



III
Hermosilla
III 3

|||
Gmp

II
Hermosilla 3
II

exclusivity | sustainability | comfort

Hermosilla 3 at a glance



3 buildings



Architectural Studio
Rafael de la Hoz



Prime location



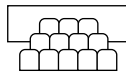
Parking Spaces
119



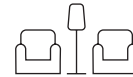
Electric vehicle spaces
7



Bicycle spaces
8



Auditorium
Capacity for 138 people



Atrium Lounge
Collaborative
common areas



The Corner
Cafeteria and
catering services



Outdoor leisure areas



WELLNESS PLACE
Gym and changing rooms



Facility Manager



Gmp Experience
Experiences to connect,
enjoy and create community



Gmp Smart
Exclusive app
for building users

Certifications



LEED Platinum



Energy Rating
A



ISO 9001

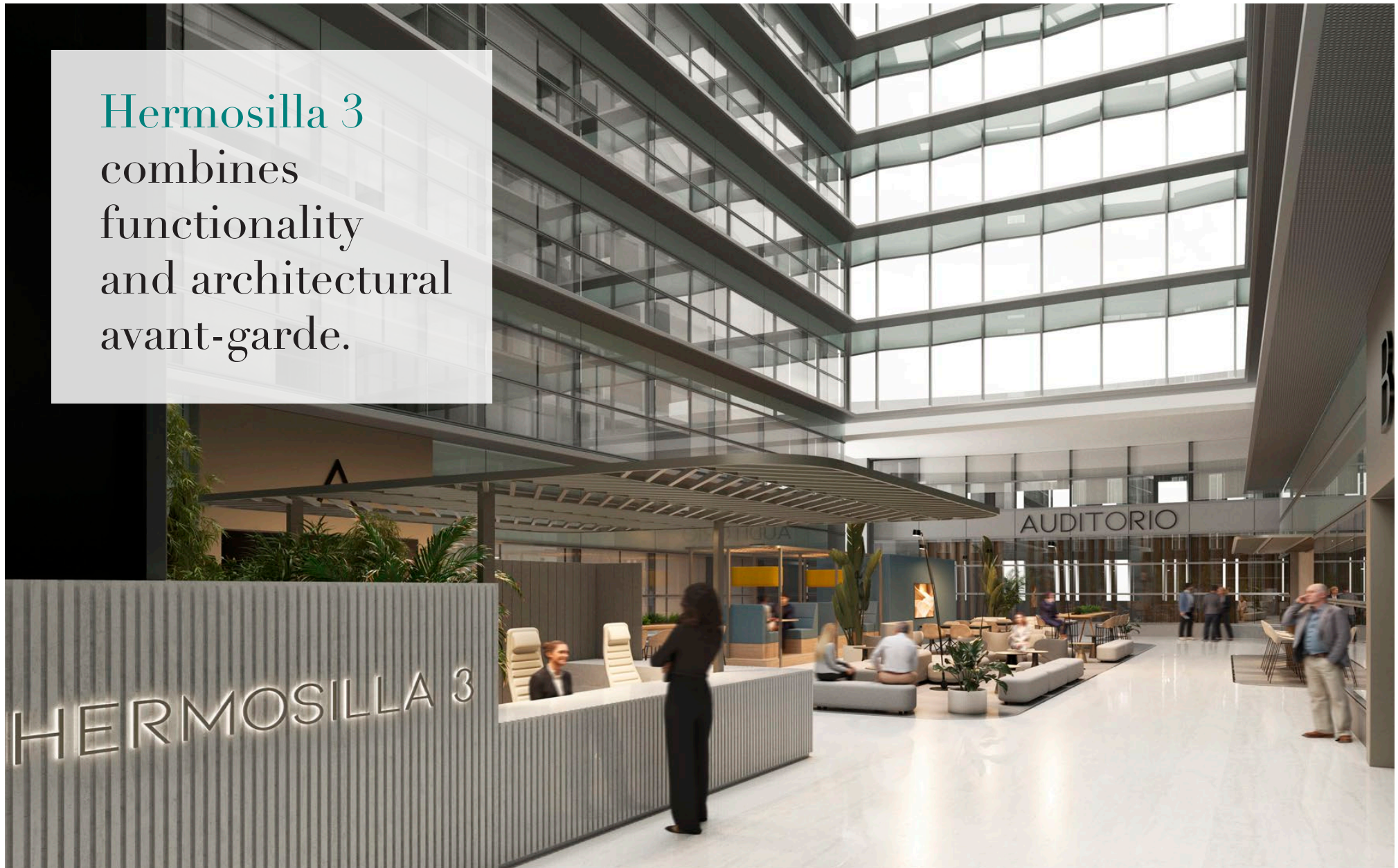


ISO 14001



ISO 45001

Herмосilla 3
combines
functionality
and architectural
avant-garde.



