



By **metrovacesa**



ORIA VISION
OFFICES

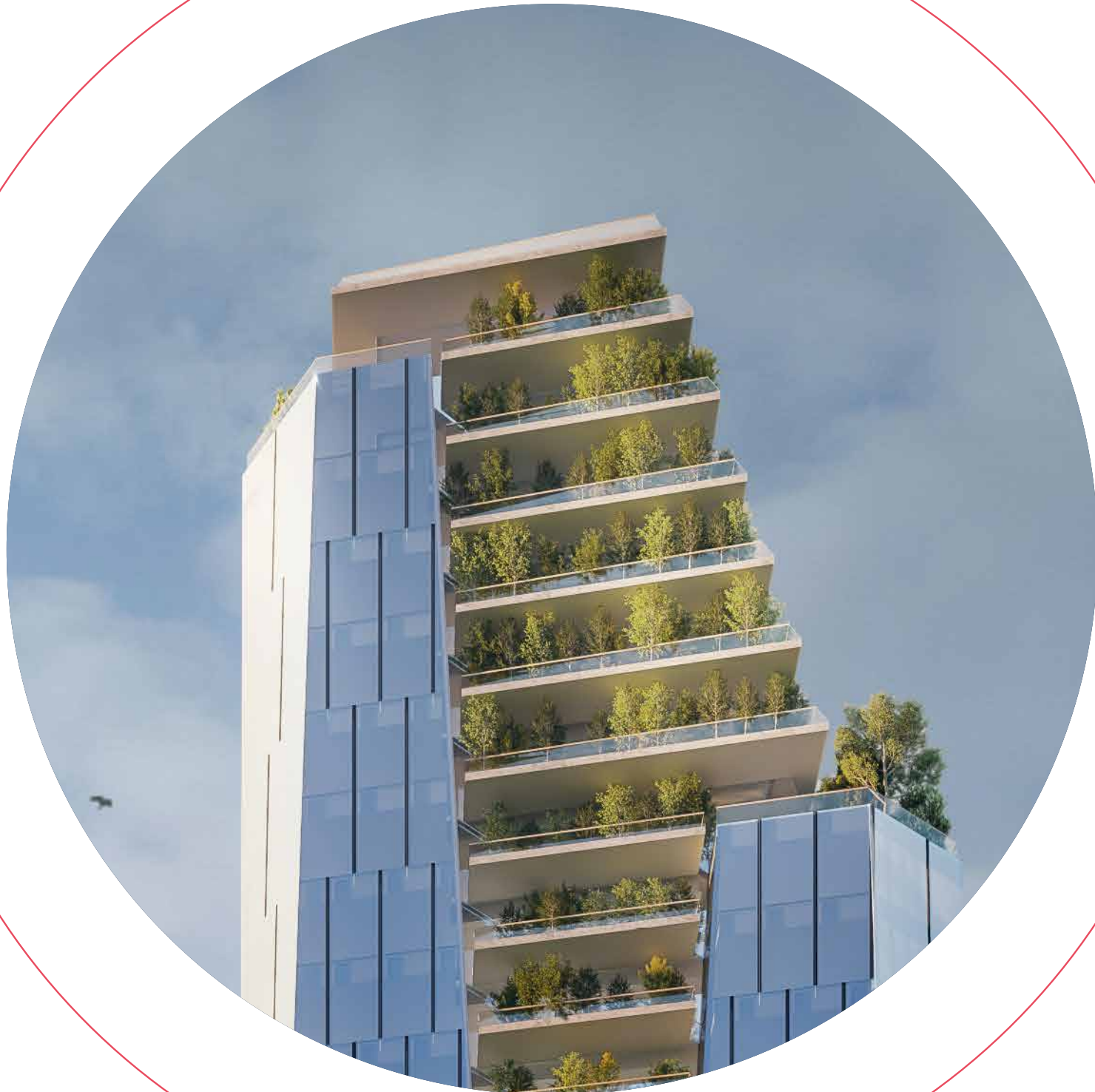
ORIA NEO
STUDENT HOUSING

ORIA PULSE
LIVING

ORIA TERRA
OFFICES

KADANS
LIFE SCIENCE HUB

Madrid's first
campus of
the future



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WELCOME

LOCATION

ORIA CAMPUS

ORIA OFFICES

PARTNERS

Oria Innovation Campus

A SPACE WHERE TECHNOLOGY,
SCIENCE AND LIFE, MEET AND
CONVERGE IN A ONE-OF-A-KIND
EXPERIENCE.

Oria Innovation Campus is an example of
placemaking that aims to align a consolidated urban
environment with the new market demands.

What was once a dairy product factory has been
converted into a campus that offers new laboratories,
work and living spaces, offices and all kinds of
services that will turn the daily life of its users into a
unique experience.

