

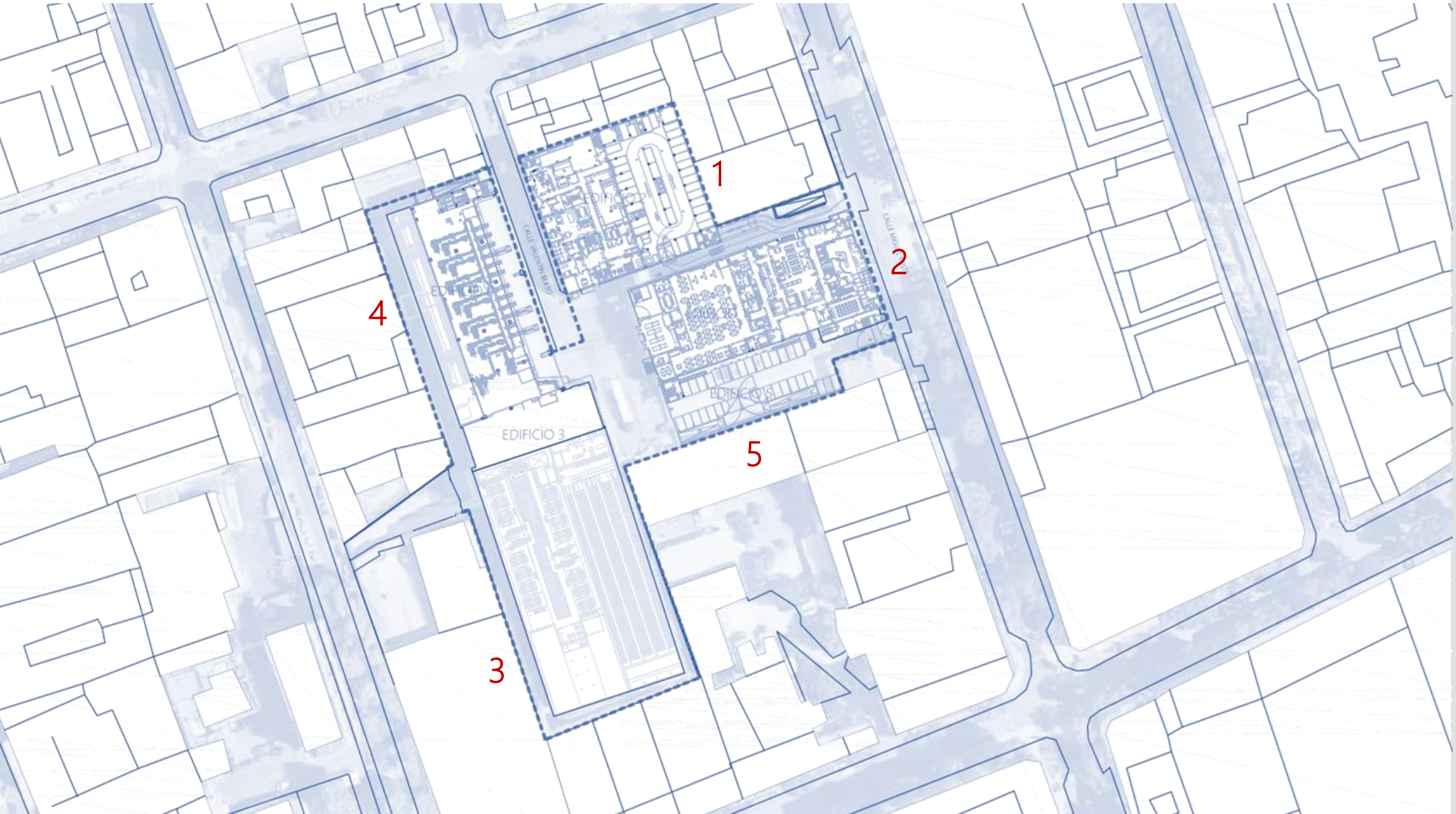


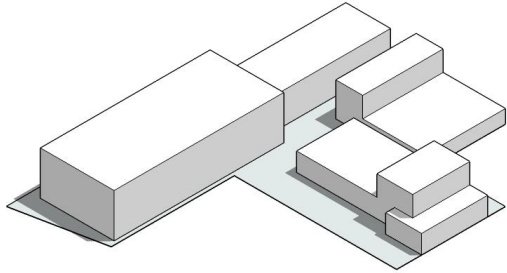
MIGUEL YUSTE 40 NUEVO EDIFICIO 3



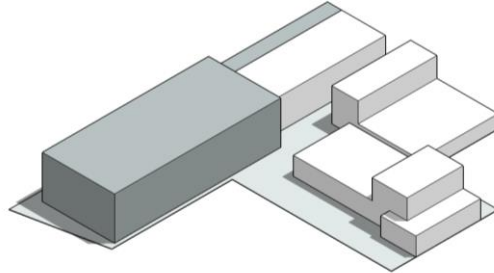


MIGUEL YUSTE 40 NUEVO EDIFICIO 3

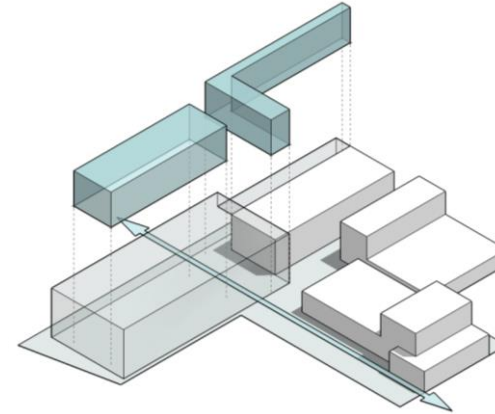




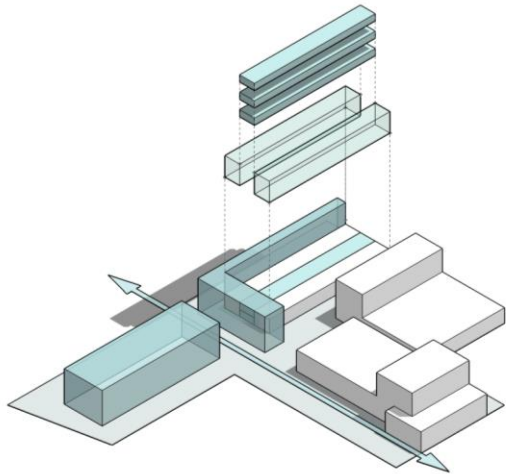
ESTADO ACTUAL



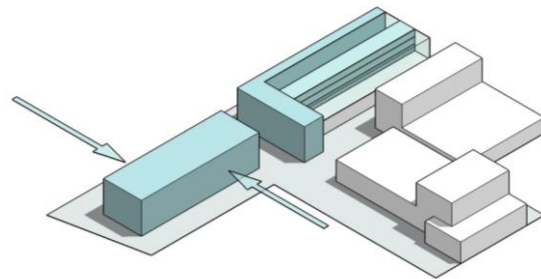
DEMOLICIÓN TOTAL
EDIFICIO 3 Y PARCIAL
EDIFICIO 4



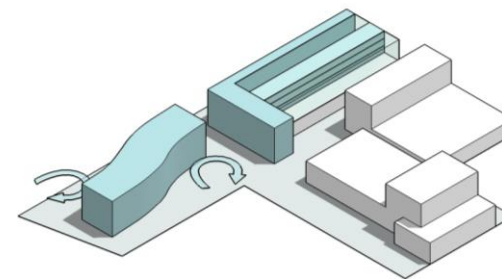
IMPLANTACIÓN NUEVO
EDIFICIO 3 Y AÑADIDO
EDIFICIO 4



REESTRUCTURACIÓN
INTERIOR EDIFICIO 4



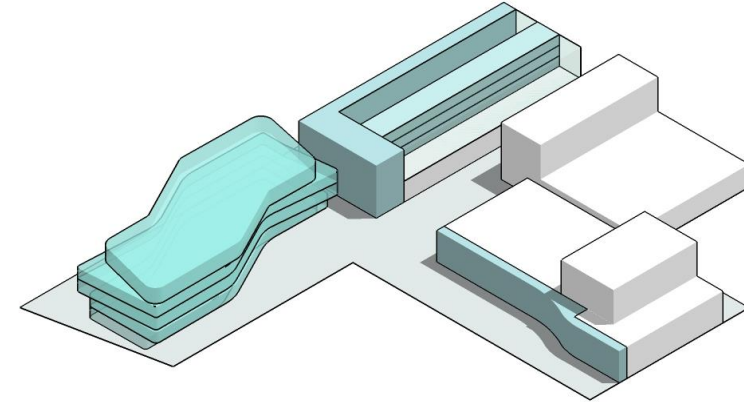
EDIFICIO 3: MODIFICACIÓN
VOLUMETRICA



EDIFICIO 3: CREACIÓN
DE ESPACIOS DE
DESAHOGO

SUPERFICIES EDIFICIOS (SIN EDIFICACIÓN INDUSTRIAL ROTATIVA)