In the city's most distinguished location

Located in the heart of the exclusive Salamanca district, Hermosilla 3 enjoys a privileged location, just steps away from Plaza Colón, between the iconic calle Serrano and the elegant Paseo de la Castellana.

Its surroundings offer a wide range of services, shops, and dining options, with excellent connectivity to the public transport network.



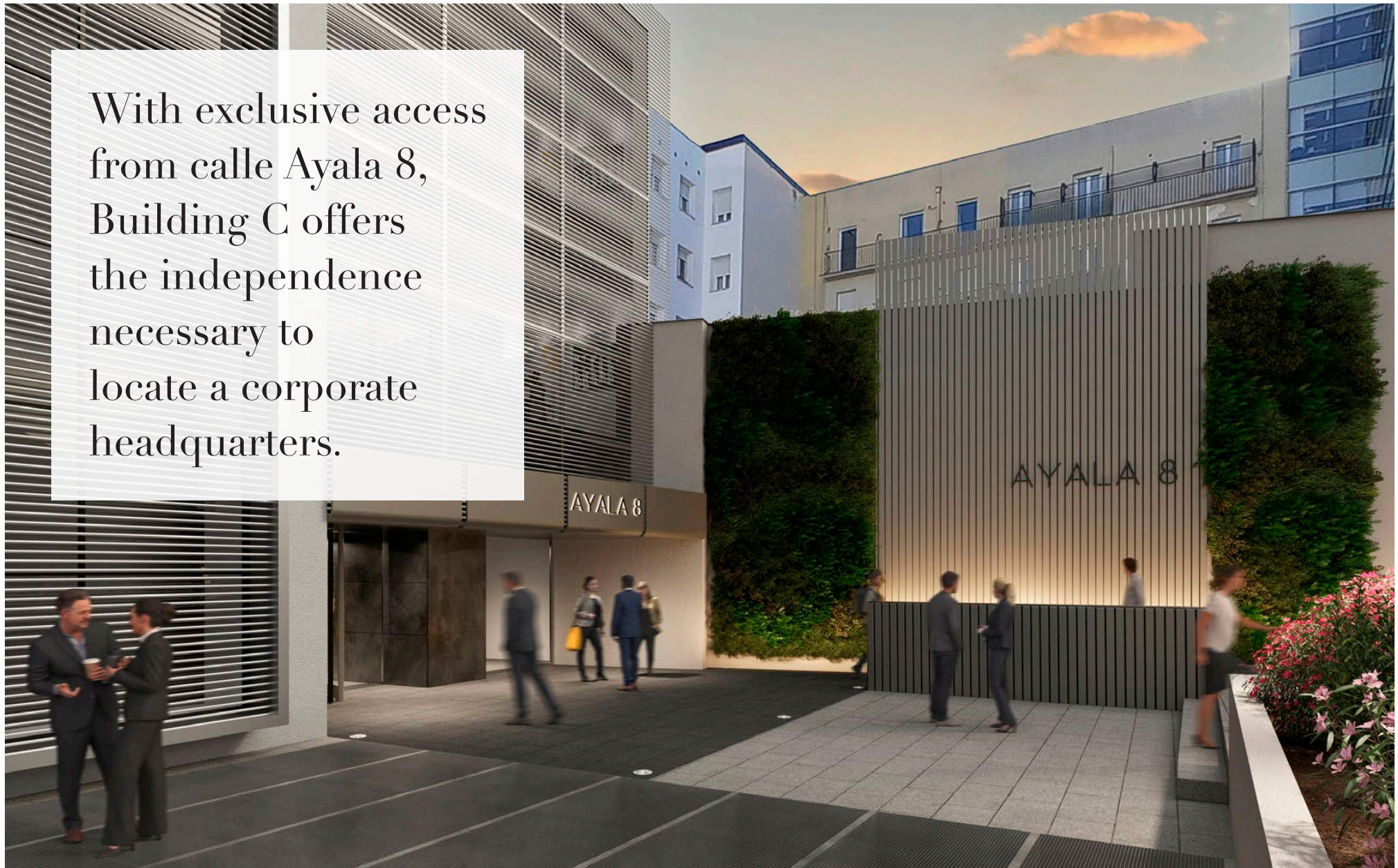
	7'	Train Stations: Recoletos C1, C2, C7, C8 and C10
	4'	Metro: Serrano and Colón (L4)
	9'	Velázquez (L4) and Alonso Martínez (L4, 5 and 10)
	12'	Rubén Darío (L5) and Retiro (L2)
	2'	Buses: 1, 5, 9, 14, 19, 21, 27, 45, 51, 53, 74 and 150
	2'	BiciMAD Stations: 92, 93, 104, 105 and 106

	20'	Airport: Adolfo Suárez Madrid-Barajas
	10'	AVE Train Station: Madrid-Atocha
	10'	Access Roads: A-2, A-3, M-30 and R-3

A three-building
architectural
complex.