02

LOCATION

Redefining
the north of
Madrid



WELCOME

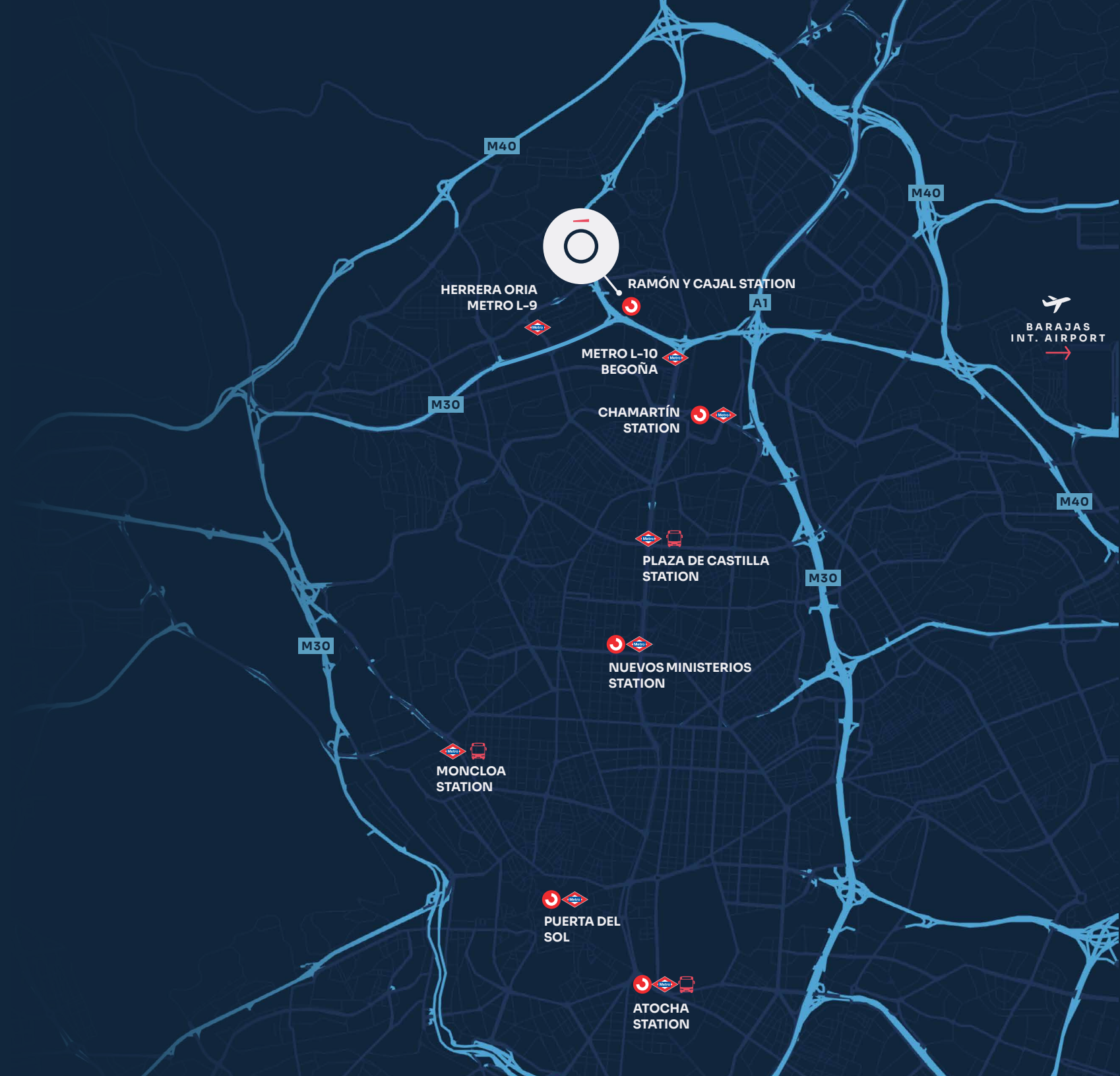
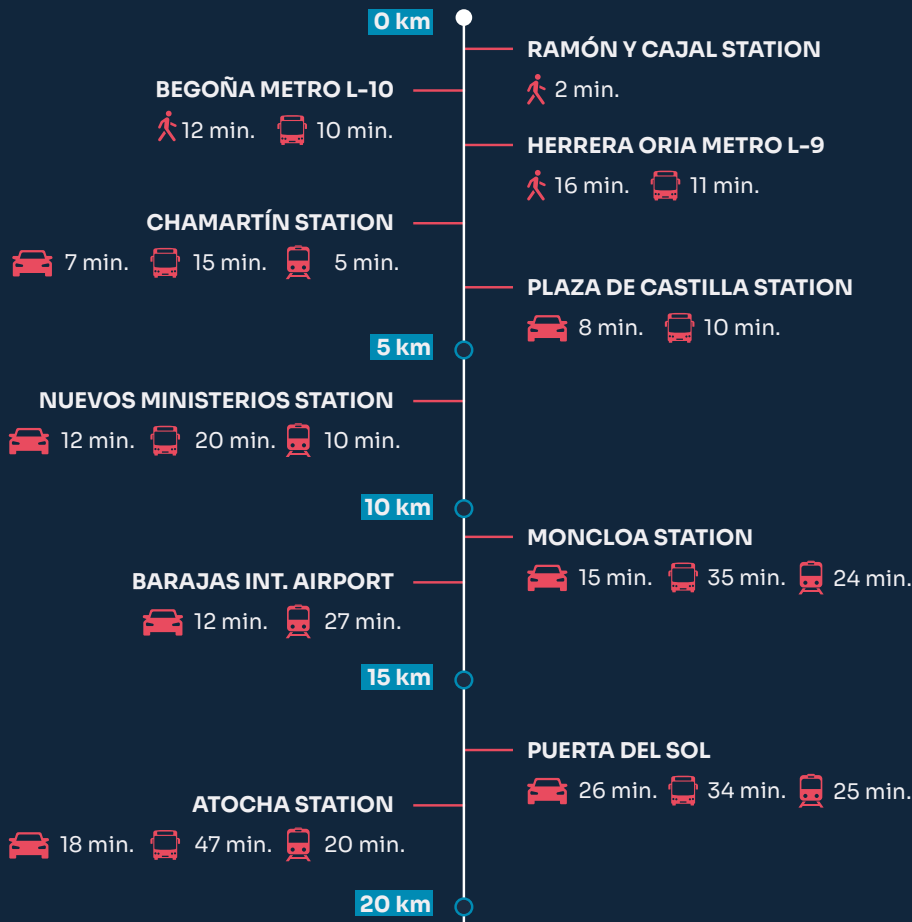
LOCATION

ORIA CAMPUS

ORIA OFFICES

PARTNERS

Just minutes from Madrid's city center



A dynamic and vibrant environment

ORIA INNOVATION CAMPUS is surrounded by business hubs, universities, hospitals, leisure, and residential areas, turning this area into a vibrant and dynamic neighborhood.

Additionally, the area is conveniently connected to the city center by different public transport. Something very particular about this site, is that there is a train station just at the gate of the complex.