Superficie del nuevo Edificio 3: de 10.600,40 m² hasta 13.279 m²



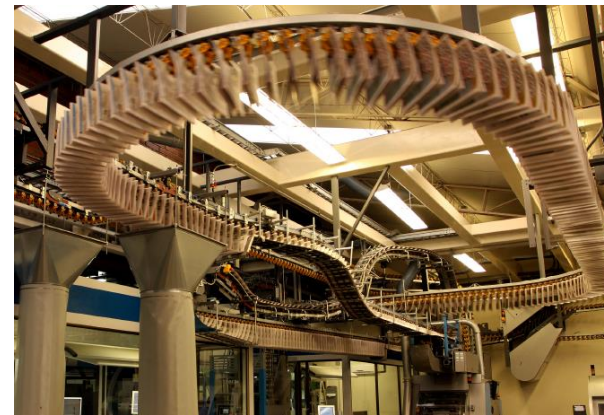
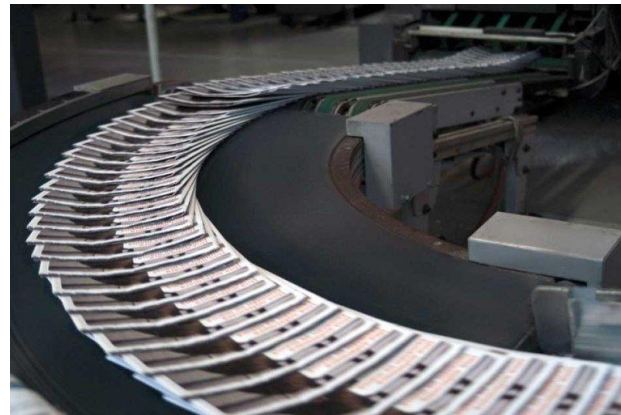
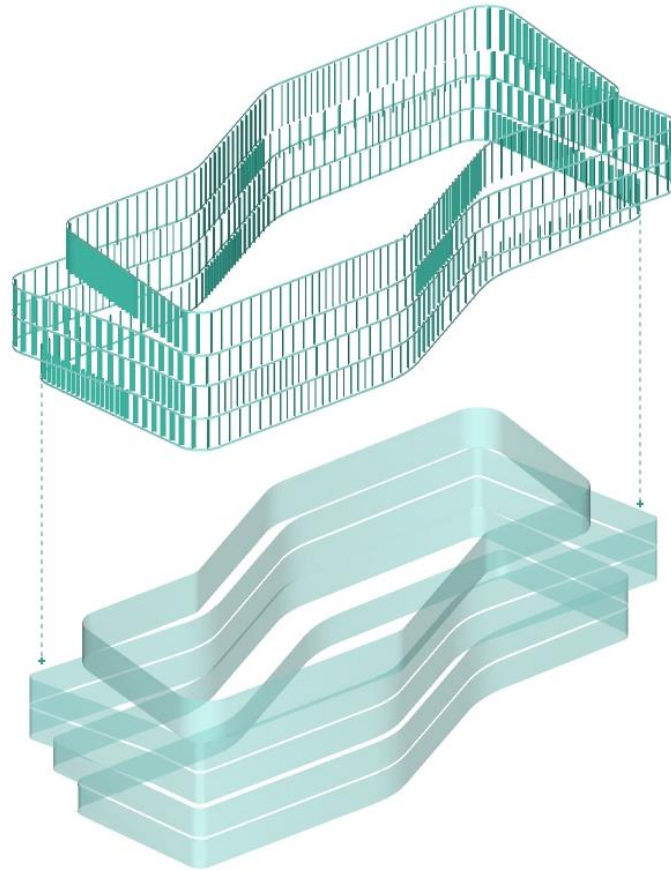
| Planta | Superficies útiles | | | | | Superficies computables |
|--------------|--------------------|-----------|-----------|-----------|-------|-------------------------|
| | Oficina 1 | Oficina 2 | Oficina 3 | Oficina 4 | Total | |
| Baja | 624 | 478 | 0 | 0 | 1,102 | 1,754 |
| Primera | 309 | 509 | 382 | 439 | 1,639 | 2,146 |
| Segunda | 396 | 523 | 392 | 495 | 1,805 | 2,308 |
| Tercera | 396 | 523 | 392 | 495 | 1,805 | 2,308 |
| Cuarta | 314 | 472 | 391 | 445 | 1,622 | 2,084 |
| Total | | | | | 7,975 | 10,600 |