With exclusive access from calle Ayala 8, Building C offers the independence necessary to locate a corporate headquarters.



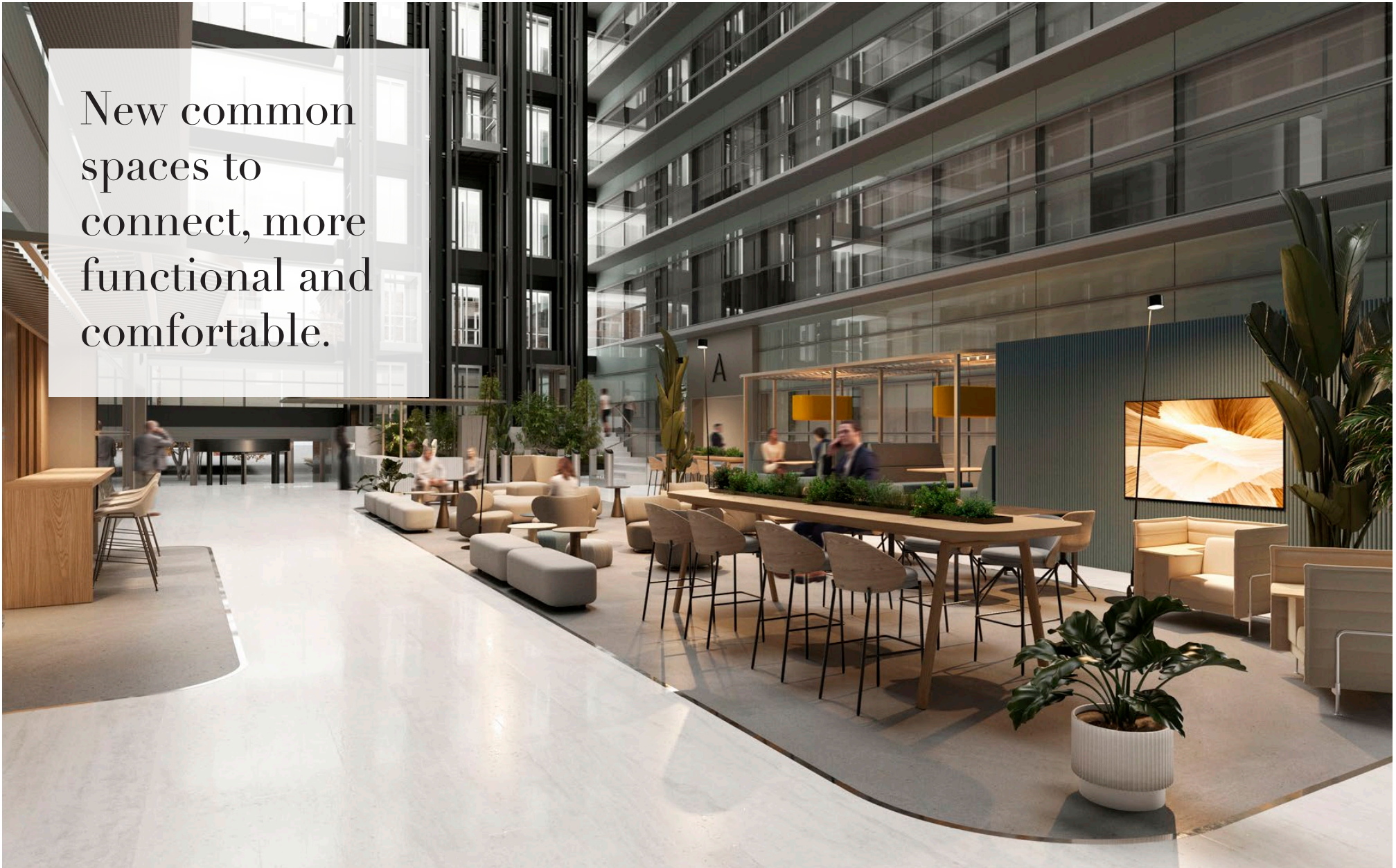


Architecture that inspires

Designed by the renowned international studio Rafael de la Hoz, Hermosilla 3 represents the perfect fusion between architectural innovation and urban sophistication.

