

Exclusivity | Sustainability | Comfort

Hermosilla 3 at a Glance





Comprising 3 buildings



Architect Rafael de la Hoz



Premium location



Parking spaces 119



EV charging spaces



Bicycle spaces



Auditorium for events 138 people



MEETING PLACE 12 meeting rooms



Atrium Lounge Collaborative common areas



The Corner Coffee corner



Outdoor leisure areas



WELLNESS PLACE Gym and locker rooms







ISO 14001

Certifications

LEED Platinum

Energy rating

AENOR

ISO 14001



ISO 45001



Facility Manager



Gmp Experience Experiences to connect, enjoy and create community



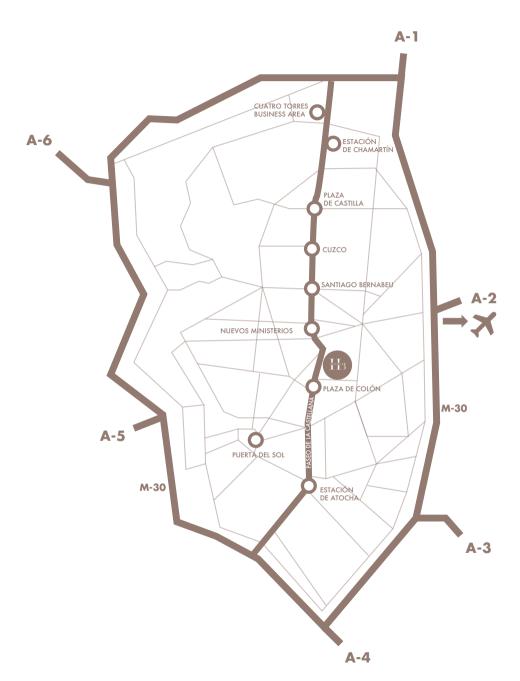
Gmp Smart Exclusive app for building users













In the city's most distinguished location

Located in the heart of the exclusive Salamanca neighborhood, Hermosilla 3 enjoys a privileged setting just a few meters from Plaza Colón, between the iconic Calle Serrano and the elegant Paseo de la Castellana.

Its surroundings offer a wide range of services, retail options, and restaurants, with excellent connections to the public transport network.

•	7′	Cercanías: Recoletos C1, C2, C7, C8 and C10
	4′ 9′ 12′	Metro: Serrano and Colón (L4) Velázquez (L4) and Alonso Martínez (L4, 5 and 10) Rubén Darío (L5) and Retiro (L2)
₽	2′ 2′	Buses: 1, 5, 9, 14, 19, 21, 27, 45, 51, 53, 74 and 150 BiciMAD stations: 92, 93, 104, 105 and 106

