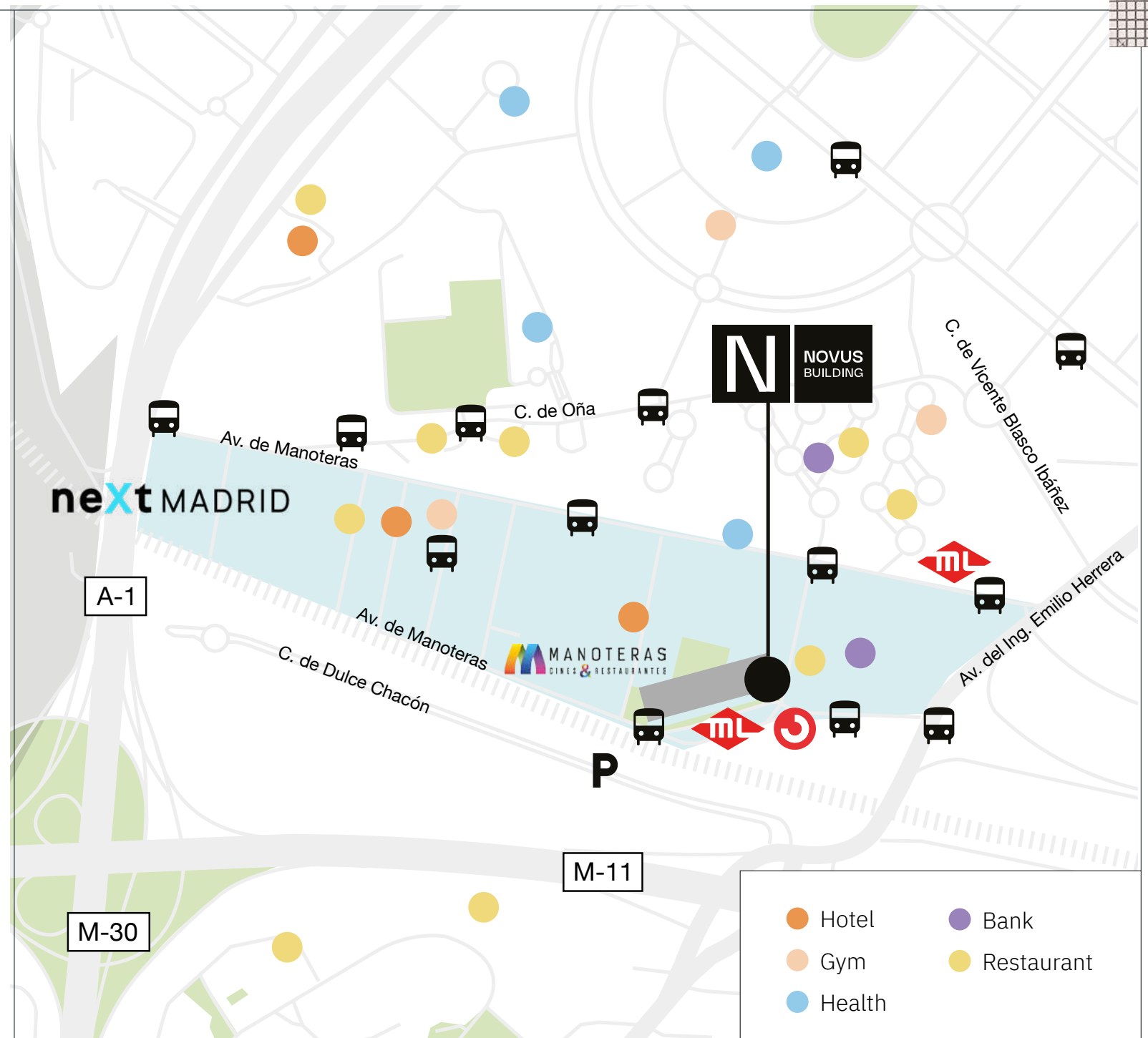
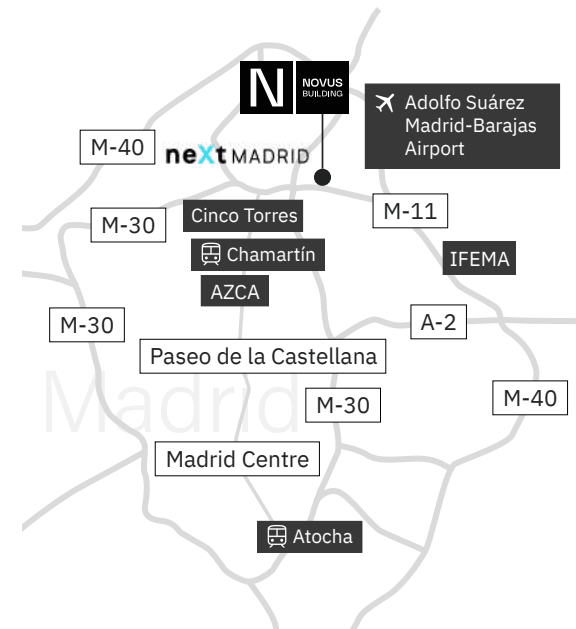
Working at Novus Building means enjoying a **perfect location** with excellent connectivity and services.