In **2025**, Hermosilla 3 will transform its spaces to adapt to new market demands, fusing cutting-edge design with functionality to redefine the user experience.

New common spaces to connect, more functional and comfortable.



A design
defined by
light and
spaciousness.



Open-air
spaces, nature
and harmony
in the heart
of the city.





Auditorium
for corporate
events.



A renovated layout in the common areas and entrances to create a more efficient space.



Spacious and
flexible office
floors.



WELLNESS PLACE, an oasis of well-being to revitalize body and mind.



Environmental sustainability, well-being, and comfort



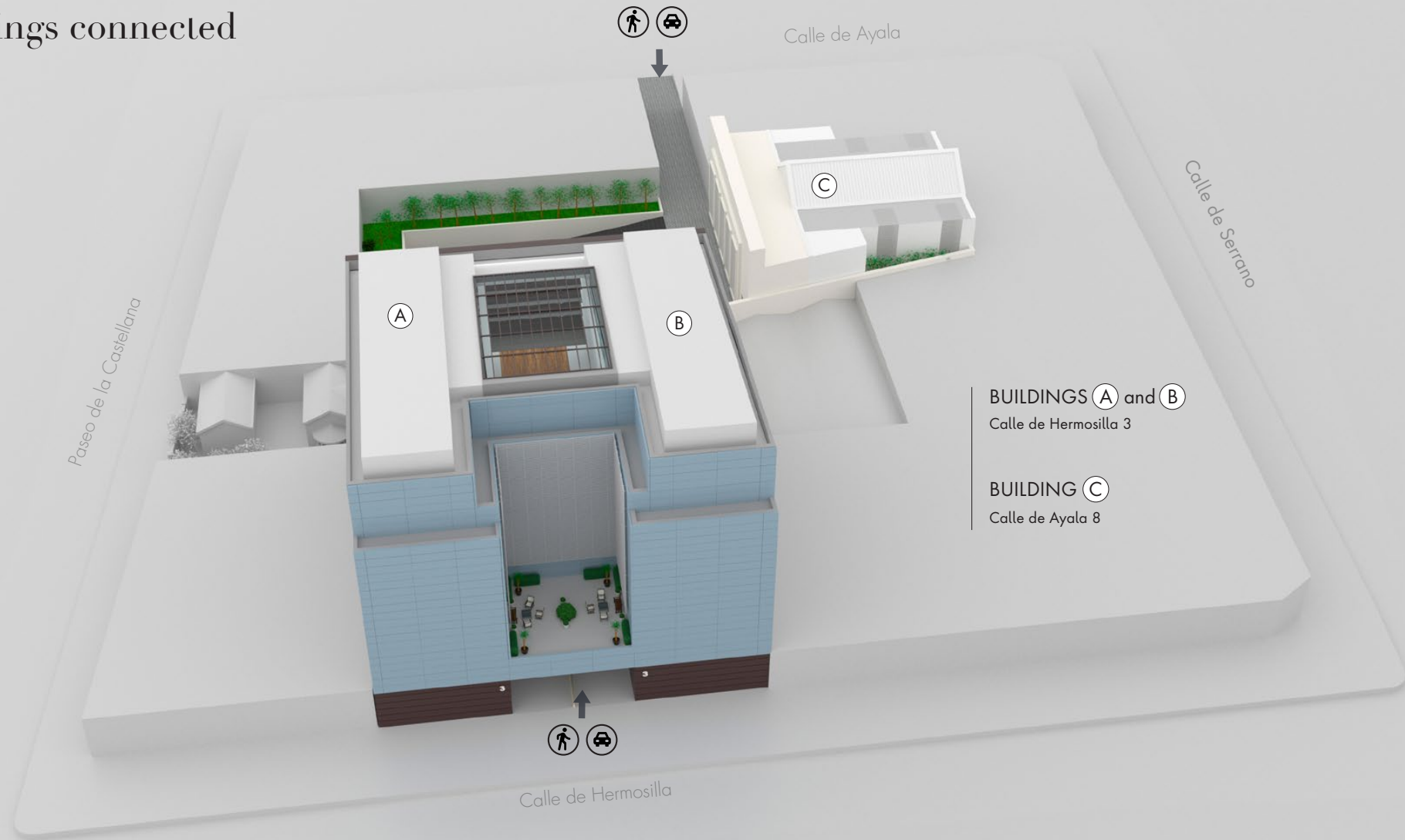
Hermosilla 3 is LEED Platinum certified by the US Green Building Council (USGBC).