20′ Airport: Adolfo Suárez Madrid-Barajas

10′ AVE station: Madrid-Atocha





0′ Access: A-2, A-3, M-30 and R-3

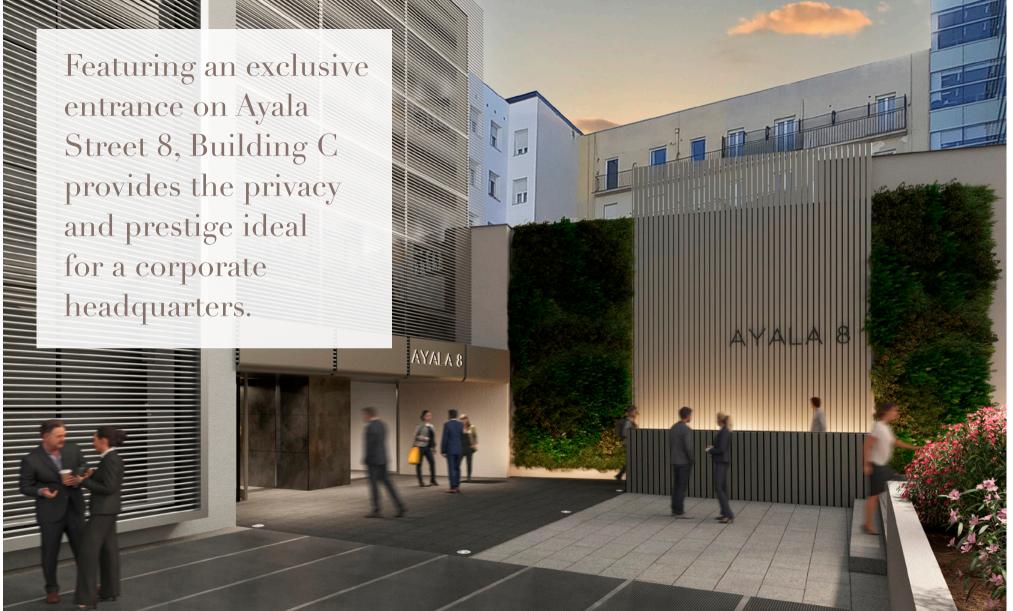


III Gmp

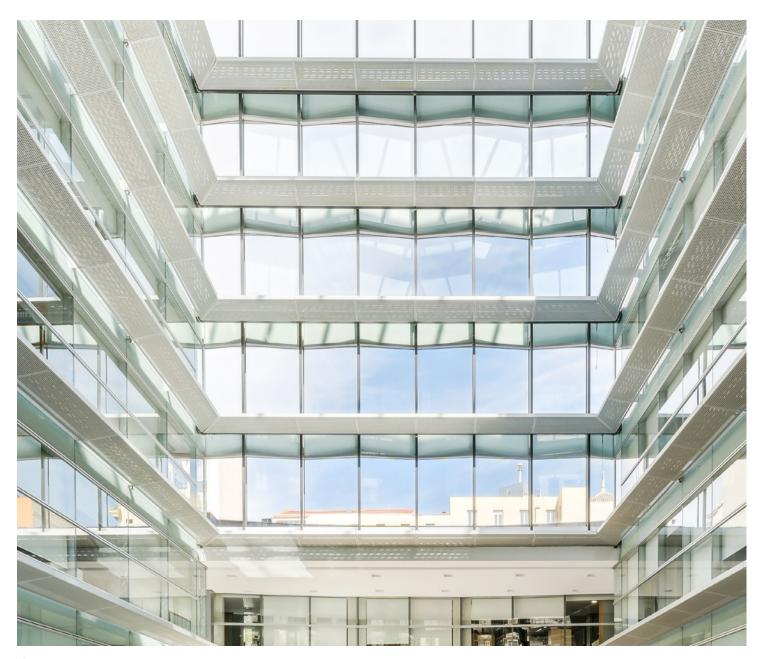
An architectural development articulated through three distinct buildings.













Inspiring Architecture

Designed by the renowned international firm Rafael de la Hoz, Hermosilla 3 embodies the perfect fusion of architectural innovation and urban sophistication.

In **2025**, the building will transform its spaces to meet new market demands, blending state-of-the-art design with functionality to redefine the tenant experience.