Fast access to the M-30, M-11, and A-1; all types of **public transport** options at your doorstep; restaurants, supermarkets, and gyms nearby; parks for outdoor activities and even a multiplex cinema next door.

From Novus to:

-  Line 150
-  Fuente de la Mora
-  Fuente de la Mora (ML1)
-  BiciMAD
-  IFEMA
-  Chamartín Station
-  Airport

			
Line 150	1'		
Fuente de la Mora	1'		
Fuente de la Mora (ML1)	1'		
BiciMAD	3'		
IFEMA		6'	30'
Chamartín Station		11'	8'
Airport		9'	28'



-  Hotel
-  Bank
-  Gym
-  Restaurant
-  Health

Where **Well-Being** extends beyond the office

The Novus Building goes beyond traditional common areas and services, creating a workspace **that caters to its tenants and their needs.** A small world of comfort that includes:



1 Green spaces

A spacious and relaxing garden, outdoor spaces that are perfect for taking a break or enjoying lunch on sunny days.



Services



2

Meeting rooms

Extend your office capabilities with brand-new, fully equipped meeting rooms located in the common areas.

3

Auditorium

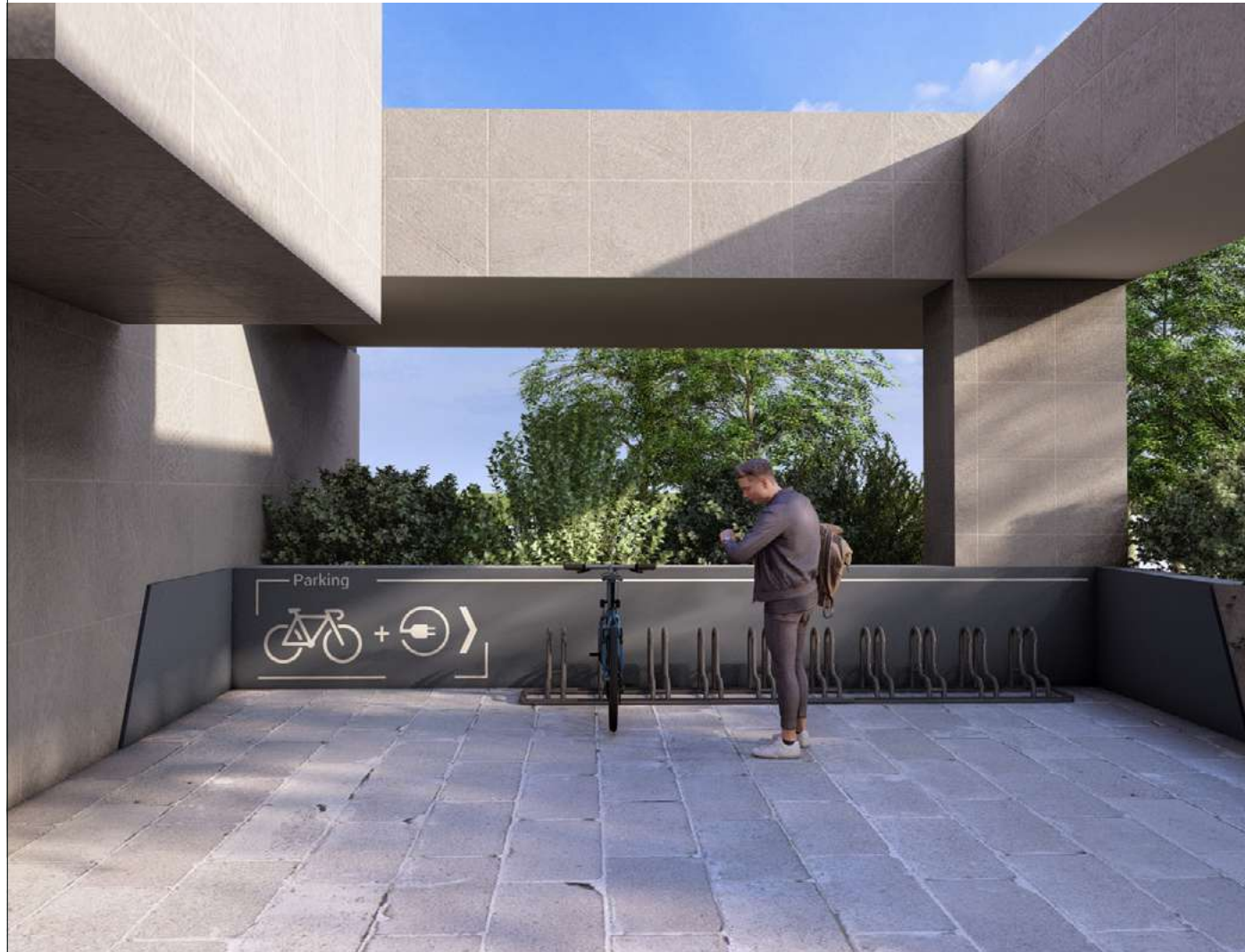
The building is also equipped to host major events, thanks to a modern and fully renovated auditorium.