- HOSPITALS

1

Ramón y Cajal Hospital

2

La Paz Hospital

3

Carlos III Hospital

4

HM Sanchinarro

5

Órbigo Hospital

6

La Moraleja Hospital
- UNIVERSITIES

7

UAM University of Medicine

8

Villanueva University

9

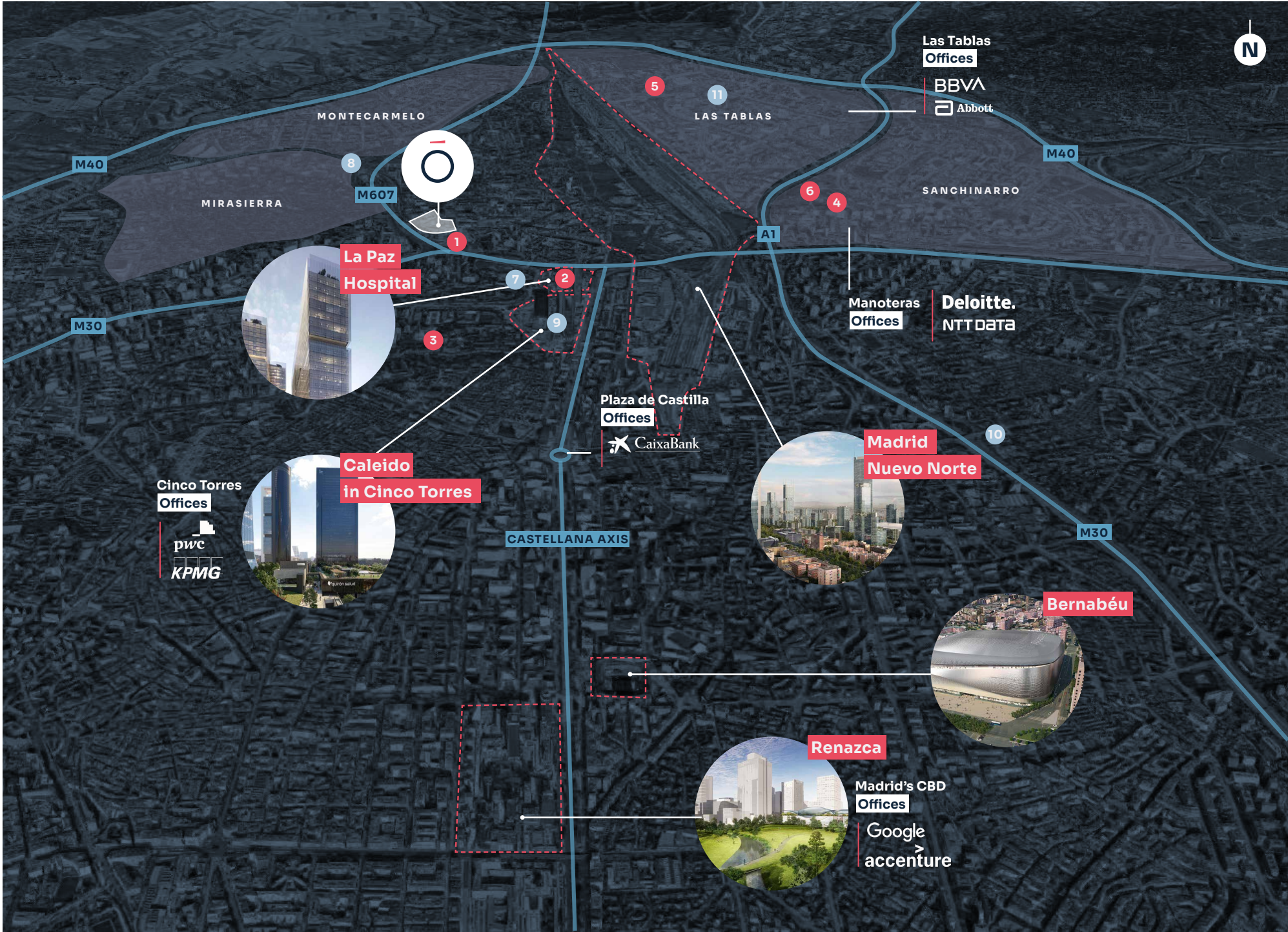
IE University

10

UFM Madrid

11

UNED



03

ORIA CAMPUS

A space
designed for
R&D&i



A holistic experience

From its very beginning, **ORIA INNOVATION CAMPUS** has been designed to maximise value by developing real estate assets and common areas that generate synergies between the site and its various types of users.

The main pillars that best define **ORIA INNOVATION CAMPUS** today are: Connectivity, Community, Talent, and Innovation.



WELCOME

LOCATION

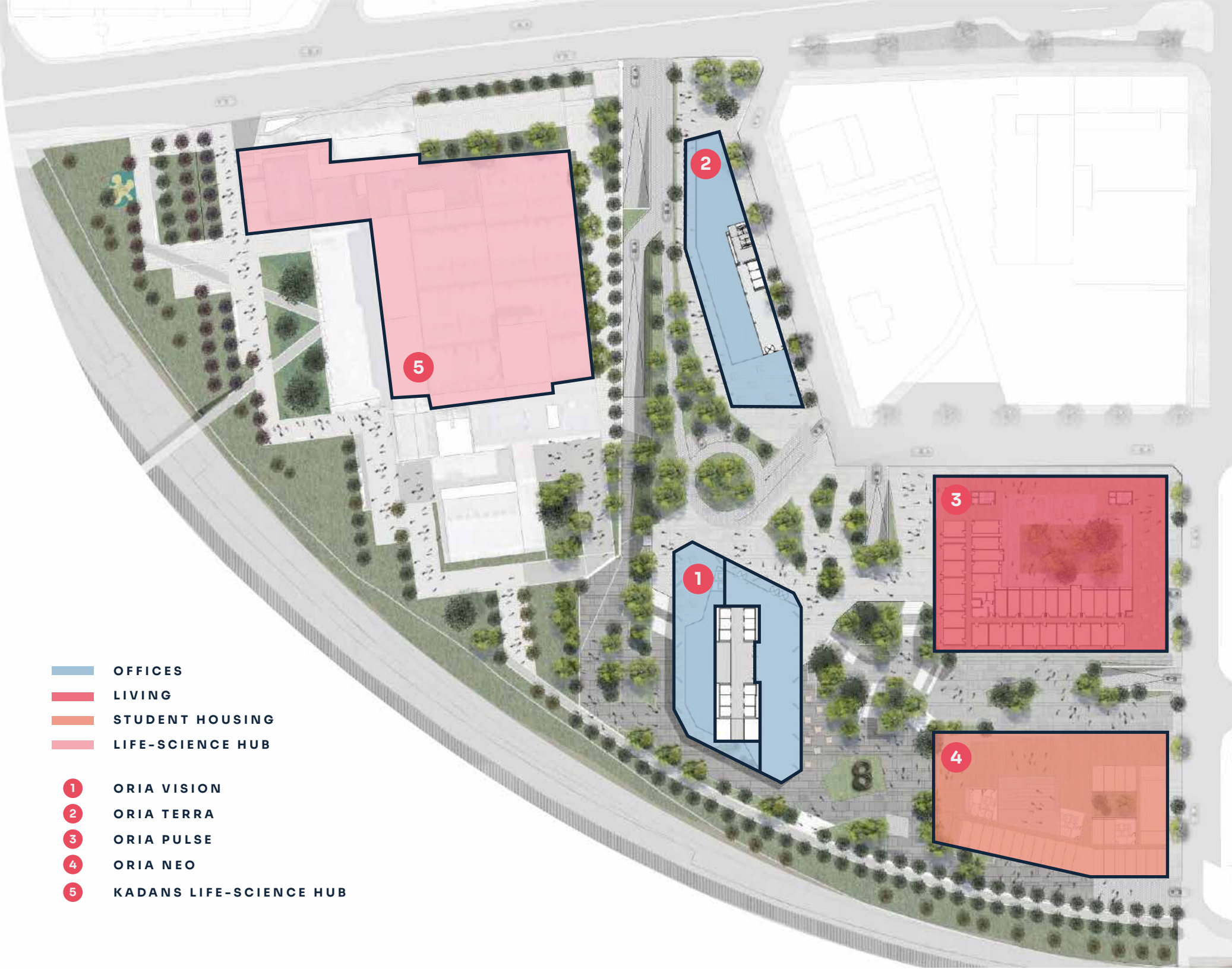
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ORIA CAMPUS

ORIA OFFICES

PARTNERS

A perfect micro-environment to foster innovation

- Direct connection to the train.
- State-of-the-art buildings. High quality, efficient and completely decarbonised (electric-powered with no gas consumption).
- The 1,200 parking spaces distributed among the four buildings are fully monitored. There is a dedicated area for car sharing and more than 350 spots are set for charging electric vehicles.
- The highest environmental and social standards: LEED, WELL, BREEAM and WELL COMMUNITY.
- Synergistic uses: offices-accommodation; KADANS congresses-parking; KADANS congresses-accommodation, etc.

