



  
LAFINCA  
**BUSINESS PARK**

WELCOME  
GUIDE

It boasts office buildings with cutting-edge design and a horizontal construction model with wide green areas, energy efficiency, private roads, high security and top quality.



Privileged location



+12.500 Workers



125.000 m<sup>2</sup>



Hotel inside the business park



Catering areas



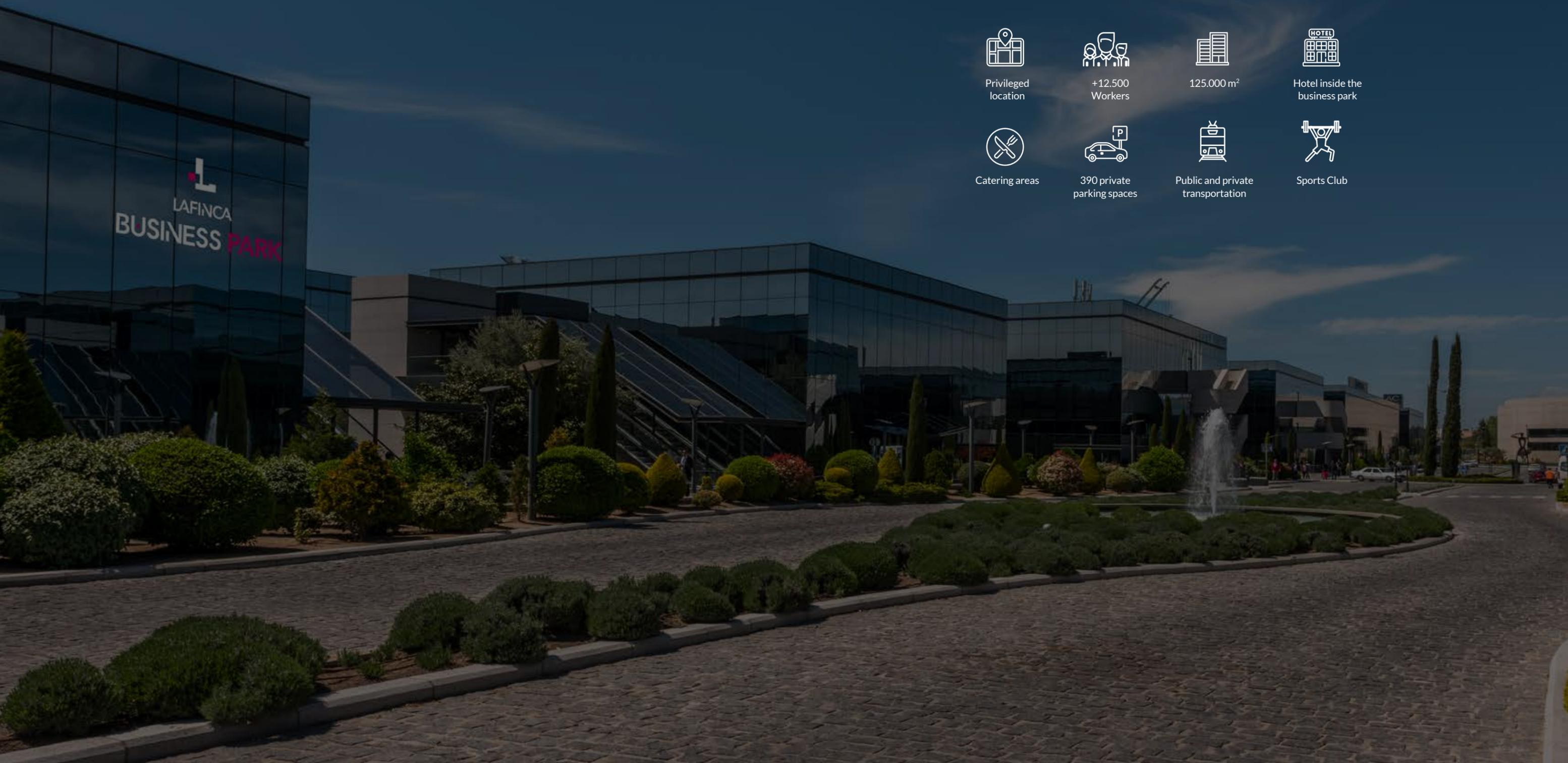
390 private parking spaces



Public and private transportation



Sports Club





# BUSINESS PARK

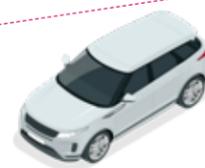
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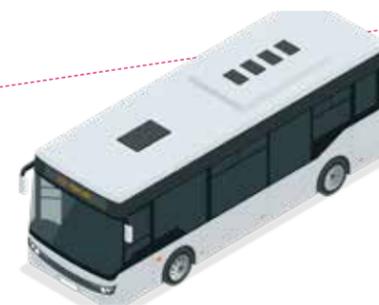
# Location, access and opening hours