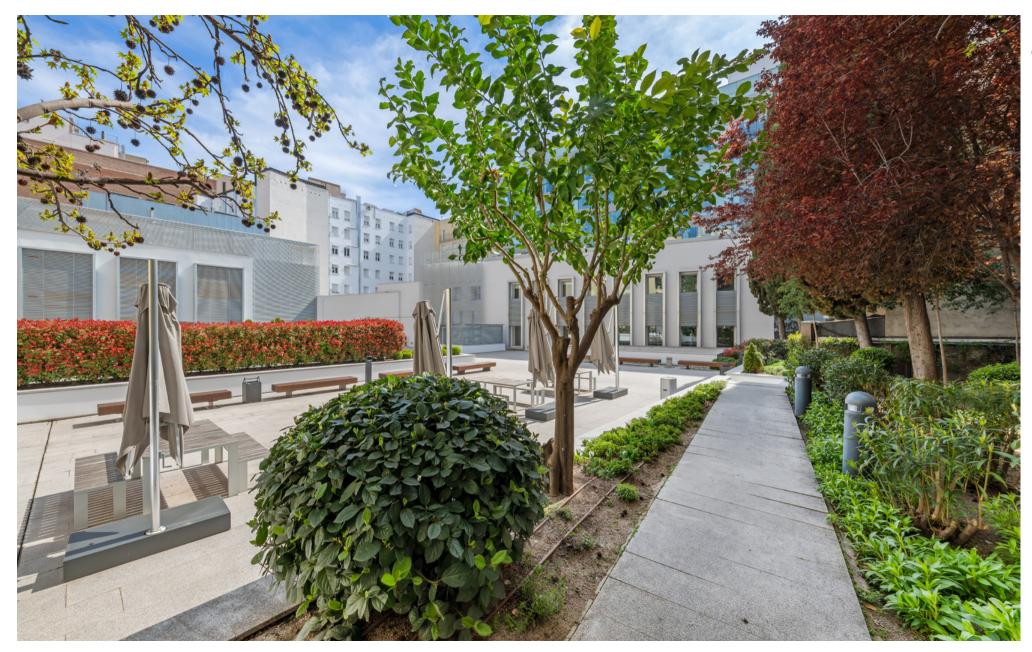












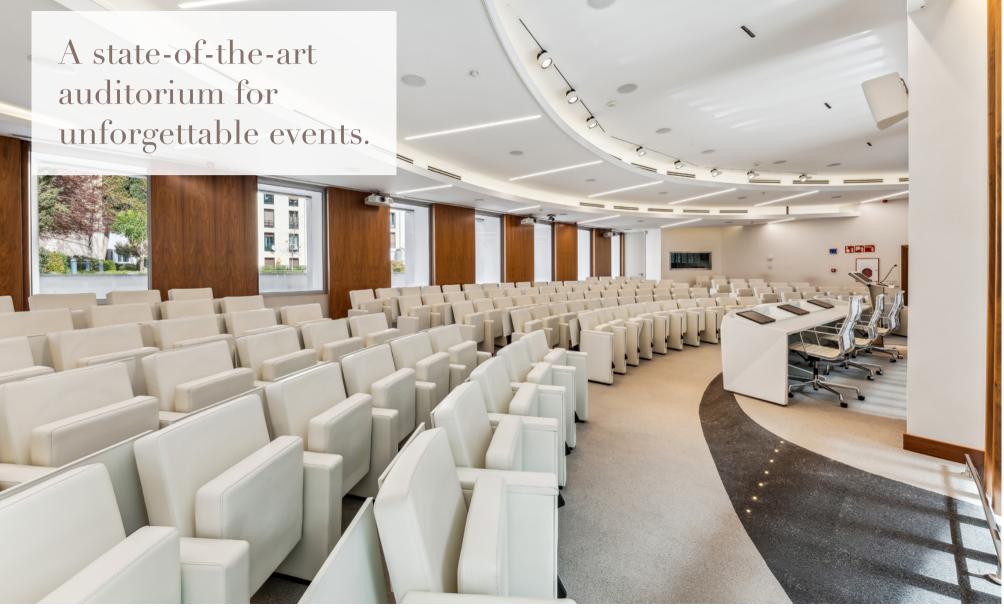








































Environmental sustainability, well-being and comfort





With the prestigious LEED Platinum Certification awarded by the US Green Building Council (USGBC), Hermosilla 3 stands as a benchmark for sustainability and well-being, reaching the highest international standards in energy efficiency and eco-responsible design.

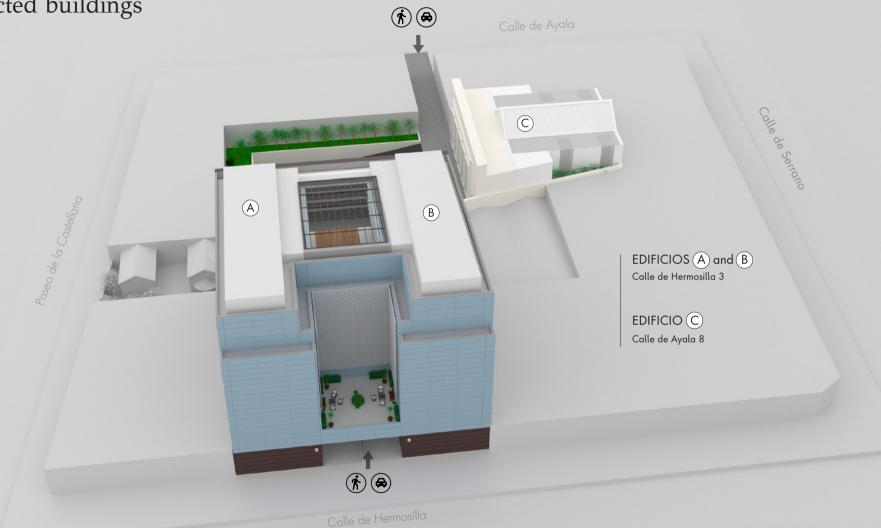
This recognition validates its position as a sustainable, comfortable, and future-ready property.