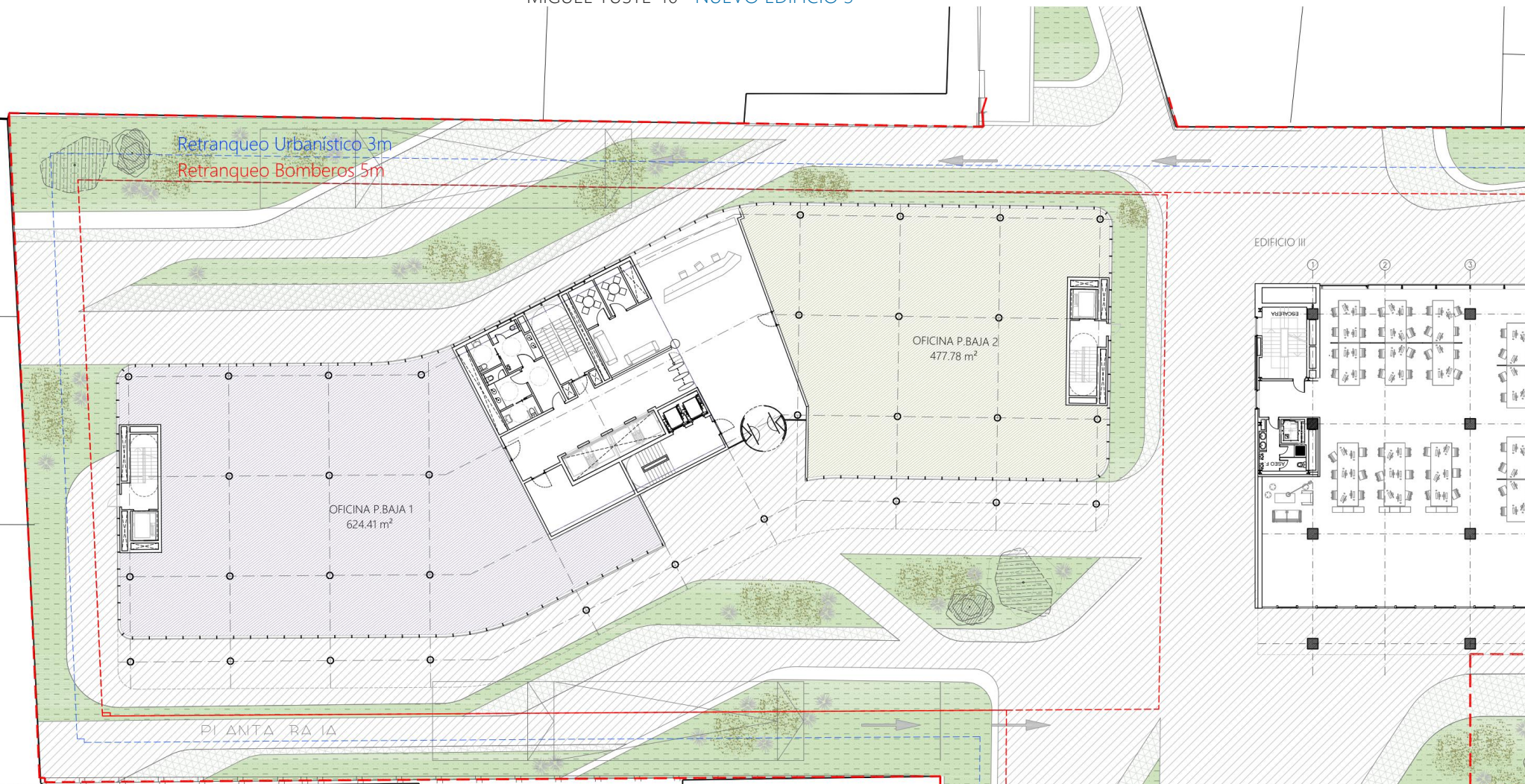
DRAGO
MIGUEL YUSTE 40 NUEVO EDIFICIO 3

ED3



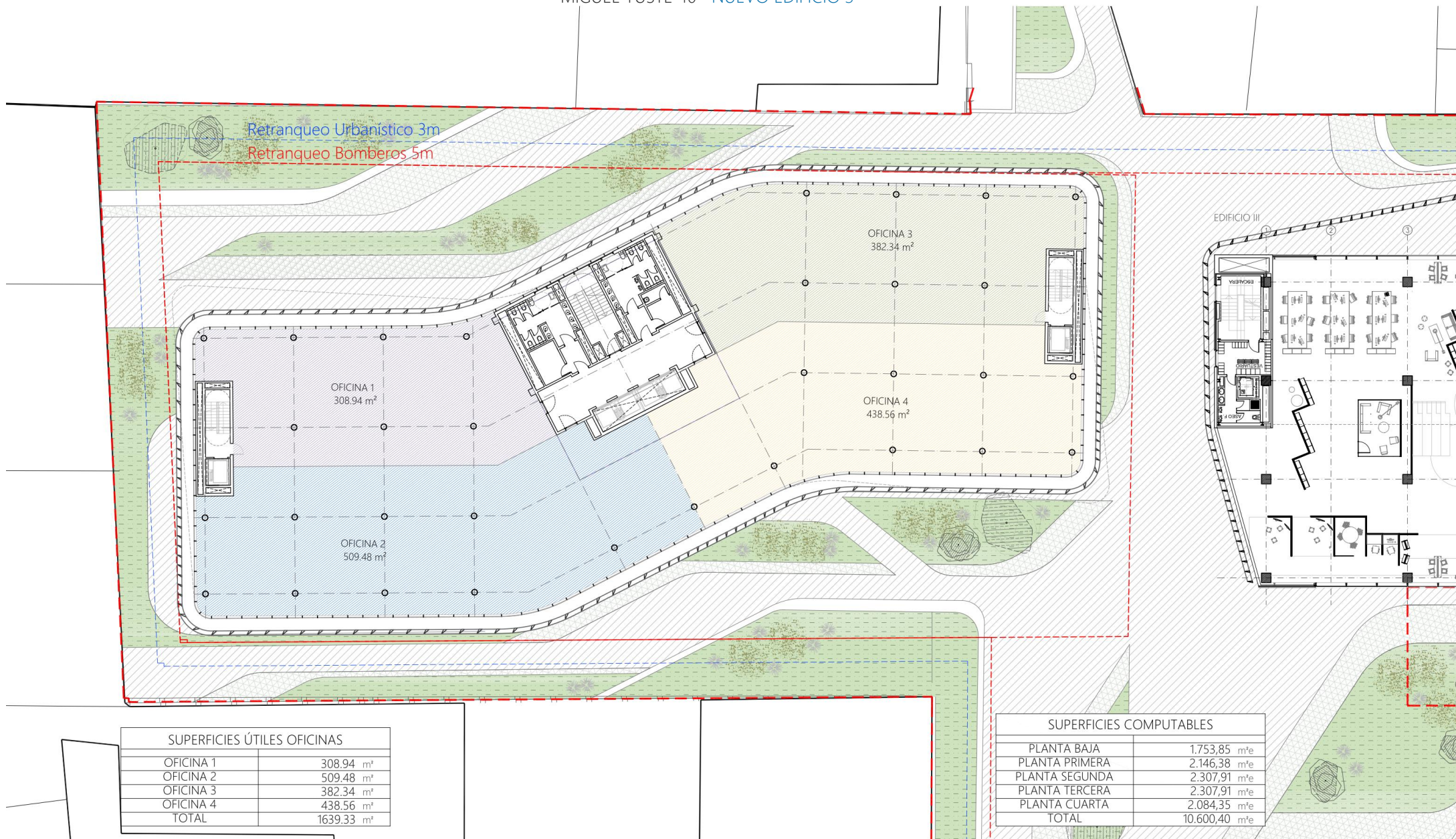
FACHADA





| SUPERFICIES ÚTILES OFICINAS | |
|-----------------------------|------------------------|
| OFICINA 1 | 624.41 m ² |
| OFICINA 2 | 477.78 m ² |
| TOTAL | 1102.19 m ² |

| SUPERFICIES COMPUTABLES | |
|-------------------------|----------------------------|
| PLANTA BAJA | 1.753,85 m ² e |
| PLANTA PRIMERA | 2.146,38 m ² e |
| PLANTA SEGUNDA | 2.307,91 m ² e |
| PLANTA TERCERA | 2.307,91 m ² e |
| PLANTA CUARTA | 2.084,35 m ² e |
| TOTAL | 10.600,40 m ² e |