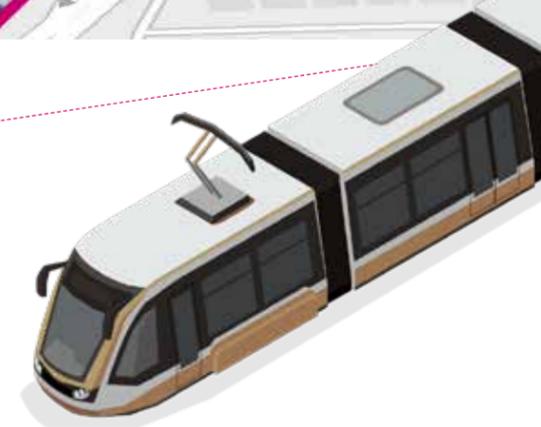
**BY CAR**

Through the following roads:  
M-40; A-5;  
M-511; M-502



**BY BUS**

562; 564; 658; N902



**BY LIGHT RAIL**

ML2  
Prado de la Vega

# Location map

# Vehicle and pedestrian access

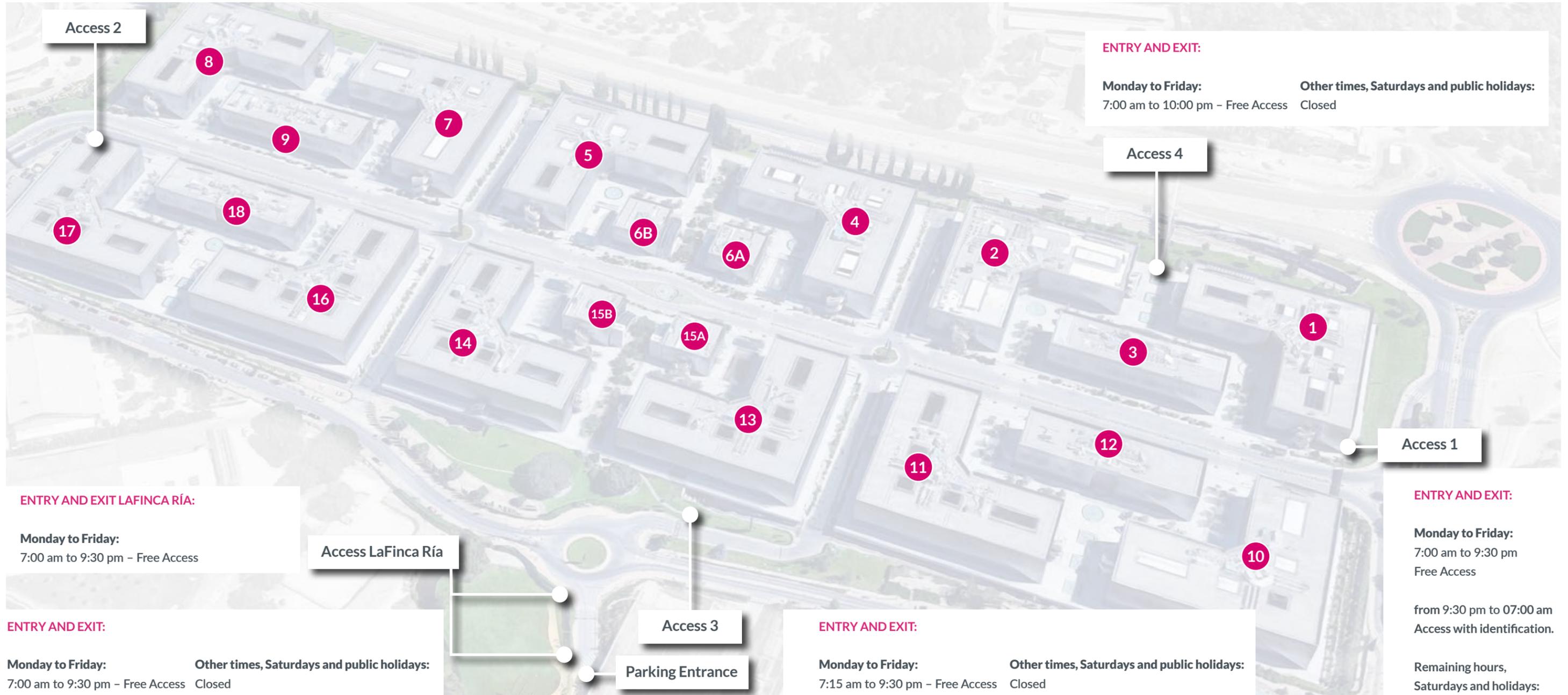


# Opening Hours

**ENTRY AND EXIT:**

**Monday to Friday:**  
7:00 am to 9:30 pm – Free Access

**Other times, Saturdays and public holidays:**  
Closed



**ENTRY AND EXIT:**

**Monday to Friday:**  
7:00 am to 10:00 pm – Free Access

**Other times, Saturdays and public holidays:**  
Closed

**ENTRY AND EXIT LAFINCA RÍA:**

**Monday to Friday:**  
7:00 am to 9:30 pm – Free Access

Access LaFinca Ría

**ENTRY AND EXIT:**

**Monday to Friday:**  
7:00 am to 9:30 pm – Free Access

**Other times, Saturdays and public holidays:**  
Closed

Access 3

Parking Entrance

**ENTRY AND EXIT:**

**Monday to Friday:**  
7:15 am to 9:30 pm – Free Access

**Other times, Saturdays and public holidays:**  
Closed

Access 1

**ENTRY AND EXIT:**

**Monday to Friday:**  
7:00 am to 9:30 pm  
Free Access

from 9:30 pm to 07:00 am  
Access with identification.

Remaining hours,  
Saturdays and holidays:  
Authorized individuals with  
identification.

This access has restricted opening hours. After hours, access is provided by the Security Guard.

The leaders choose  
Campus LaFinca.

TECHNOLOGY SECTOR



HEALTHCARE SECTOR



RETAIL SECTOR



LOGISTICS SECTOR



# Running Circuit

If you're a fan of outdoor sports, the LaFinca Loop is the perfect route for you. Spanning 5.71 km with a positive elevation gain of 66 meters, this circuit offers you the chance to enjoy a running experience surrounded by nature. With a moderate level of difficulty, it's suitable for both beginner and experienced runners alike.