- 
- OFFICES
— LIVING
— STUDENT HOUSING
— LIFE-SCIENCE HUB
- 1 ORIA VISION
2 ORIA TERRA
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4 ORIA NEO
5 KADANS LIFE-SCIENCE HUB

A life-science space promoted by Kadans

Kadans will transform the former dairy product factory, designed by Alejandro de la Sota, into a Life Science research center, owned by the City Council and operated by Kadans. A space where companies and start-ups, together with public and private institutions, will create a thriving community working towards improving the life of many and sharing knowledge.

Kadans Science Partner promotes an ecosystem open to the scientific community, stimulating collaboration with both National and International institutions.

The detailed renovation of the building, an icon of Spanish architectural functionalism from the mid-20th century, will be led by the renowned architect Carlos Rubio Carvajal. and executed respecting its architectural heritage while adapting it to a use other than industry, the intention it was originally built for. The new purpose of the factory guarantees its long-term conservation, maintaining its essence, the spaces and the constructive elements that characterise this unique building. Kadans Science Partner, with the support of the international engineering firm AECOM and the environmental and sustainability consultancy ERM, has defined a project that represents a strong commitment to the C40 objective and an exemplary response to issues such as energy and water usage, carbon footprint reduction, waste management, and the impact on the urban environment.

The project has been created with a spirit of openness towards the city of Madrid, bringing its neighbors closer to science and life cultures, and to the architectural heritage that this building represents. With this objective, Val_Verde incorporates LA FÁBRICA to its team, nationally recognised for the promotion and management of cultural spaces, and also ALE Estudio whose mission is to integrate a component oriented to training and study initiatives, entrepreneurship and creativity.

KEY COMPONENTS AND SOLUTIONS

- Multifunctional centre with 10,500 square metres dedicated to R&D&i.
- 100% renewable energy, 15% is produced on site and the remaining 85% is imported from a green energy supplier.
- 2,600 tCO₂eq are offset by renovating existing structures instead of building from scratch.
- Incorporating luminous concrete and bioplastic into buildings reduces energy consumption and the carbon impact of construction.
- Green area 200 tCO₂eq made up of indigenous plants, 300 sqm of which is composed of interior vegetation.
- At full capacity, Valverde can save 24,500 m³/year of water through rainwater harvesting, the use of aquifers and the redistribution of domestic grey water. The project follows the BREEAM standard. A strategic partnership is established with ERM to remediate the soil and exploit groundwater sources.



ORIA PULSE

LIVING

PULSE is an accommodation designed for professionals. A place where each guest has their own room and a long list of amenities that can make their stay at Oria Innovation Campus a great experience. We want PULSE to be a dynamic place with several different common areas.



519
ROOMS

ORIA NEO

STUDENT HOUSING

NEO is a student residence that will accommodate students from various universities in an area that currently has huge demand. The building has all kinds of amenities to make their stay as pleasant as possible along with a professional management by a company with a great international background.



585
ROOMS

04

ORIA OFFICES

ORIA
TERRA

OFFICES

ORIA
VISION

OFFICES

Business
and nature
all in one



ORIA
VISION

OFFICES



MAIN ASPECTS

- 40,840 sqm c and 39,991 sqm t of buildable area consumed, distributed over 26 floors.
- 690 parking bays.
- 4m of free height between slabs.
- Open-plan floors and high efficiency ratios.
- Surrounded by natural lighting benefiting the workstations and more than 1,800 sqm of terraces.

SURFACES

BREAKDOWN OF SURFACES - TYPE	BUILT SURFACE (SQM) **	BUILDABILITY (SQM) *
Installations sqm	708	-
Common areas sqm	6,001	5,860
Offices sqm	31,458	31,458
Terraces sqm	1,845	1,845
Commercial/Offices sqm	828	828
TOTAL	40,840	39,991

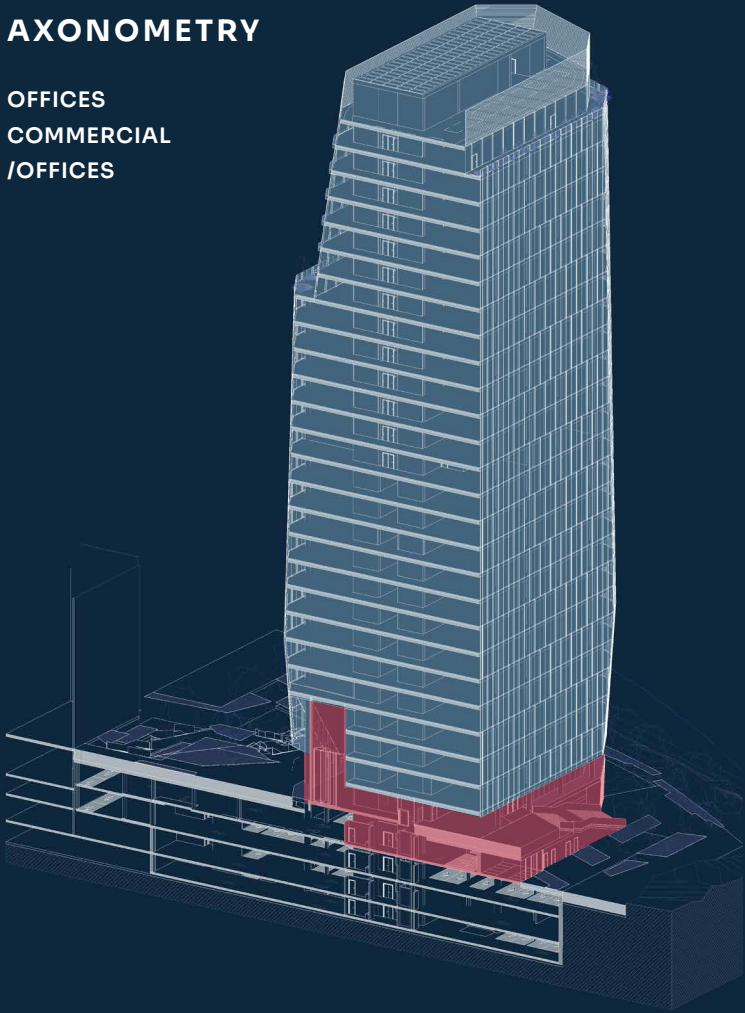
BREAKDOWN OF SURFACES - FLOOR	BUILT SURFACE (SQM) **	BUILDABILITY (SQM) *
F26 - ROOF	363	-
F25	1,022	1,022
F24	1,268	1,268
F23	1,269	1,269
F22	1,323	1,323
F21	1,349	1,349
F20	1,374	1,374
F19	1,398	1,398
F18	1,698	1,698
F17	1,700	1,700
F16	1,490	1,490
F15	1,704	1,704
F14	1,699	1,699
F13	1,666	1,666
F12	1,674	1,674
F11	1,675	1,675
F10	1,677	1,677
F09	1,679	1,679
F08	1,680	1,680
F07	1,681	1,681
F06	1,683	1,683
F05	1,678	1,678
F04	1,673	1,673
F03	1,571	1,571
F02	1,533	1,533
F01	1,466	1,466
F00	1,051	1,051
B1	544	544
B2	223	223
TOTAL	40,840	39,991