Services

4 Parking

562 private parking spaces, 8 of them for electric vehicles, as well as areas for 15 bike spaces and 13 motorcycle spaces (5 in Basement 1 and 8 in Basement 2)



5 Restaurant and Café

A space designed for both quick breaks and socializing with the team over a meal or drink.



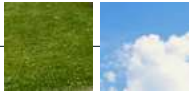
A Commitment to the **Environment**

The Novus Building is all about thinking green. The project has been designed with **efficient and sustainable construction strategies** and techniques, incorporating facilities, procedures, and practices aimed at minimizing the building’s environmental impact.

This holistic approach has been recognized with the **BREEAM® certification, the leading standard in sustainability.**

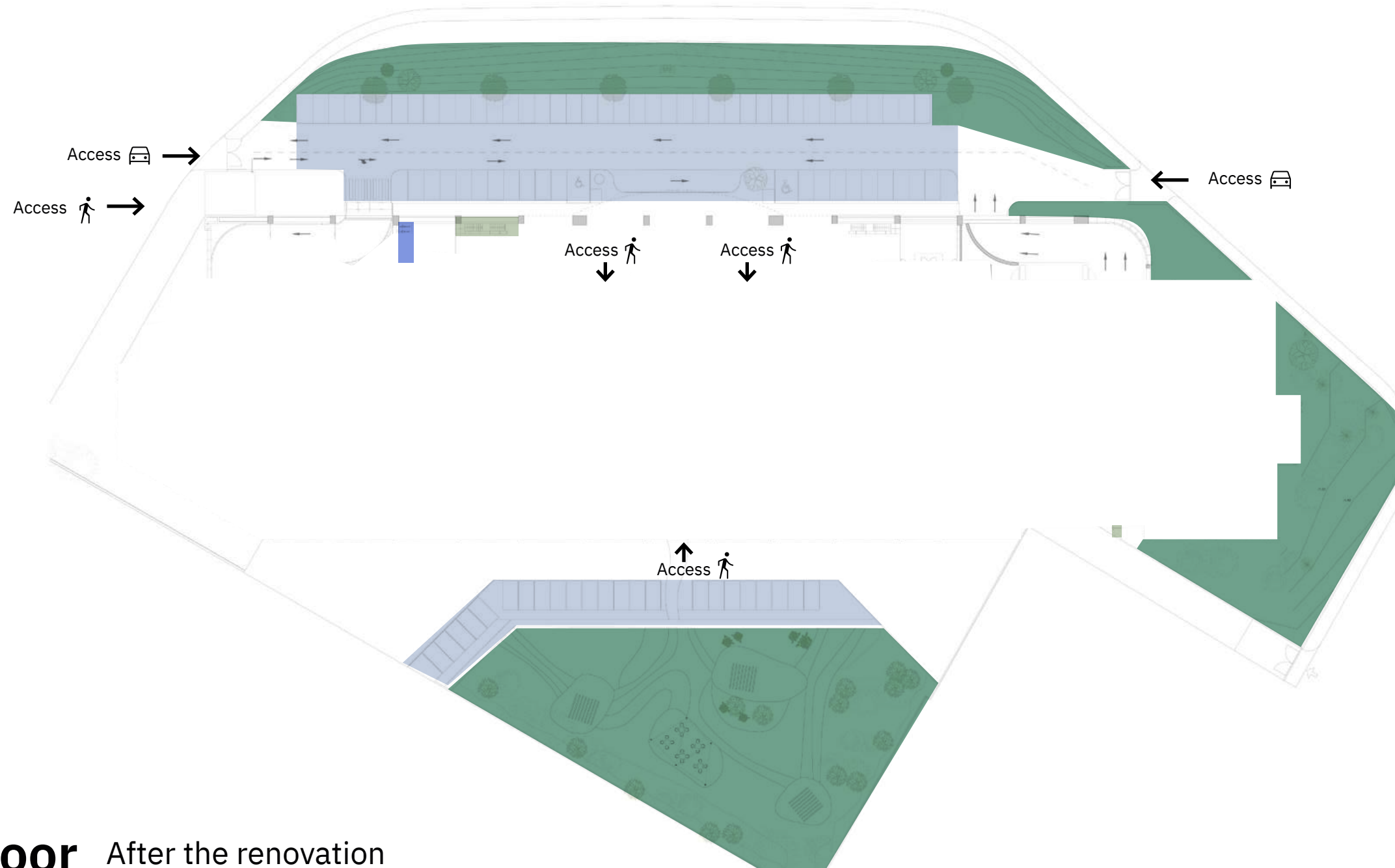


Very good in Part 1
Good in Part 2



Floor Plans

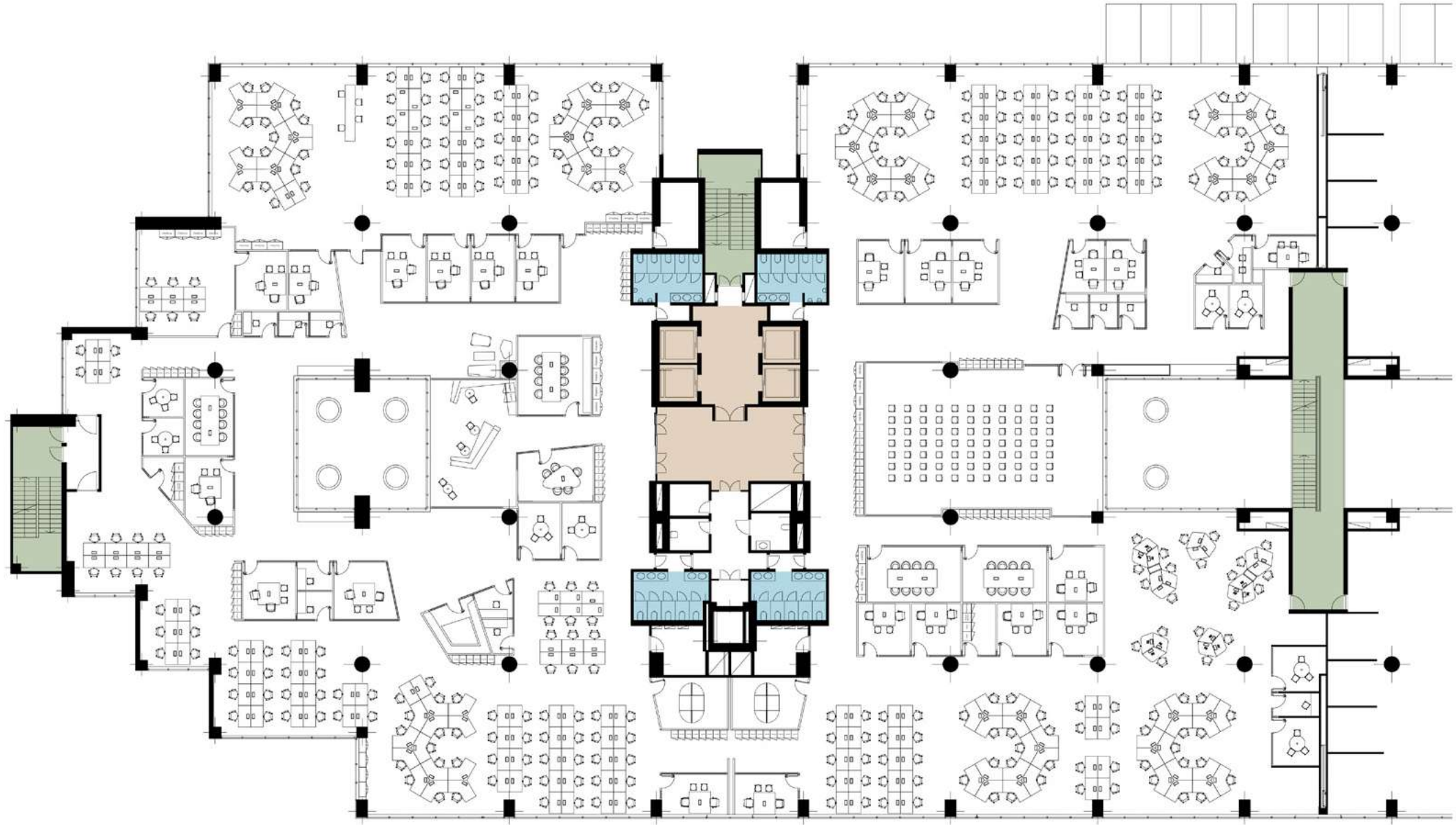
- Lobby
- Outdoor Parking
- Bicycle parking
- Green areas
- Cafeteria
- Meeting rooms
- Auditorium
- Elevators
- Restrooms
- Stairs