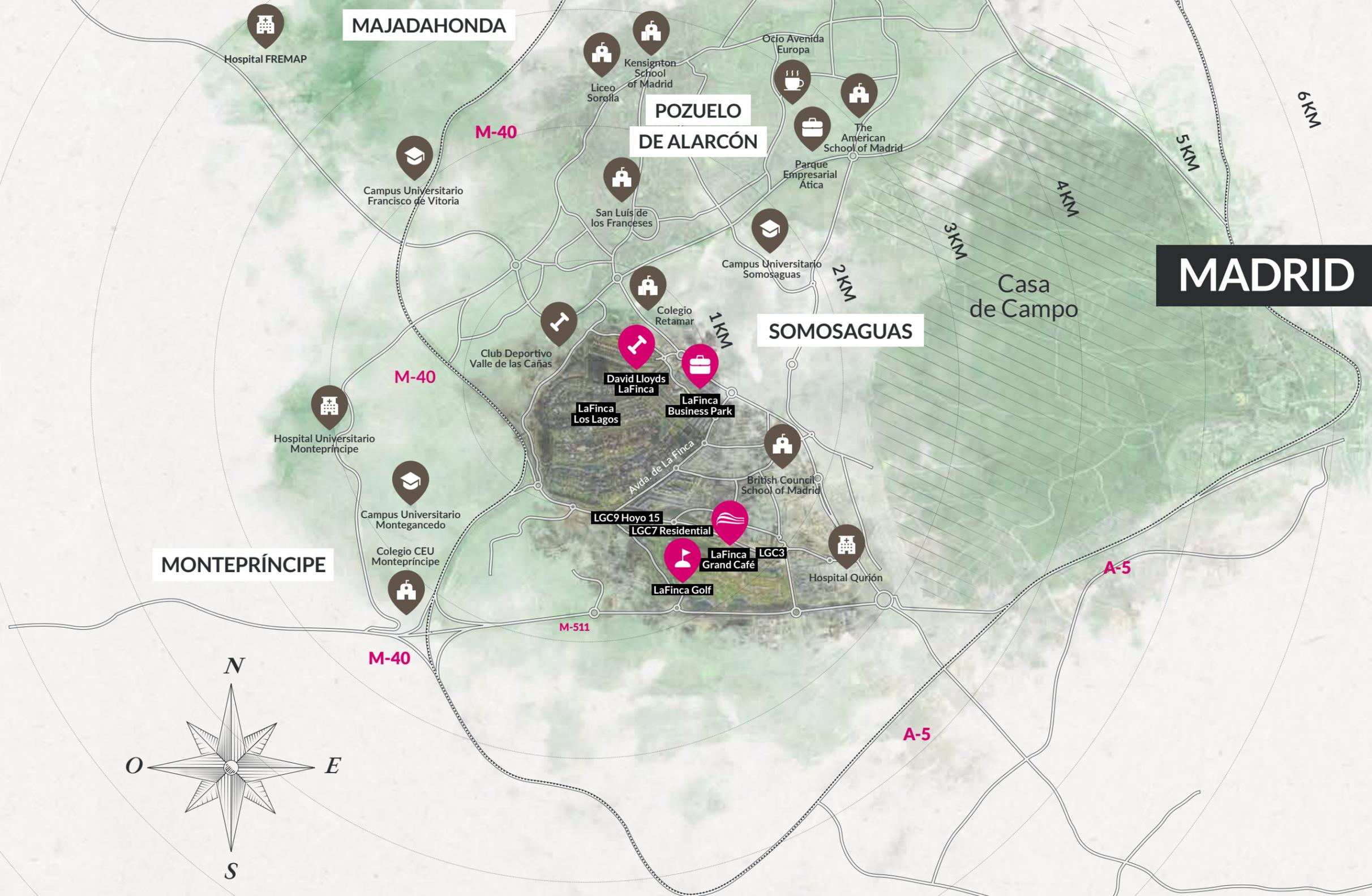
## Access

- Pedestrian Access 1
- LaFinca Plots 2-3-4
- LaFinca Business Park 5
- Pedestrian Access 6-7



Whether you're looking for a quick 25-minute running session or prefer to enjoy the surroundings at a slower pace, the LaFinca loop is a circuit that invites you to push your limits and reconnect with nature with every stride. Start your adventure in the heart of Pozuelo de Alarcón and discover everything this route has to offer!

# LaFinca Location



-  Parques Empresariales  
Business Parks
-  Campos de Golf  
Golf Courses
-  Clubs Deportivos  
Sport Clubs
-  Universidades  
Universities
-  Hospitales  
Hospitals
-  Colegios  
Schools

# Available services



# Available services



## LAFINCA CAMPUS RIA

2.000 m<sup>2</sup> designed for carrying out business activities in the open air, talks, conferences, meetings. Also with the possibility of covered meeting areas.