*Figures are pending AEO

**The constructed area excludes the area of the slab openings

AXONOMETRY

- OFFICES
- COMMERCIAL /OFFICES

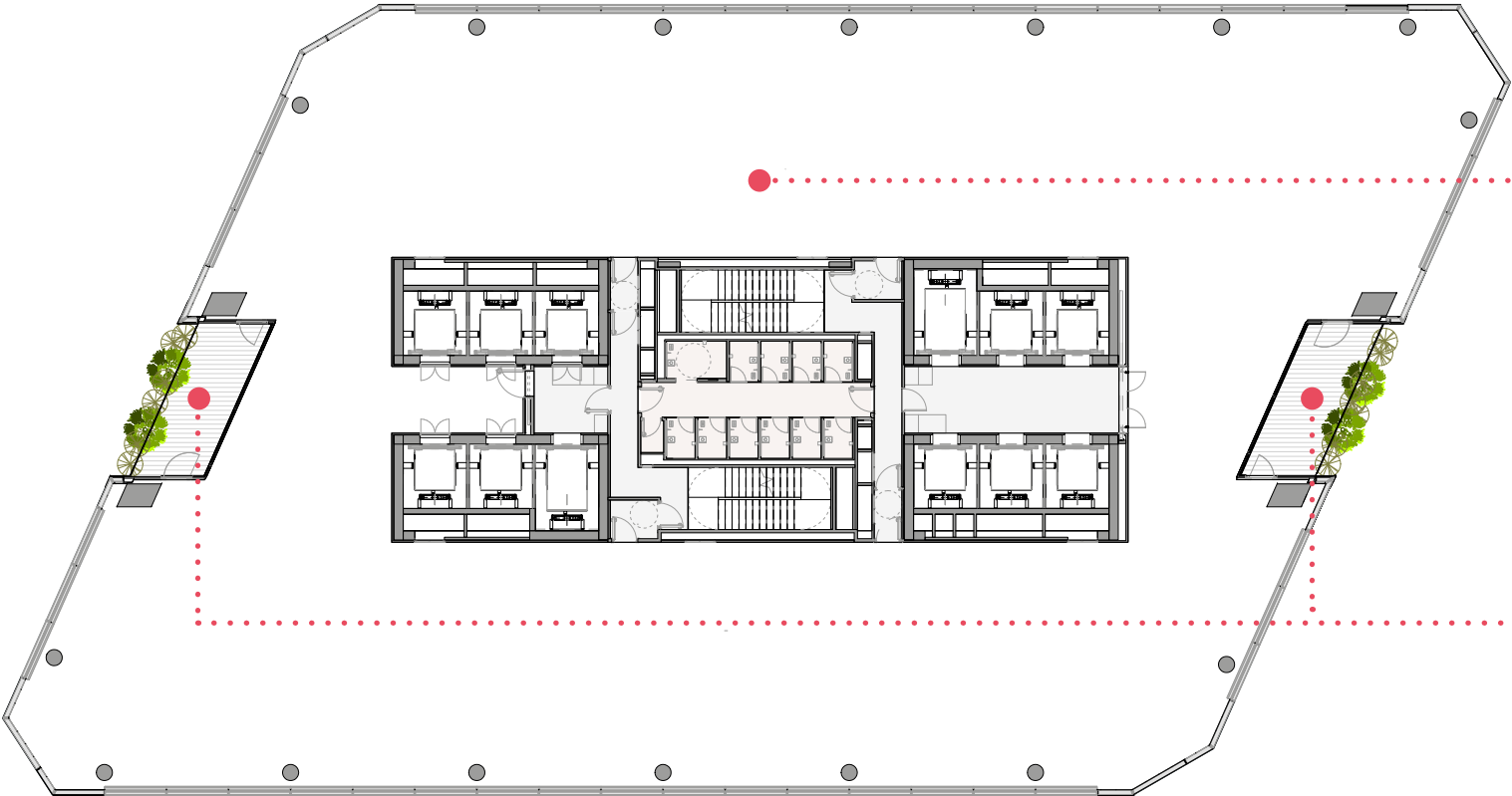


OTHER ASPECTS

- Reuse of rainwater and grey water for watering the private green areas of its terraces.
- Plumbing elements that reduce water consumption.
- Photovoltaic panels on the roofs of the buildings.
- Indoors and outdoors bicycle parking.
- High thermal-acoustic performance façade.

ORIA VISION

FLOOR



DOWNLOAD HERE
FLOOR PLANS

1

OFFICES

PRIVATE ACCESS

1,600 SQM (ON AVERAGE)

2

TERRACE

PRIVATE ACCESS

61 SQM (ON AVERAGE)

ORIA
TERRA

OFFICES



6,415 sqm T
MAX. BUILDABILITY

MAIN ASPECTS

- 6,415 sqm c and 6,355 sqm t of buildable area built.
- 5 floors, plus attic.
- 110 parking bays.
- Up to 824 sqm c built for retail use.
- 4m of free height between slabs.
- Open-plan floors and high efficiency ratios.
- Surrounded by natural lighting benefiting the workstations and more than 450 sqm of rooftop terrace.

SURFACES

BREAKDOWN OF SURFACES - TYPE	BUILT SURFACE (SQM) **	BUILDABILITY (SQM)*
Installations sqm	61	0
Common areas sqm	710	710
Offices sqm	5,032	5,032
Commercial/Offices sqm	611	611
TOTAL	6,415	6,353

BREAKDOWN OF SURFACES - FLOOR	BUILT SURFACE (SQM) **	BUILDABILITY (SQM)*
F06	42	0
F05	716	716
F04	1,207	1,207
F03	1,208	1,208
F02	1,208	1,208
F01	1,208	1,208
F00	824	805
TOTAL	6,415	6,353

