

# Neinver Alegria, Business Park. Plot 88, Dehesa Vieja, San Sebastián de los Reyes. Madrid



**Client**  
Neinver

**Value**  
€43 Million

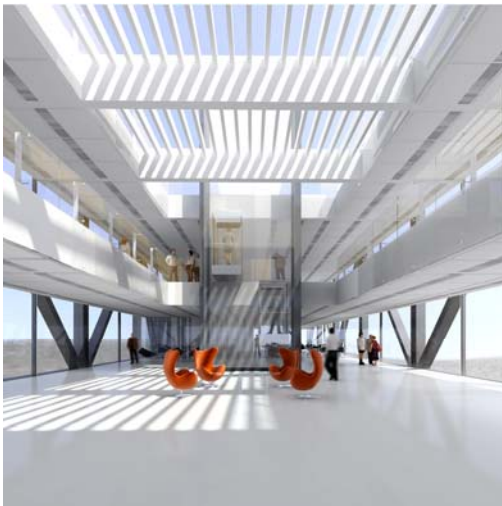
**Type of Project**  
Phase I: 281 Offices

Phase II: Corporation Headquarter

**Schedule**  
December 2006 – June 2008

**Architect**  
Rafael de la-Hoz

**Contract**  
Project Management



Bovis Lend Lease acts as Project Manager for 281 offices and corporation headquarter in plot 88, Dehesa Vieja, San Sebastián de los Reyes, Madrid.

The Project is distributed in two phases:

Phase I: 281 offices. It consists of two floors, for parking uses, which total 15.000 m<sup>2</sup>, and three buildings, five floors each one, in the form of "U". The surface area is 25.000 m<sup>2</sup>. It includes a swimming pool, padel court and gym.

Units consist of 5 metre-high areas organized on both sides of the arcade.

The fronts of the building have a grid squares structure. However, the arcade is visible from the sides, although its view is shaded by a metal lattice.

Phase II: Corporation Headquarter. It consists of two floors, for parking uses, which total 20.000 m<sup>2</sup> and five floors that add up 11.000 m<sup>2</sup> area.

The building is distributed in two floors as a pedestal and the rest as a bridge.

A double-height space is created in the upper floors (annexe picture) having a spectacular effect.

The design includes "double skin" front and a panoramic elevator.

First package has started last December. It consisted of piles and subsidence. At the same time, the design phase and bidding had been finished.

The roofs will have solar panels for energy production and rainwater collection units for watering the grounds.

This Project is involved in a Neinver Plan which includes Shopping Centre "Factory" (already built) and Micropolix Project (adjacent plot).