LaFinca Business Park, as part of its LaFinca Smart Campus initiative, has inaugurated a new space of more than 2,000m<sup>2</sup> of multipurpose areas, outdoors and surrounded by gardens, a dynamic and flexible meeting point that offers the possibility of collaborative work and that we make available to available to all the companies that make up the business park.



Innovation and nature in harmony: A flexible and dynamic meeting space that fosters collaboration and teamwork.

### EVENT VERSATILITY

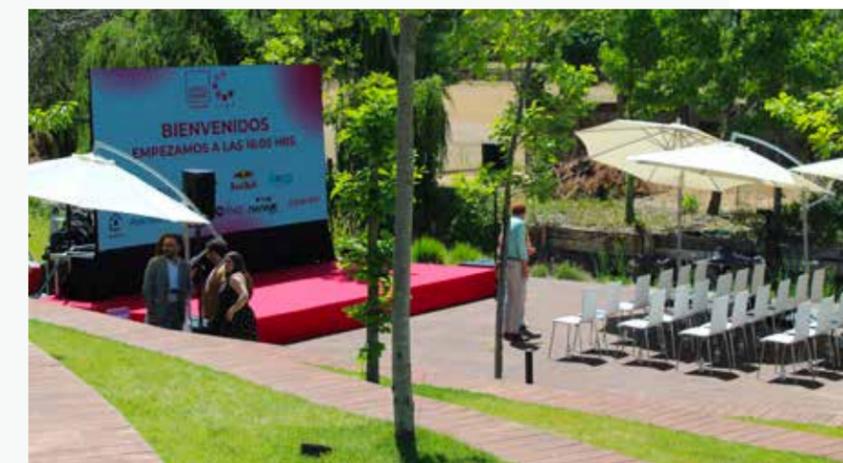
Exclusive Outdoor Campus  
Integrated Technology

### PICNIC

Tables equipped with  
power outlets and  
Wi-Fi.

### OUTDOOR AGORA

Outdoor stage with pre-  
installation for audio  
and video equipment.



# Available services



## LAFINCA SMART CAMPUS EXPERIENCE

Lafinca’s new initiative to create the most “smart” community of all business parks.



A set of events that will take place every Thursday of each month for the enjoyment of the workers who carry out their work at LaFinca. From a talk by an NGO to relevant technology conferences, yoga or mindfulness classes to a market of products with a selection of Km 0 products. Live music by a DJ, good vibes and a lot of desire for the weekend...



ACTIVITY: **MERCADILLO & DJ**

## ACTIVITIES FOR ENGAGEMENT THROUGHOUT THE YEAR

**Mercado de Productores** is a brand created in 2014 that organizes local product markets, “Km 0,” in the center of Madrid.

Presented by small local food producers, this market offers a unique shopping experience and brings the wide variety of agri-food products, clothing, and accessories produced and made in the Community of Madrid closer to customers.

Open from 13:00 to 15:30.



# LaFinca Experience example

ACTIVITY: **SUMMER PARTY**



A seasonal event is held where the market, music, and complementary activities come together.



# LaFinca Ría example

ACTIVITY: **INVESTORS DAY**

A must-attend event that brings together investors and entrepreneurs to showcase projects of interest.

A day full of activities, including presentations from innovative startups, intensive networking sessions, and panel discussions with industry experts.



# Available services



## LAFINCA VENTURES CAMP

Pioneers in combining innovation, entrepreneurship, investment, and creativity.

An incubator that provides strategic advice to entrepreneurs for the creation of innovative companies.

A dynamic team of entrepreneurs and experienced business agents with the necessary expertise to turn your business idea into a successful company.



## WE INVEST IN STARTUPS AND HELP THEM SUCCEED.

<b>+150k€</b>	<b>+15</b>	<b>+250</b>	<b>+12</b>
In services, offices, and tools.	Mentorship	Entrepreneurs in our network	Experience in technology



### Strategy and Investment

We analyze the initial post-launch conclusions to improve emerging models. We lead and manage fundraising for startups.



### Finance and Accounting

We handle the basic accounting of the startup: filing periodic taxes, banking management services, payments, financial reports, etc.