Ground Floor After the renovation

Floor Plans

Elevators Restrooms Stairs



Floor 2 3,782 sqm

Workstations: 355 | Rooms: 48 (from 1 to 20 people)

Floor Plans

- Elevators
- Restrooms
- Stairs



Floor 4 3,782 sqm

Workstations: 346 | Rooms: 39 (from 2 to 60 people)

Floor Plans

Elevators Restrooms Stairs



Floor 5 3,782 sqm

Workstations: 353 | Rooms: 40 (from 1 to 24 people)

Technical Specifications

FACADE

The building features a ventilated facade with exposed natural stone, and the exterior carpentry is resolved with a curtain wall to maximize natural light and the views from the office areas.



SECURITY

Interior Security

The building includes a computerized access control system for people in the lobby, as well as vehicle access control through barriers and license plate reading equipment.

A CCTV surveillance system is installed at all building access points, with fixed cameras, monitors, and digital video recorders.

Fire Protection

The existing detection and extinguishing systems include optical detectors, fire doors to maintain sectorization, and a system of fire extinguishers and cabinets with equipped fire hoses throughout the building, ensuring distances are maintained as per regulations.

PARKING

The parking area is distributed over two underground floors with a total of 476 spaces, including spaces for electric cars, motorcycles, and accessible parking spaces.

Vehicle access to the underground levels is through the main road situated along the south facade via two ramp cores with independent entry and exit lanes. Pedestrian access to the underground parking is provided through elevators that connect to the main lobby on the ground floor and the rest of the building's levels.

Additionally, there are 61 outdoor parking spaces near the building's main entrance, 24 spaces in the dock area, and 15 bicycle racks.



LIGHTING

Common areas are equipped with high-energy-efficiency luminaires featuring low-consumption LED technology, enabling significant cost savings.

The building takes full advantage of natural light with a largely glazed facade covering most of its surface area and offering approximately 3 meters of free height.

ELECTRICAL INSTALLATION

Electrical supplies are distributed through various secondary panels located in each office module, allowing independence for each unit.

The building is equipped with two 500 KVA generators, providing backup power in case of supply failure.



CLIMATE CONTROL

The heating system is modular and versatile, designed to adapt to independent configurations with different users in each module. It uses fan coil units installed in false ceilings, powered by hot water generated by natural gas boilers in the winter and by cold water from cooling units in the summer, both located on the rooftop. Ventilation is provided through individual air handlers for each module, equipped with heat recovery systems, ensuring energy efficiency and sustainability.

TELECOMMUNICATIONS

The telecommunications installation includes reception, adaptation, and distribution of radio and television broadcast signals, terrestrial television, and satellite television. It also provides access to public telephone services and cable telecommunications networks.

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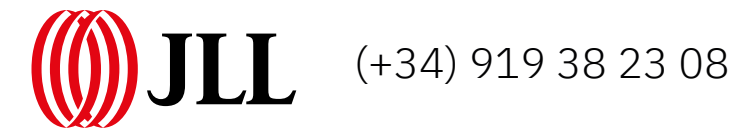
Contact



Novus Building: a closer look

Learn more about the project and **get inspired** by the endless possibilities a space like this offers for a great company like yours.

Request your visit by contacting:



www.novusbuilding.es

Developed by:



Founded in 2013, IBA Capital Partners is a fund and asset management company specializing in the Spanish real estate sector, with a portfolio valued at €1.8 billion.



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