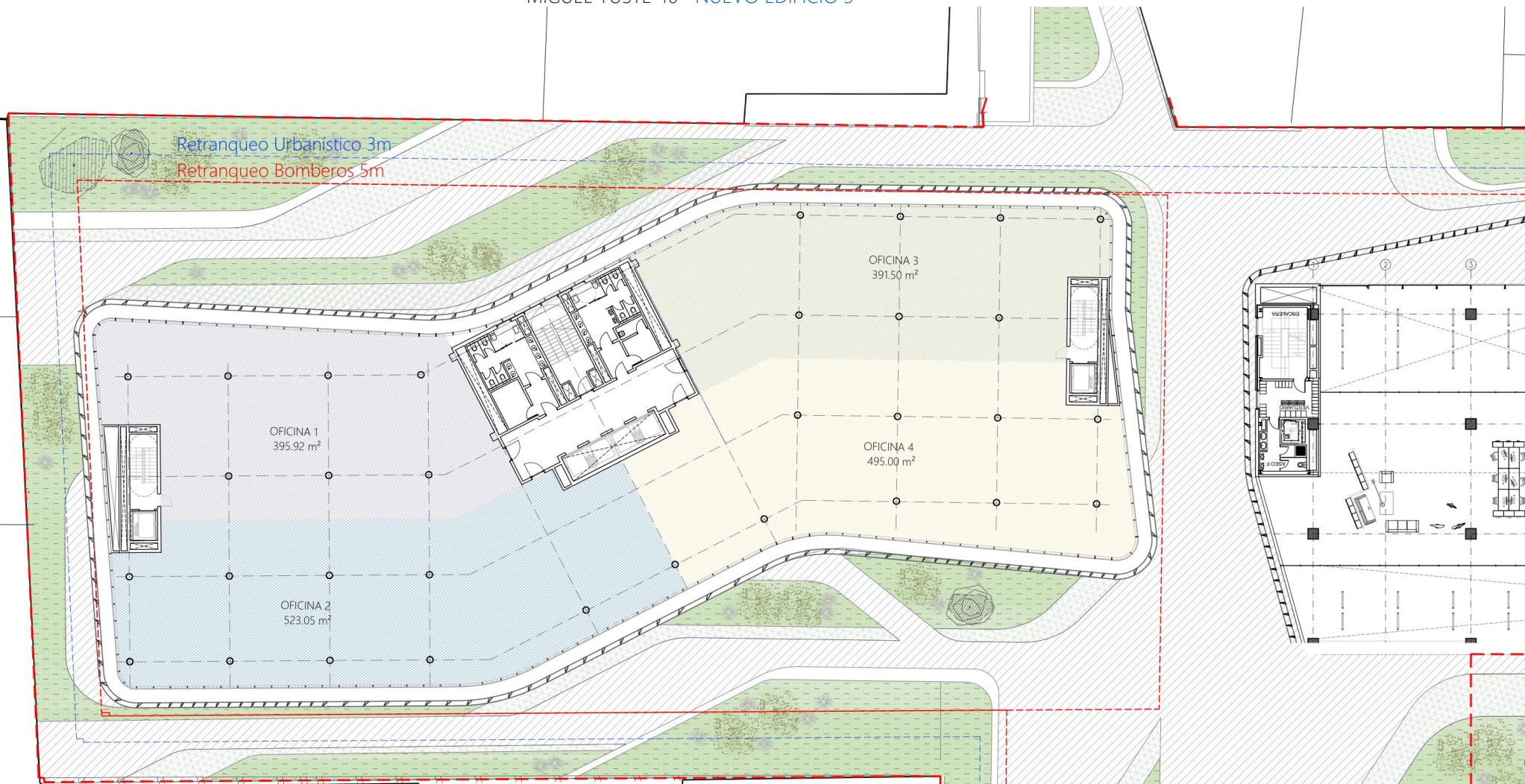


SUPERFICIES ÚTILES OFICINAS

| | |
|-----------|------------------------|
| OFICINA 1 | 308.94 m ² |
| OFICINA 2 | 509.48 m ² |
| OFICINA 3 | 382.34 m ² |
| OFICINA 4 | 438.56 m ² |
| TOTAL | 1639.33 m ² |

SUPERFICIES COMPUTABLES

| | |
|----------------|----------------------------|
| PLANTA BAJA | 1.753,85 m ² e |
| PLANTA PRIMERA | 2.146,38 m ² e |