### Marketing and Communication

We present the project to the press and define the communication strategy.  
 #UX/UI #SEO #SEM #SocialMedia #COMM #Design



### Core Services Networking

A consolidated community in the Business Park. Space for startups.

# Available services



## VIENA CAPELLANES

Located in building **15A of LaFinca Business Park**.  
Vienna Capellanes, 150 years of experience, craftsmanship, quality, innovation, avant-garde and commitment to the environment.

Our specialties:

- Healthy breakfasts.
- Artisanal pastry.
- Salad buffet.
- Sandwiches, puff pastries, gourmet delights...
- Homemade, healthy and healthy food...

Products made in our central workshop with the maximum quality guarantees. Catering and event services for companies, we make your event unforgettable.



## FAVORIT

Located in **building 6A of LaFinca Business Park**.

The Favorit locations create a unique space that combines the preparation of high-quality coffees, the making of natural juices from seasonal fruits and vegetables, and a spectacular salad bar that offers a clear invitation to take care of yourself and live a healthy lifestyle.

**FAVORIT, COFFEE SHOP & FRESH EATERY.**



## VIPS

Located in Building **15A of LaFinca Business Park**. Grupo Vips, founded in 1969, is one of the leading multi-brand and multi-format groups in the hospitality industry in Spain. Restaurant and cafeteria.



## NATURAL LUNCH

Natural Lunch is a buffet restaurant, **located in Building 15B of LaFinca Business Park**. It offers Spanish cuisine prepared daily with affection and professionalism.



# Available services



The **AC Lounge** is an elegant place, perfect for working in any of its areas using its free Wi-Fi, or for enjoying the afternoon with a craft beer or relaxing with friends over its selection of tapas.

If you're planning an event or business meeting in Madrid, AC Hotels in La Finca offers a wide selection of rooms of various sizes with the latest technology, and they have a team ready to assist you with anything you need.

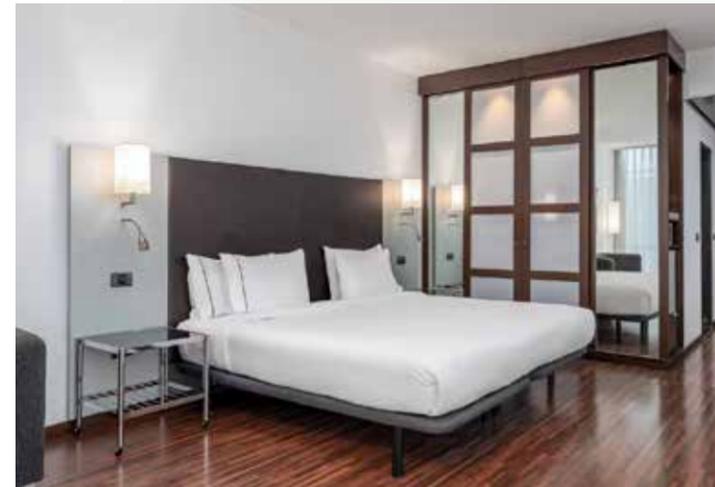


## HOTEL AC MARRIOT LAFINCA

In LaFinca Business Park, you have this 4-star hotel at your disposal. Comfort and design in a lifestyle environment that combines spaciousness and brightness in its 90 rooms.

It offers all types of value-added services to the campus:

- Accommodation
- Meeting rooms
- Dining area
- Fitness Room
- AC Lounge



### Indoor and outdoor parking for €15 per day.

Electric vehicle charging station outside (with charging fees according to the electric company's rates).