LEED is one of the most prestigious international certifications for assessing the sustainable performance of buildings. Its goal is to promote buildings that are environmentally friendly, economically viable, and comfortable to live and work in.



III Gmp

3 connected buildings





North view



Calle de Hermosilla



West view

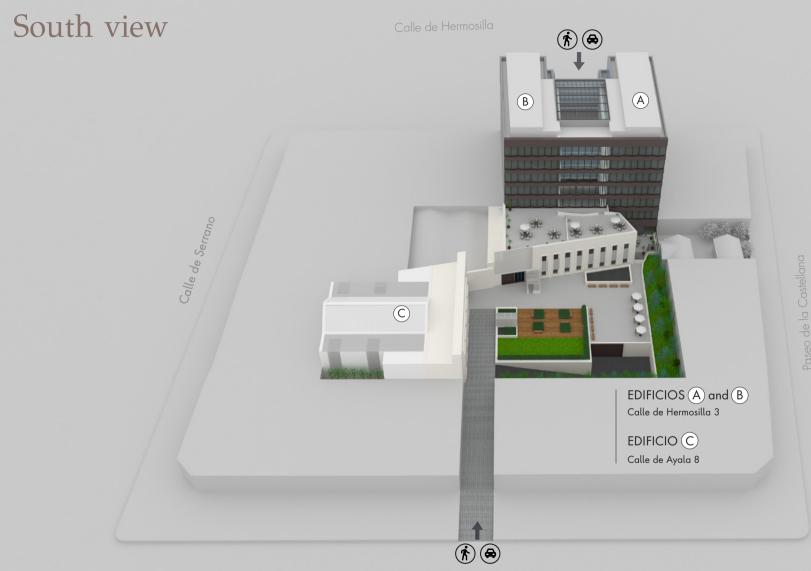


Calle de Serrano







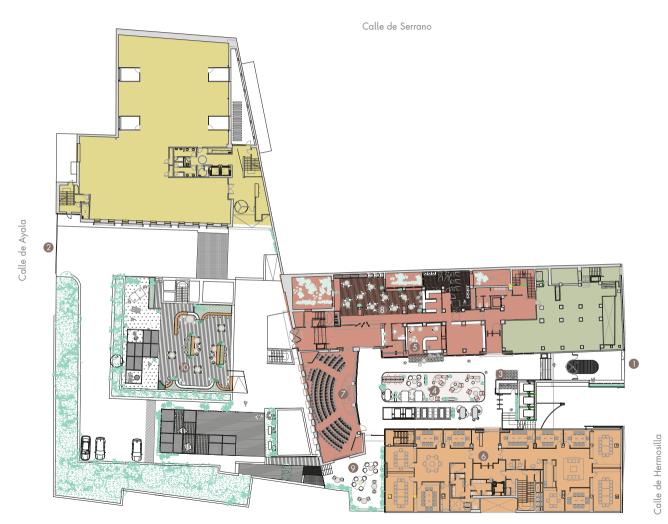






III Gmp

The ground floor, conceived as the hub of services and amenities



- Building A
- Building B
- Building C
- Commercial premises
- Entrance from Hermosilla 3 Street
- Entrance from Ayala 8 Street
- Reception
- Atrium Lounge
- **5** The Corner
- **6** MEETING PLACE
- Auditorium
- 8 Auditorium lobby
- Terrace
- Central courtyard