| PLANTA SEGUNDA | 2.307,91 m ² e |
| PLANTA TERCERA | 2.307,91 m ² e |
| PLANTA CUARTA | 2.084,35 m ² e |
| TOTAL | 10.600,40 m ² e |

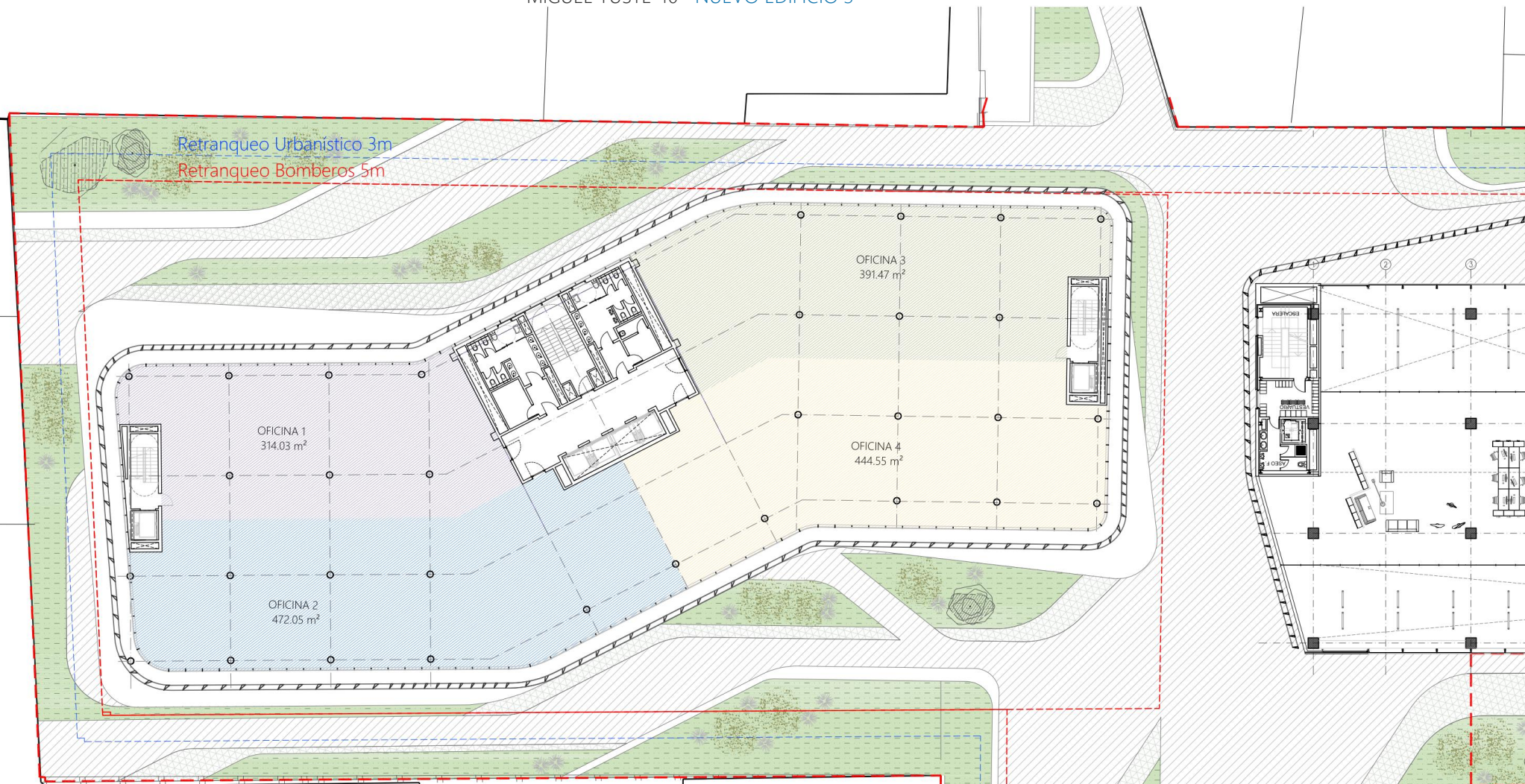


SUPERFICIES

| | |
|-----------|------------------------|
| OFICINA 1 | 395.92 m ² |
| OFICINA 2 | 523.05 m ² |
| OFICINA 3 | 391.50 m ² |
| OFICINA 4 | 495.00 m ² |
| TOTAL | 1805.46 m ² |