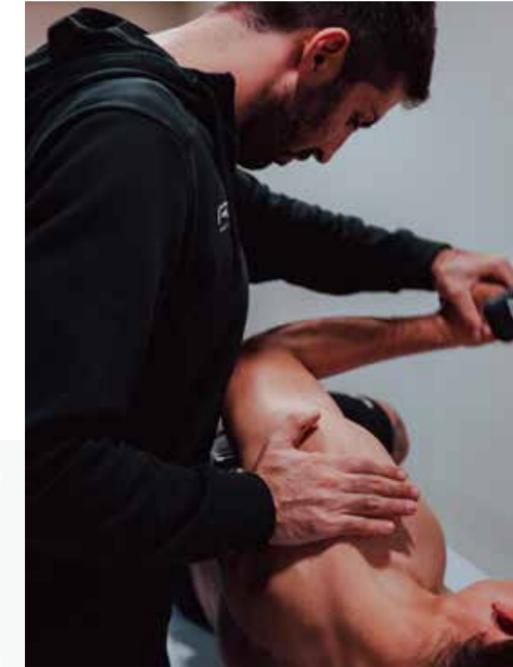
# Available services



## SPORTS CENTER

David Lloyd Clubs LaFinca is the perfect combination of outdoor sports and an urban fitness center. A space of over 25,000 m<sup>2</sup> dedicated to a wide range of sports disciplines, wellness, health, and beauty.

*Free parking for up to two and a half hours per day.*



## SPORTS MEDICINE CENTER

RX2 is a **specialized sports medicine center** offering services in nutrition, advanced biomechanics, rehabilitation, physiotherapy, injury prevention, neurotraining, and genetic studies.



# Available services



## UZALACAIN LAFINCA

In the new UZalacain LaFinca, the best of two unique gastronomic worlds converge: that of Grupo Urrechu and Zalacain, interconnected through the expertise and vision of chef Iñigo Urrechu.



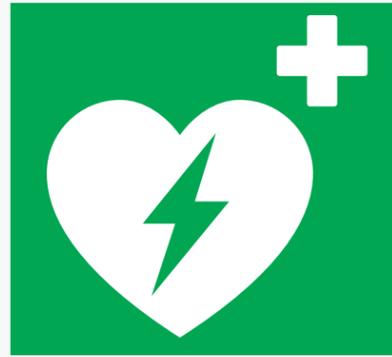
Versatile spaces that adapt to your needs.

**UZalacain LaFinca is a venue for all types of events**, where the rooms can be adapted and configured to host events ranging from 20 to more than 1,000 people.

**Each event is unique, and for this reason, its facilities have the capacity to adapt to any type of program based on the specific needs and the number of attendees.**



# Available services



## DEFIBRILLATORS

LaFinca Business Park has defibrillators strategically located in the business center, and the Security team is properly trained in their use according to current regulations.

Madrid, Decree 78/2017

This regulation requires defibrillators to be available in public or private spaces and requires the creation of an External Defibrillator Medical Registry.

According to the Decree, these defibrillators required by the Community of Madrid, must be “permanently connected to the emergency network so that when they are used, they activate the emergency network”.

An important aspect of the legislation is that the legal or natural persons responsible for managing the locations where a defibrillator is installed are responsible for ensuring its optimal operation and maintenance so that it is always in perfect condition for possible use.

It is intended to be used by trained health care or emergency personnel although, in case there is no one present with such training, any person is allowed to use it after contacting 112.



# Citypaq

## CITYPAQ

### What is CITYPAQ?

With Citypaq, you can send and receive your parcels at any time; it is a self-service locker sited in Building 6A.

### REQUIREMENTS

- All you need is to be an employee at LaFinca Business Park
- Free Citypaq user account
- An e-commerce account (Amazon, Ebay, PCComponentes, etc.)
- Internet Connection
- A smartphone + APP (highly recommended) or a computer

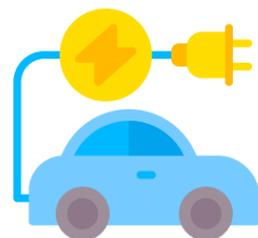
Official website: <http://www.citypaq.es>

# Available services



## PET FRIENDLY AREA

LaFinca Business Park is a Pet Friendly area.



## ELECTRIC CHARGERS

LaFinca Business Park has **four electric chargers in the common areas of Buildings 8 and 10**. To use them, just ask your company or the LaFinca Security team.