This distinction endorses wellbeing and comfort for its occupants.

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

Hermosilla 3

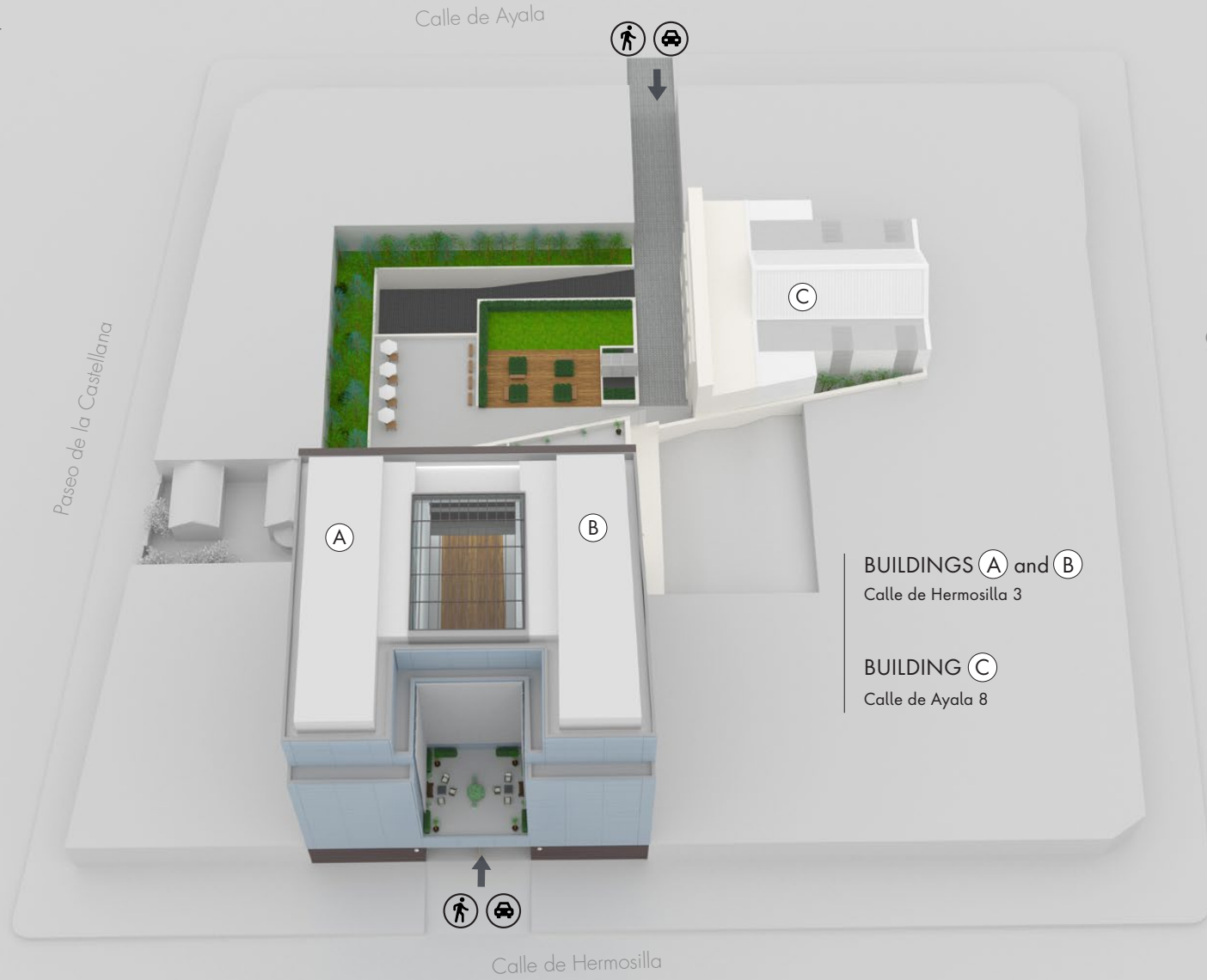
3 buildings connected



BUILDINGS (A) and (B)
Calle de Hermosilla 3

BUILDING (C)
Calle de Ayala 8

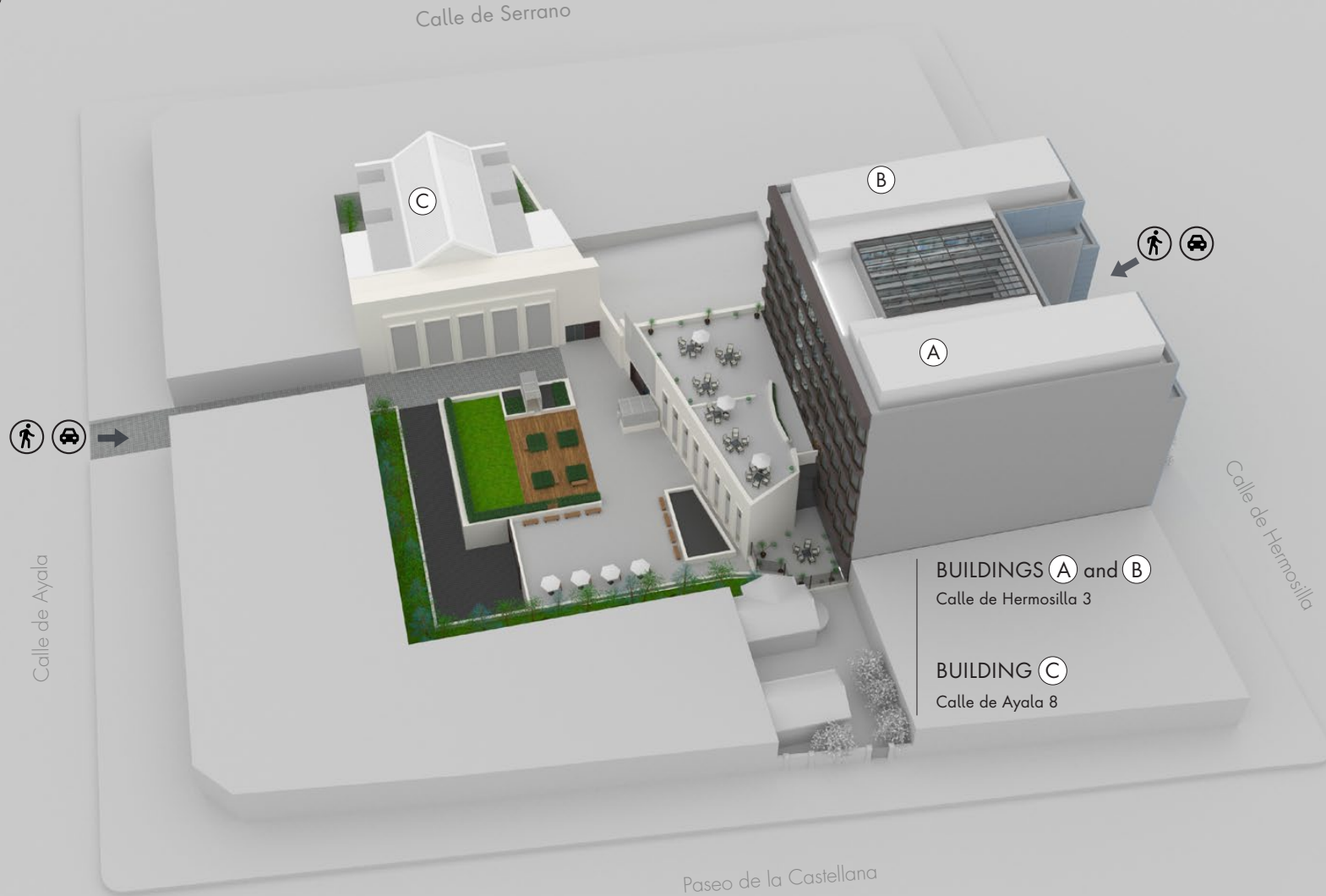
North View



BUILDINGS (A) and (B)
Calle de Hermosilla 3

BUILDING (C)
Calle de Ayala 8

West View



Calle de Serrano

Calle de Ayala

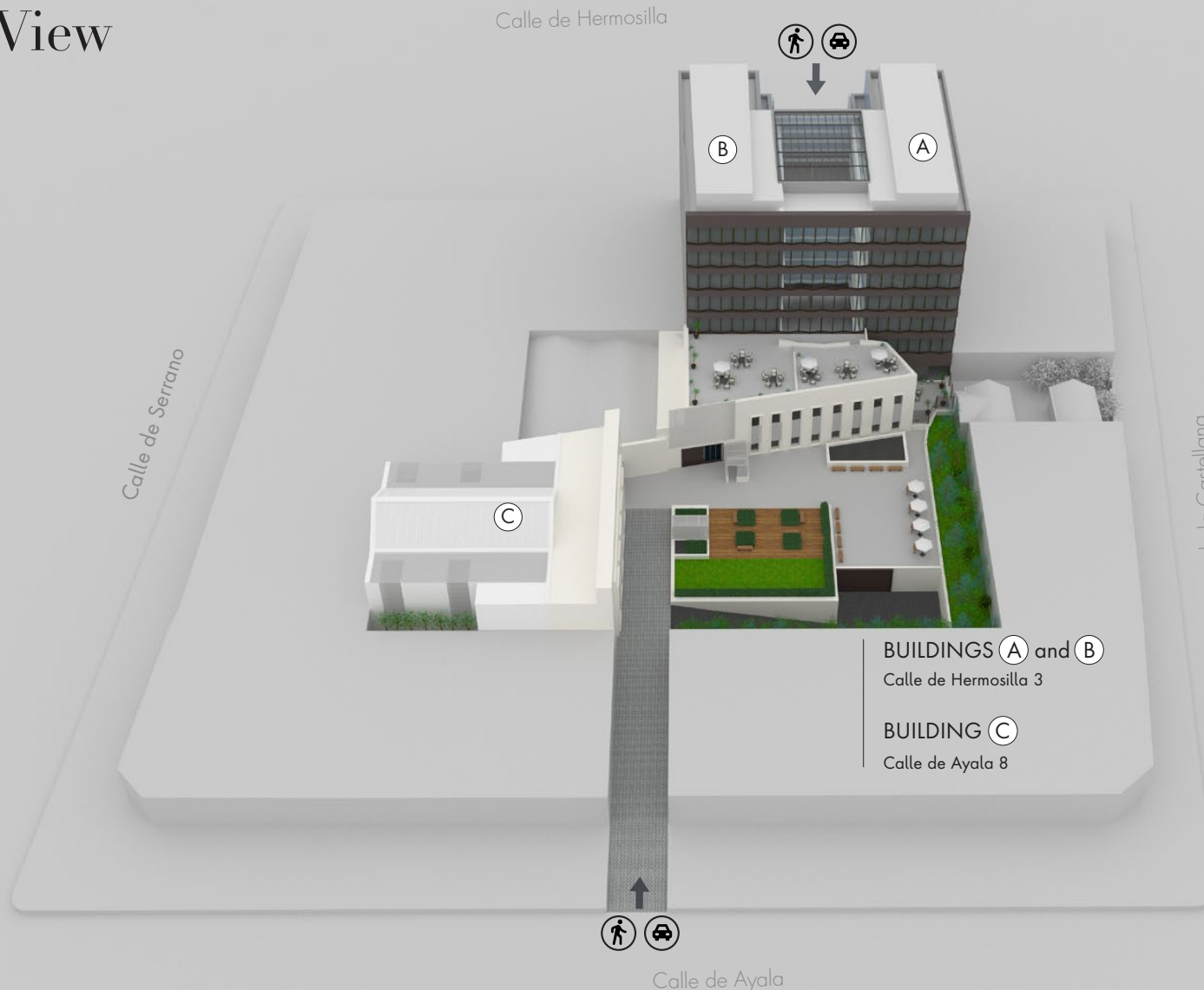
Calle de Hermosilla

Paseo de la Castellana

BUILDINGS A and B
Calle de Hermosilla 3

BUILDING C
Calle de Ayala 8

South View



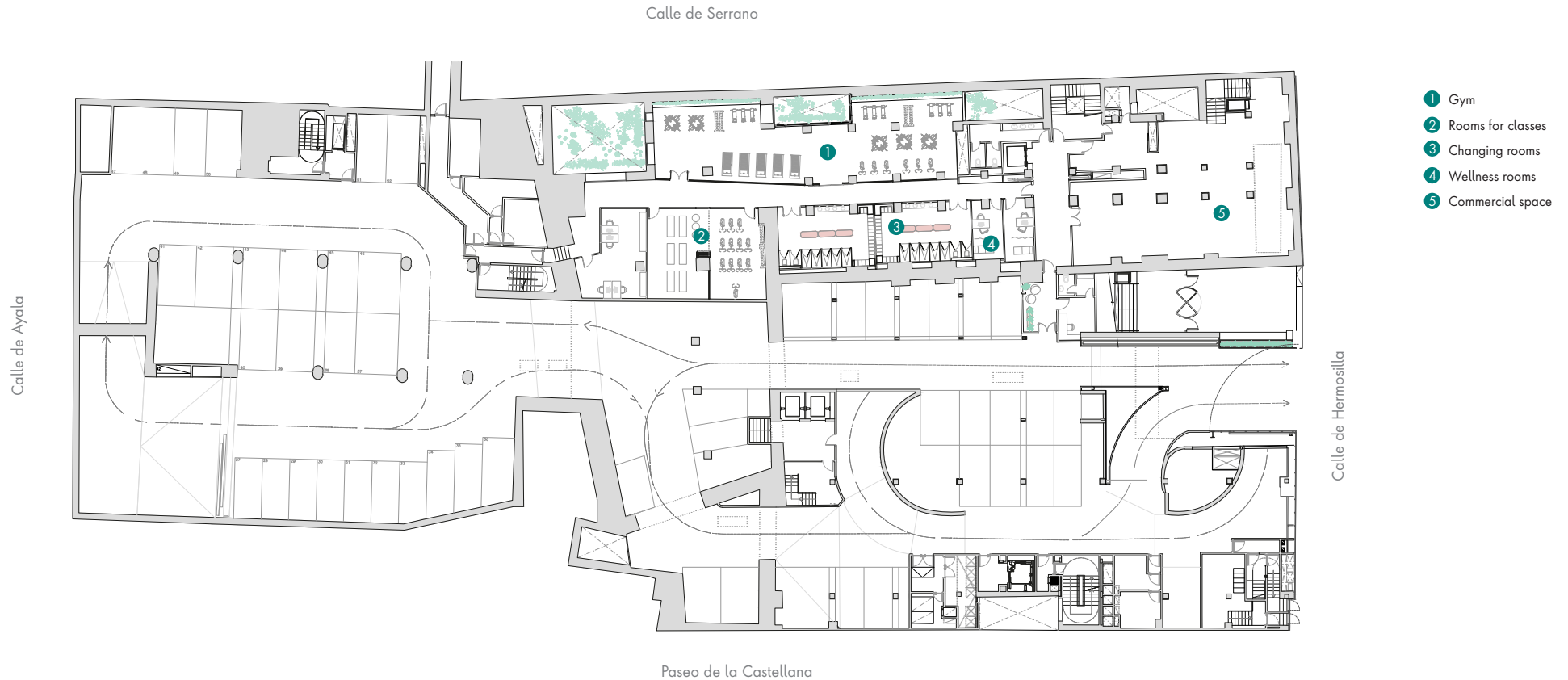
Hermosilla 3

Ground floor: the epicentre of services and amenities



Hermosilla 3

Floor -1: WELLNESS PLACE



Hermosilla 3

Floor 1



Hermosilla 3