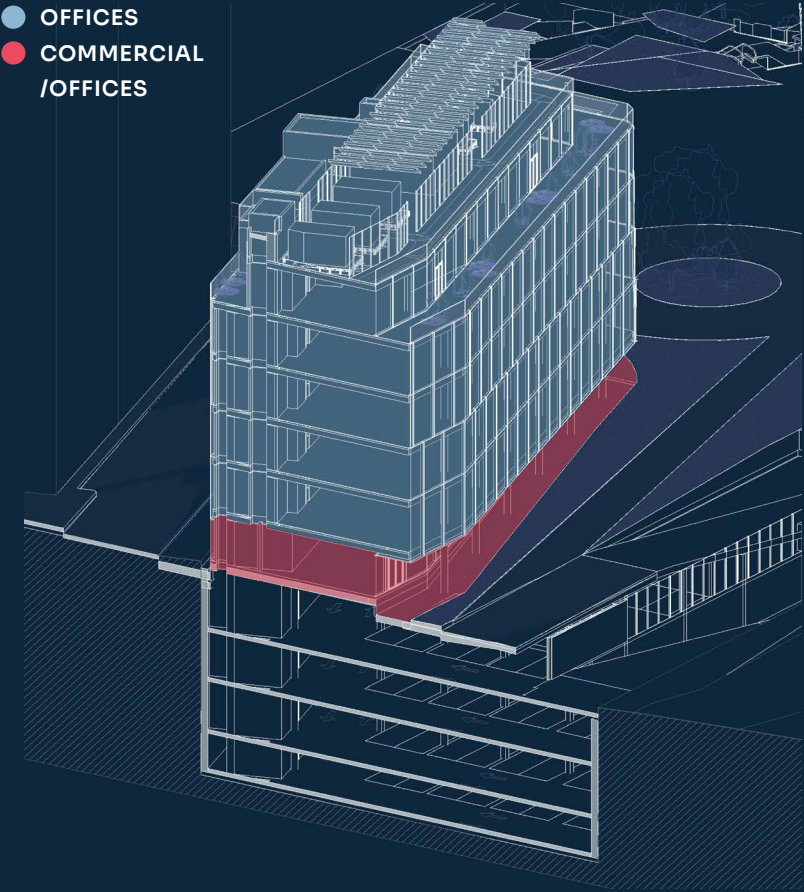
*Figures are pending AEO

**The constructed area excludes the area of the slab openings

OTHER ASPECTS

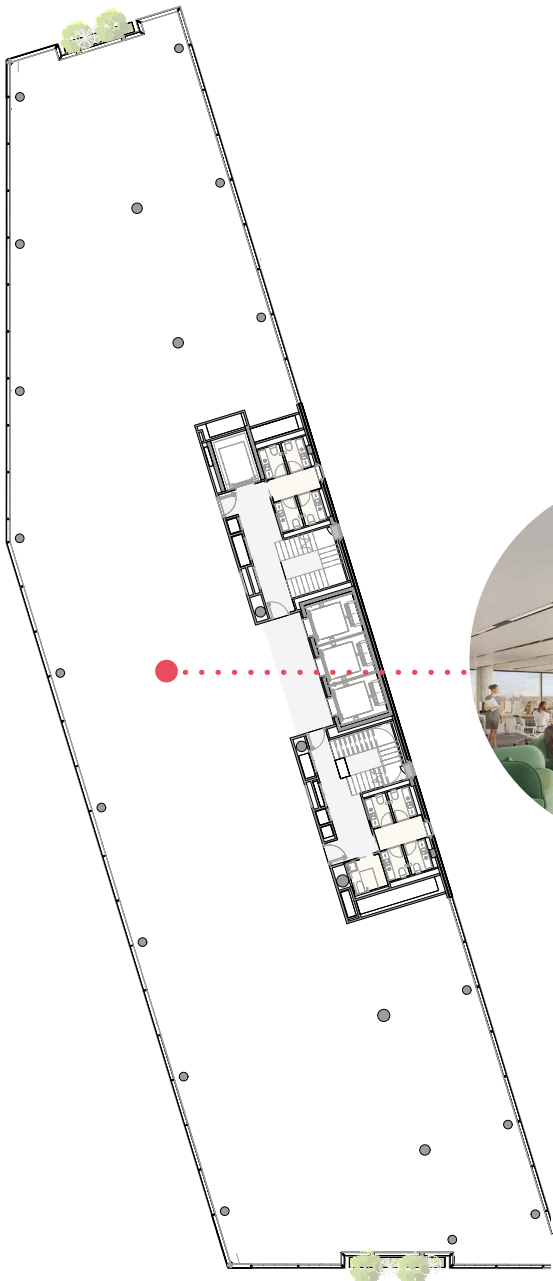
- Reuse of rainwater and grey water for watering the private green areas of its terraces.
- Plumbing elements that reduce water consumption.
- Photovoltaic panels on the roofs of the buildings.
- Indoors and outdoors bicycle parking.
- High thermal-acoustic performance façade.