SUPERFICIES COMPUTABLES

| | |
|----------------|----------------------------|
| PLANTA BAJA | 1.753,85 m ² e |
| PLANTA PRIMERA | 2.146,38 m ² e |
| PLANTA SEGUNDA | 2.307,91 m ² e |
| PLANTA TERCERA | 2.307,91 m ² e |
| PLANTA CUARTA | 2.084,35 m ² e |
| TOTAL | 10.600,40 m ² e |



Retranqueo Urbanístico 3m
Retranqueo Bomberos 5m

OFICINA 1
314.03 m²

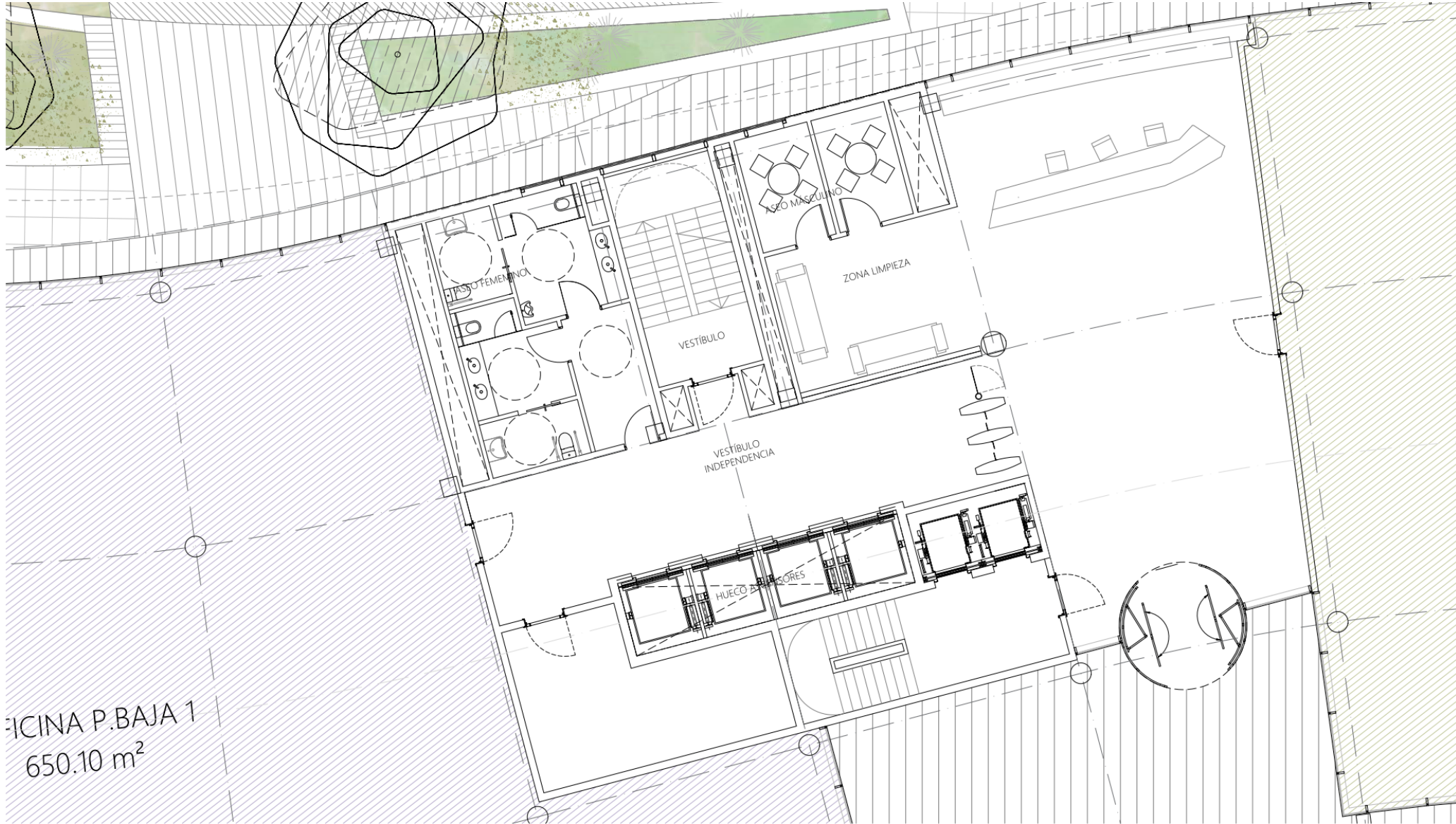