Standard floor



Hermosilla 3

Penthouse floors



BUILDING A Calle de Hermosilla 3		BUILDING B Calle de Hermosilla 3		BUILDING C Calle de Ayala 8		TOTAL A+B+C
7	641,46 m ²	7	574,57 m ²	-	-	1.216,03 m ²
6	757,54 m ²	6	767,73 m ²	-	-	1.525,27 m ²
5	830,27 m ²	5	860,39 m ²	-	-	1.690,66 m ²
4	830,27 m ²	4	860,39 m ²	-	-	1.690,66 m ²
3	830,27 m ²	3	860,39 m ²	3	342,54 m ²	2.033,20 m ²
2	830,27 m ²	2	860,39 m ²	2	1.107,43 m ²	2.798,09 m ²
1	829,71 m ²	1	1.394,16 m ²	1	1.106,99 m ²	3.330,86 m ²
PB	720,51 m ²	PB	-	PB	1.033,46 m ²	2.375,65 m ²
Local PB	-	Local PB	274,07 m ²			274,07 m ²
Local SS	-	Local SS	247,22 m ²			247,22 m ²
TOTAL A	6.270,30 m²	TOTAL B	6.699,31 m²	TOTAL C	3.590,42 m²	16.542 m²

*Warehouse available for rent: 727,48 m².



The Gmp guarantee

Hermosilla 3 is owned by Gmp. Founded in 1979, it is one of Spain's leading real estate groups. Since its origins, Gmp has maintained a strong property-owning approach that has enabled it to build a consolidated position in the Spanish real estate market, specializing in real estate asset development, investment, and management and focused on the high-end office and business park segment.

Sustainability is central to the company's vision, serving as a strategic value that encompasses both environmental sustainability and sustainability in the value creation process, through quality and innovation in management, processes and products, with particular emphasis on promoting the health and well-being of users of its buildings.

Customer-led approach

Customer satisfaction drives Gmp's property management. All the properties under Gmp's management have a Portfolio Manager and a Facility Manager located in the building to provide a personalized customer service.

In addition, as part of its focus on people and the strategic values of excellence, the Customer Experience team promotes active listening to corporate clients and end users with the aim of designing an optimal personalized experience and fostering a sense of belonging to the Gmp Community.

Integrated management system

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

Triple certification ratifies Gmp's commitment to ongoing improvement, good environmental practices in buildings and customer satisfaction through sustainable quality management.

III Hermosilla III 3

exclusivity | sustainability | comfort



hermosilla3.com



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