AXONOMETRY



ORIA
TERRA

1ST-4TH FLOOR

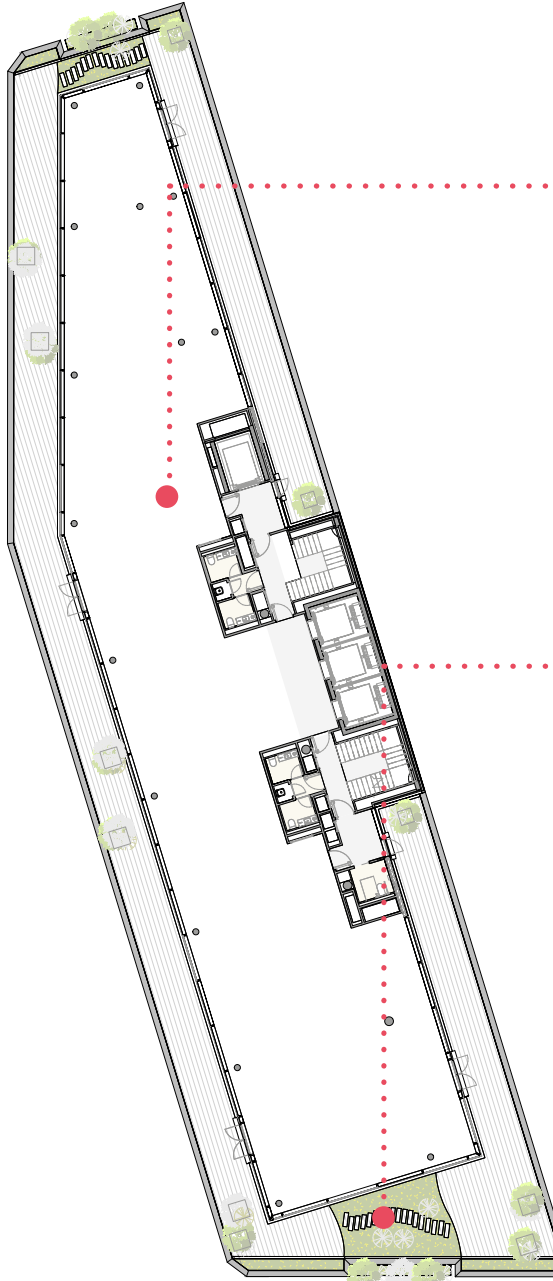


ROOFTOP



1

1 OFFICES
PRIVATE ACCESS
1,200 SQM



1



2


1 OFFICES
PRIVATE ACCESS
610.90 SQM

2 TERRACE
PRIVATE ACCESS
502.30 SQM

DOWNLOAD HERE
FLOOR PLANS

LEED Platinum KPi


Oria offices

 **-49%**
Reduction of energy consumption

 **-49%**
Reduction of CO2 emissions


 **-50%**
Reduction of indoor water consumption

 **3%**
On-site energy production

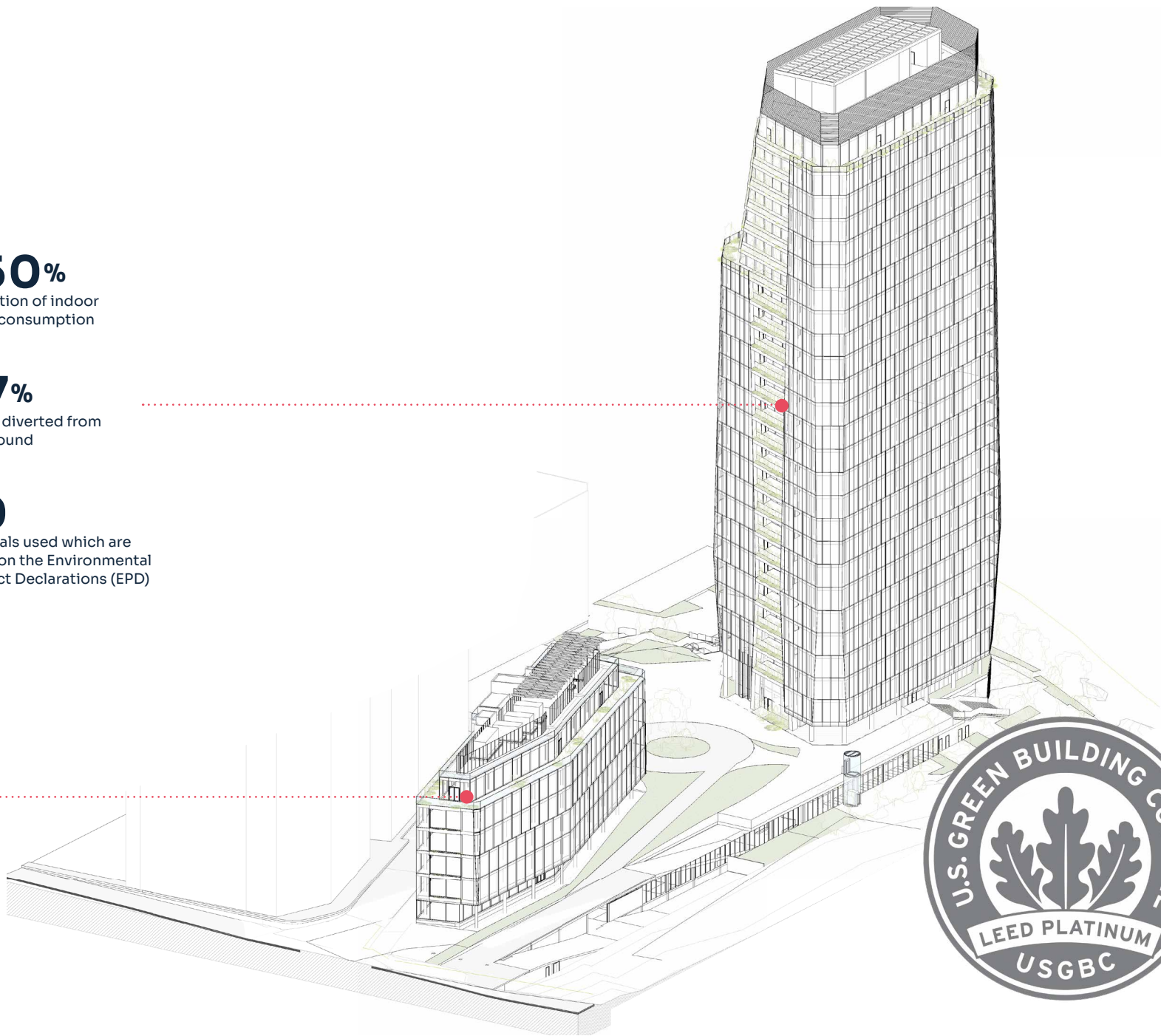
 **32.5%**
Of construction materials reclaimed from previous buildings

 **77%**
Waste diverted from the ground

 **-80%**
Reduction of outdoor water consumption

 **0%**
Use of refrigerants on-site

 **10**
Materials used which are listed on the Environmental Product Declarations (EPD)



Well Community Certification

THROUGH THE **WELL COMMUNITY CERTIFICATION**, ORIA INNOVATION CAMPUS WILL BE THE **FIRST** DEVELOPMENT PROMOTING HEALTH AND WELLBEING.



ENVIROMENTAL FEATURES

- Bike paths
- Air quality monitoring
- Noise barriers
- Vehicle chargers
- Pedestrian paths
- Urban garden
- Accessible facilities
- Hydration zones
- Free WIFI



SANITARY FEATURES

- Smoke restrictions from the building entrances (7.5 meters)
- Low-emission dedicated parking
- Local food production