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Floor -1: WELLNESS PLACE

Calle de Ayala

Calle de Serrano

Gym

2 Rooms for instructor-led classes

Changing rooms

Wellness rooms

6 Commercial premises

Paseo de la Castellana



Floor 1



- Building A
- Building B
- Building C





Standard floor plan



Paseo de la Castellana

Building A

Building B

Building C



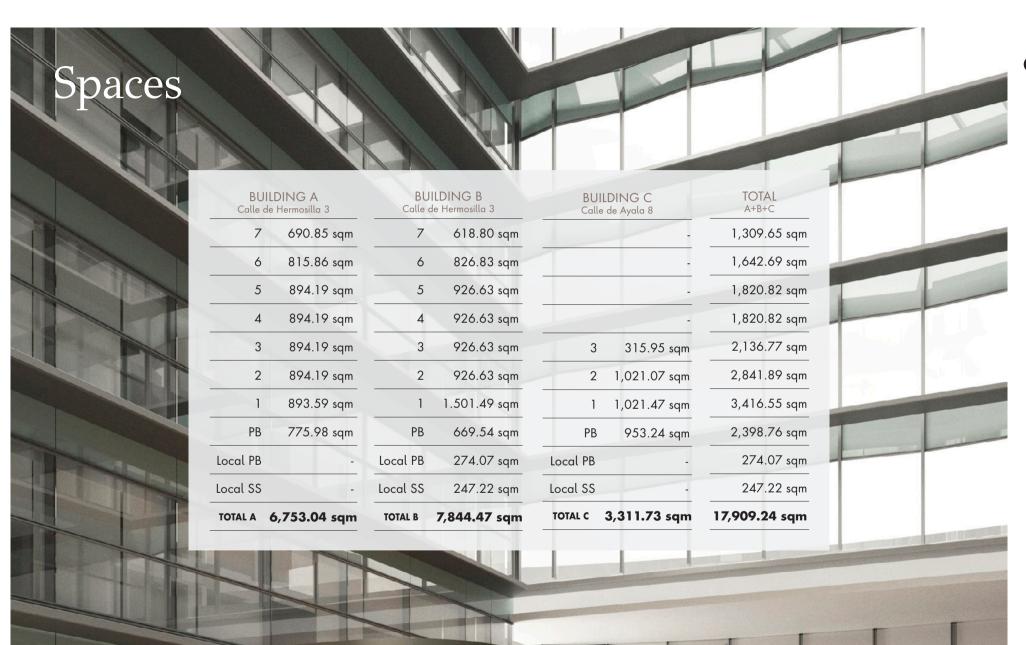
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Penthouse floors



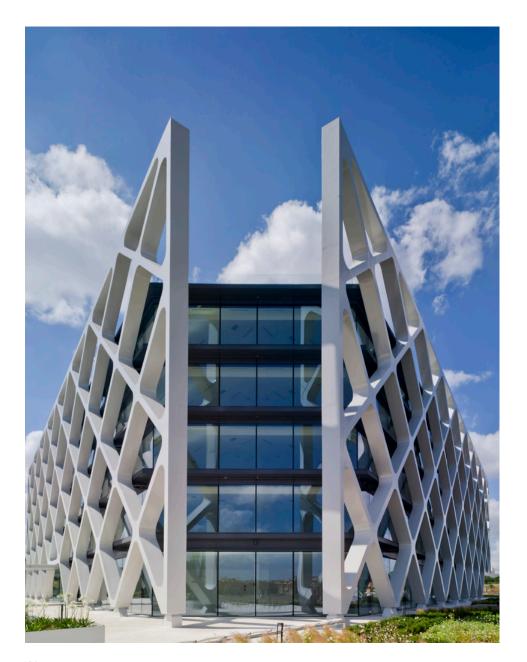
- Building A (floor 7)
- Building B (floor 7)
- Building C (floor 3)













The Gmp Guarantee

Hermosilla 3 is owned by Gmp. Founded in 1979, it is one of the leading Spanish real estate investment groups. Since its beginnings, it has maintained a strong asset-holding approach that has enabled it to build a solid position in the Spanish real estate market as a specialist in the development, investment, and management of owned real estate assets, with a particular focus on the high-quality office and business park segment.

The Company's vision incorporates sustainability as a strategic value, encompassing both environmental sustainability and sustainability in the value creation process, through quality and innovation in management, processes, and products, with a particular emphasis on promoting the health and well-being of the users of its buildings.

Customer-focused approach

Gmp develops asset management based on a customer-oriented approach.

All the properties it manages have a Portfolio Manager and a Facility Manager located on-site, providing personalized communication with the client.

In addition, the Customer Experience Manager promotes active listening and creates memorable experiences in the buildings with which users can identify.

Integrated Management System

Gmp is the only Spanish real estate company to hold the triple AENOR certification for an Integrated Management System in Quality, Environmental, and Occupational Health and Safety for activities related to the acquisition, sale, rental, and management of maintenance, refurbishment, and preservation of office real estate assets.

This triple certification underscores Gmp's commitment to continuous improvement, environmentally responsible practices in its buildings, and client satisfaction through sustainable quality management.





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