OFICINA 2
472.05 m²

OFICINA 3
391.47 m²

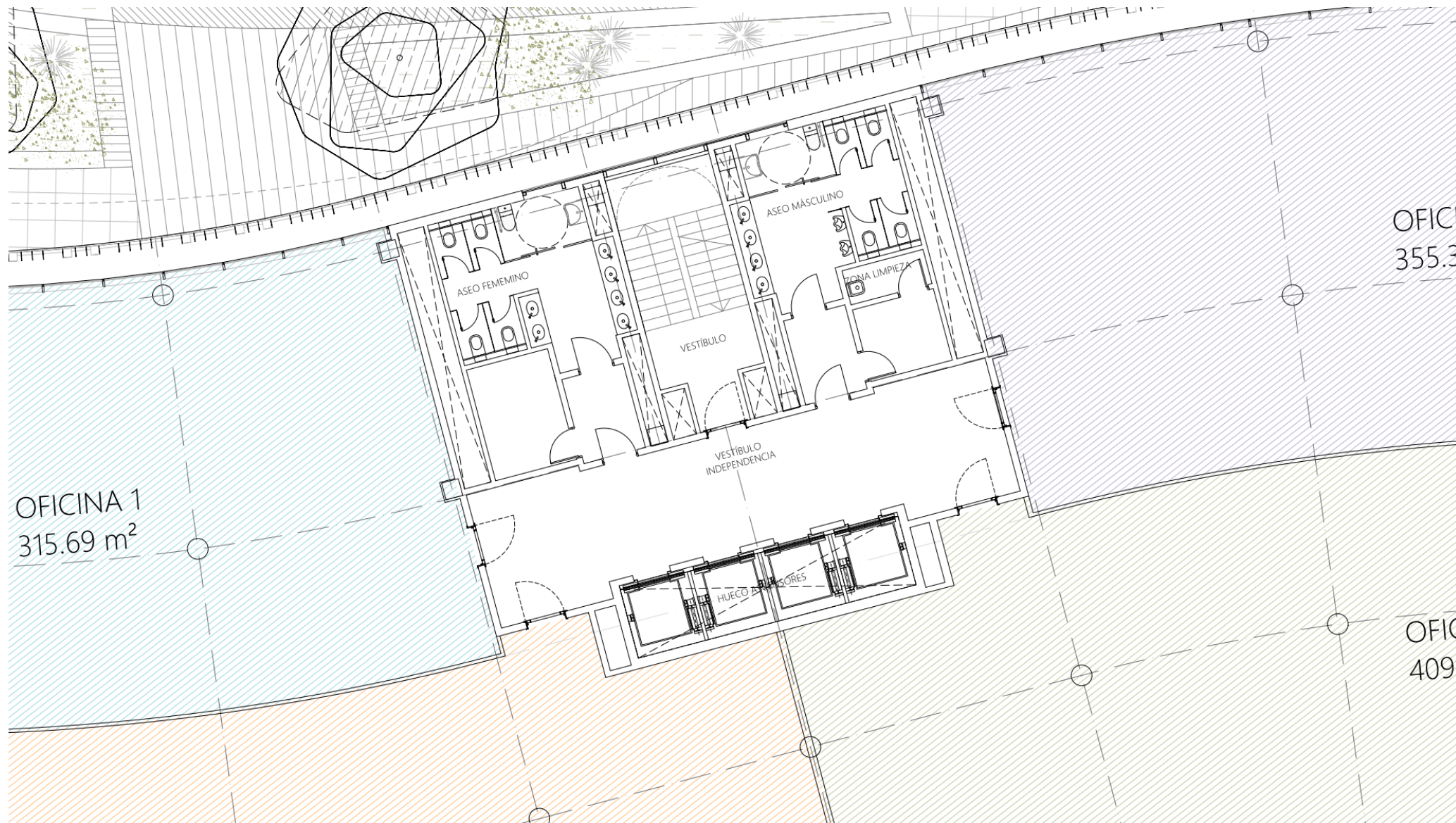
OFICINA 4
444.55 m²

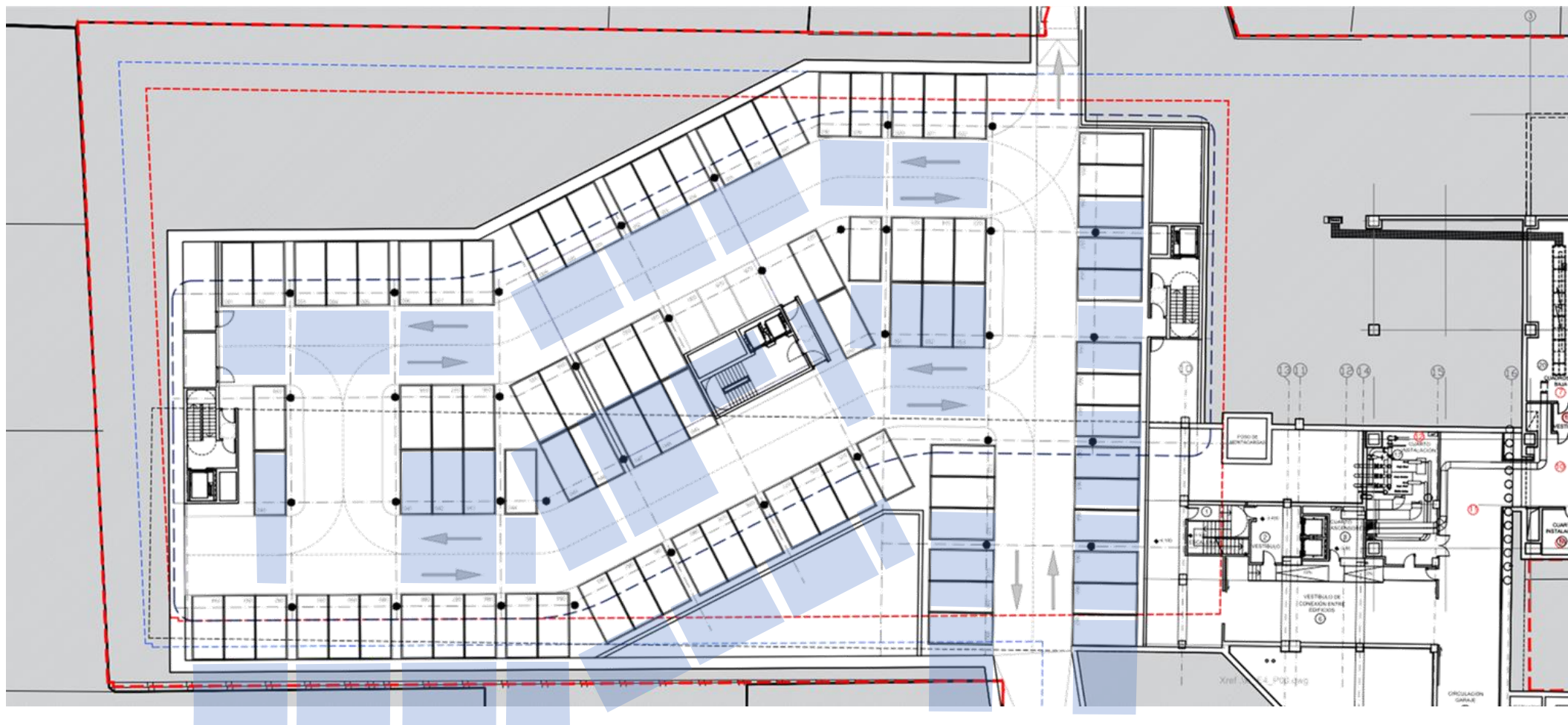
| SUPERFICIES ÚTILES OFICINAS | |
|-----------------------------|-------------------------|
| OFICINA 1 | 314.03 m ² |
| OFICINA 2 | 472.05 m ² |
| OFICINA 3 | 391.47 m ² |
| OFICINA 4 | 444.55 m ² |
| TOTAL | 1.622,10 m ² |