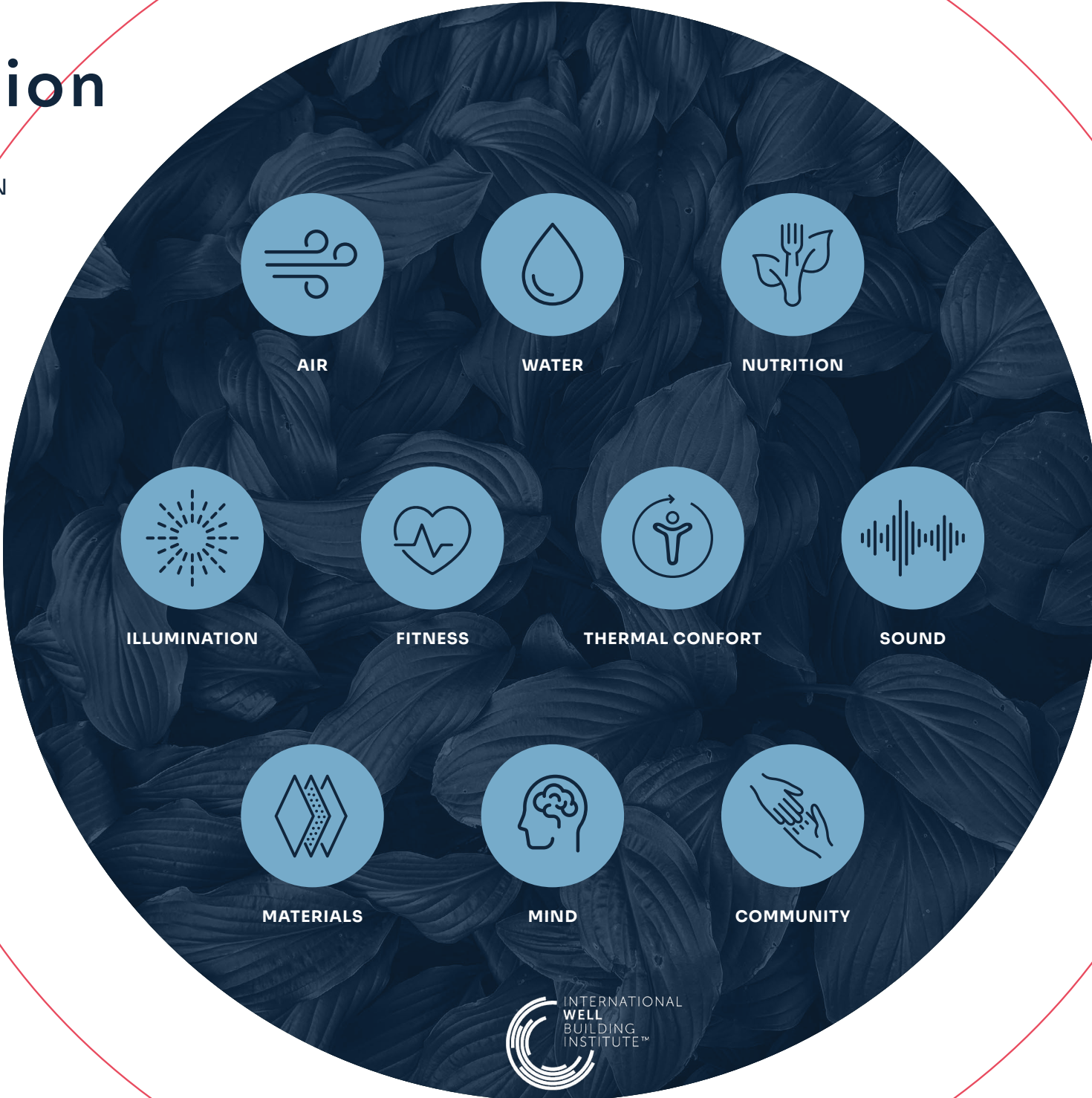
URBAN DESIGN

- Urban design, pavements, distances, window displays
- Vehicle crossings
- Green areas
- Fountains, water, biophilia
- Art, sculptures, community
- Traffic zone and speed limits



SAFETY FEATURES

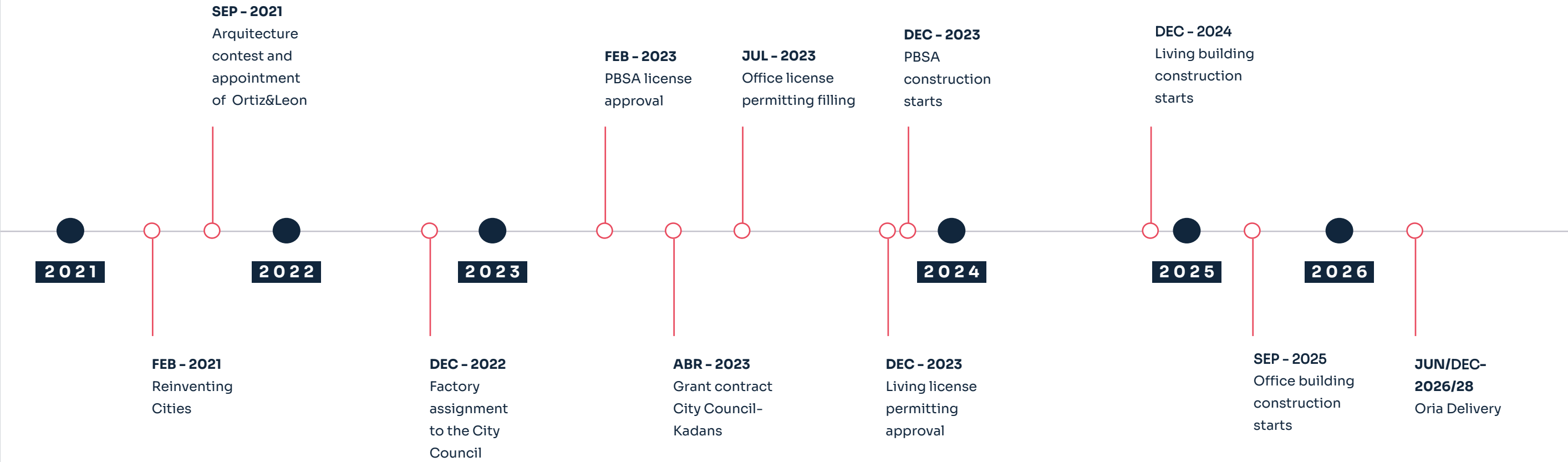
- Communication systems
- Pollution alert systems
- Seasonal Allergy Treatment
- Heat waves warnings
- Monitoring of air quality measurements (app)

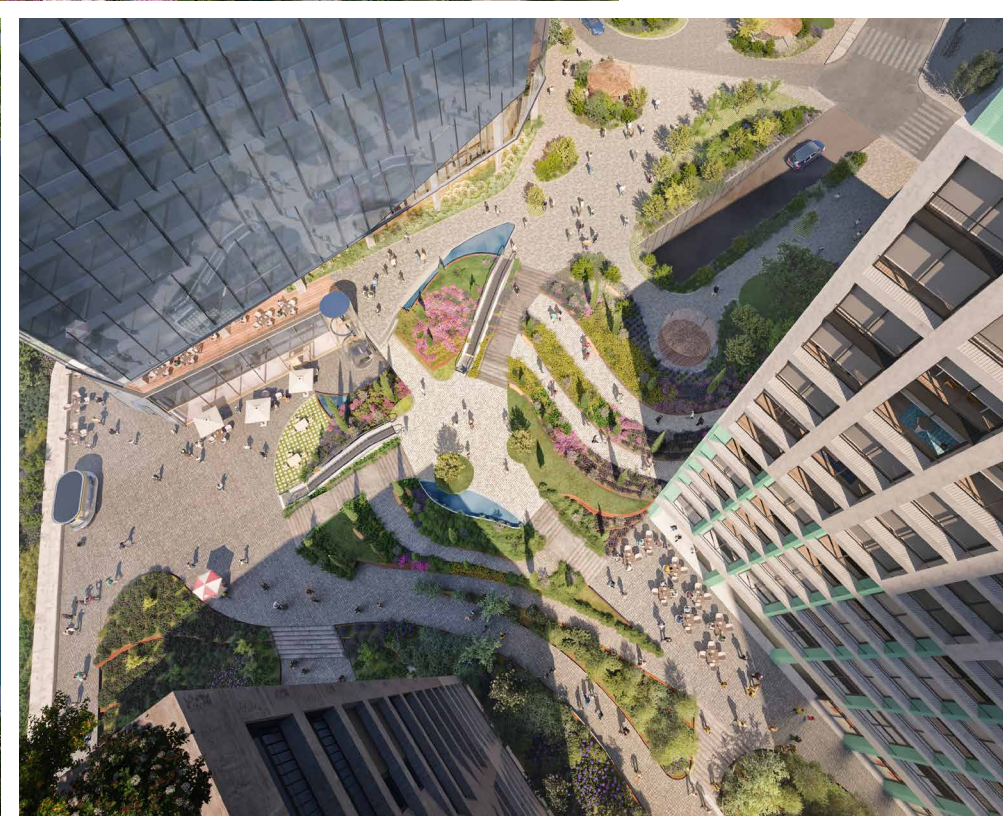


Designed
for success



Status









oriacampus.com

metrovacesa

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