| SUPERFICIES COMPUTABLES | |
|-------------------------|----------------------------|
| PLANTA BAJA | 1.753,85 m ² e |
| PLANTA PRIMERA | 2.146,38 m ² e |
| PLANTA SEGUNDA | 2.307,91 m ² e |
| PLANTA TERCERA | 2.307,91 m ² e |
| PLANTA CUARTA | 2.084,35 m ² e |
| TOTAL | 10.600,40 m ² e |



COCINA P.BAJA 1
650.10 m²





PLAZAS DE APARCAMIENTO ED3

El aparcamiento en sótano 1 de la propuesta del nuevo Edificio 3 en 10.600 m² de superficie computable dispone de 95 plazas de aparcamiento. Si se optara por la opción de 13.279 m² de superficie computable, el numero de plazas de aparcamiento tendría que ser de 117.



MIGUEL YUSTE 40 NUEVO EDIFICIO 3





MIGUEL YUSTE 40 NUEVO EDIFICIO 3





DRAGO

MIGUEL YUSTE 40 NUEVO EDIFICIO 3

ED4







MIGUEL YUSTE 40 NUEVO EDIFICIO 3

| SUPERFICIES AEO EDIFICIO DE OFICINAS | | | | | | | | DRAGO. MIGUEL YUSTE 40. NUEVO EDIFICIO 3 | | | |
|--------------------------------------|-----------------------------------------|-------------------------|---------------------------|-------------------|---------------------|------------------|----------------------|------------------------------------------|-----------------------|--------------------------|-----------------------|
| CRITERIO AEO | | | | | | | | CRITERIO AYTO. | | | |
| PLANTA | | Zonas Comunes de planta | Zonas Comunes de Edificio | Huecos Verticales | Area Bruta Exterior | Area Alquilable | Modulos de Inquilino | | Superficie Construida | Superficie No Computable | Superficie Computable |
| SOTANO 2 | | | 172,58 | | 1.547,47 | 172,58 | | | 1.547,47 | 1.547,47 | 0,00 |
| SOTANO 1 | | | 303,91 | | 3.819,47 | 303,91 | | | 3.819,47 | 3.819,47 | 0,00 |
| BAJA | | 73,52 | 413,29 | 75,82 | 1.739,41 | 1.663,59 | 1.102,19 | 1.346,01 | 1.799,74 | 45,89 | 1.753,85 |
| | Mod. 01 | | * | | | | 624,41 | 762,54 | | | |
| | Mod. 02 | | | | | | 477,78 | 583,47 | | | |
| | Mod. 03 | | | | | | | | | | |
| | Mod. 04 | | | | | | | | | | |
| PRIMERA | | 144,36 | 56,54 | 76,99 | 2.108,64 | 2.031,65 | 1.639,32 | 2.036,97 | 2.194,95 | 48,57 | 2.146,38 |
| | Mod. 01 | | | | | | 308,94 | 383,88 | | | |
| | Mod. 02 | | | | | | 509,48 | 633,07 | | | |
| | Mod. 03 | | | | | | 382,34 | 475,08 | | | |
| | Mod. 04 | | | | | | 438,56 | 544,94 | | | |
| SEGUNDA | | 144,36 | 59,67 | 91,52 | 2.296,84 | 2.205,32 | 1.805,47 | 2.228,79 | 2.356,48 | 48,57 | 2.307,91 |
| | Mod. 01 | | | | | | 395,92 | 488,75 | | | |
| | Mod. 02 | | | | | | 523,05 | 645,69 | | | |
| | Mod. 03 | | | | | | 391,50 | 483,29 | | | |
| | Mod. 04 | | | | | | 495,00 | 611,06 | | | |
| TERCERA | | 144,36 | 59,67 | 91,52 | 2.296,84 | 2.205,32 | 1.805,47 | 2.228,79 | 2.356,48 | 48,57 | 2.307,91 |
| | Mod. 01 | | | | | | 395,92 | 488,75 | | | |
| | Mod. 02 | | | | | | 523,05 | 645,69 | | | |
| | Mod. 03 | | | | | | 391,50 | 483,29 | | | |
| | Mod. 04 | | | | | | 495,00 | 611,06 | | | |
| CUARTA | | 144,36 | 56,54 | 76,99 | 2.054,52 | 1.977,53 | 1.622,10 | 2.017,09 | 2.132,92 | 48,57 | 2.084,35 |
| | Mod. 01 | | | | | | 314,03 | 390,50 | | | |
| | Mod. 02 | | | | | | 472,05 | 587,00 | | | |
| | Mod. 03 | | | | | | 391,47 | 486,80 | | | |
| | Mod. 04 | | | | | | 444,55 | 552,80 | | | |
| TORREONES | | | 109,95 | 70,05 | 180,00 | 109,95 | | | 180,00 | 180,00 | 0,00 |
| TOTALES | | 650,96 | 1.232,15 | 482,89 | 10.676,25 | 10.669,85 | 7.974,55 | 9.857,66 | 16.387,51 | 5.787,11 | 10.600,40 |
| | Casillas a rellenar | | | | | | | | 11.020,57 | 420,17 | 10.600,40 |
| | Datos calculados. No tocar. | | | | | | | | 5.366,94 | 5.366,94 | 0,00 |
| | * Incluye superficie porche planta baja | | | | | | | | | | |



MIGUEL YUSTE 40 NUEVO EDIFICIO 3





DRAGO

MIGUEL YUSTE 40 NUEVO EDIFICIO 3





MIGUEL YUSTE 40 NUEVO EDIFICIO 3