## CAB RESERVED AREA

**Located opposite Buildings 11 and 17.**

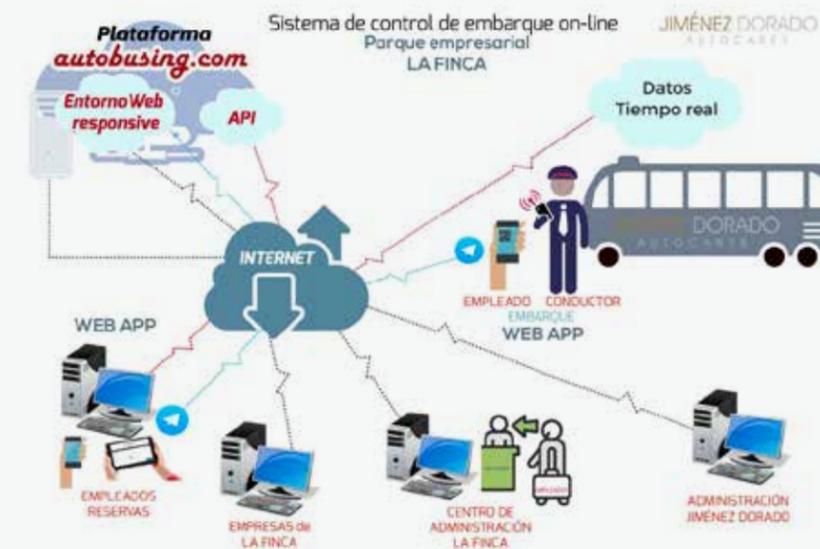
If you don't want to walk the distance, you may also request it at the reception desk of the building.



## SHUTTLE SERVICE

LaFinca Business Park has a shuttle service from strategic areas of Madrid available to companies on request.

To make your reservation you may access the website (<https://jd-viajero-pwa.autobusing.es>) from any mobile or fixed device via the following QR code:



## LOST AND FOUND

LaFinca Business Park has a lost and found service, managed by our security team.





# Available services

## PUBLIC PARKING



LaFinca Business Park has **two public parking facilities for all business park users and visitors.**

## SERVICES FOR PEOPLE WITH SPECIAL NEEDS OR REDUCED MOBILITY

- Acceso para personas con movilidad reducida.
- In all buildings we have parking spaces prepared for their access.
- The business park is prepared for a guide dog area.
- Escort plan by Security if required.
- Wheelchair if needed.
- Emergency plans are adapted with the companies for evacuation if needed.



## PARKING FOR BICYCLES AND SKATEBOARDS

Committed to sustainability, at LaFinca Business Park we have enabled an accessible, comfortable and safe **parking for bicycles and skateboards for customers who choose to use this means of transport.**

It is located at Paseo del Club Deportivo, right next door to the public parking.



# Available services



**JOIN SUSTAINABLE MOBILITY  
SHARE A RIDE AND ACCESS FREE  
PARKING SPACES!**

## LAFINCA CARPOOLING PLATFORM

This initiative from **LaFinca** represents an important step towards **sustainable mobility in the business environment**, contributing to transportation efficiency and reducing environmental impact.



### Benefits

- Social wellbeing and work-life balance
- Less traffic congestion
- Savings on fuel
- Time savings on commuting
- Reduction of 1,400 kg of CO2 per person per year

### App Features

- Registration with phone number and personal details
- Creation of travel routines (driver/passenger)
- Selection of travel times and preferences
- Matching with other users to carpool
- Group chats for coordination

### Incentive

- Access to free parking spaces (limited availability)



**#LAFINCACARPOOL**  
(Parking available while supplies last)





# Available services

## LAFINCAPP

This is the **exclusive app for users of LaFinca Business Park** that will allow them to enjoy all the services and exclusive benefits.

You can find all the services of the Business Park: dining, transportation, and leisure.

### Everything for your convenience!

Additionally, we've turned your mobile into a key so you can access and move around all the spaces in LaFinca Business Park.



¡Descargala aquí!



## SYSTEM nūo

A simple, convenient, and efficient system. Just bring your Android or Apple phone close to the door reader you want to access, select it, and it will open.



# LaFinca is more



# LaFinca is more



## LAFINCA GRAND CAFÉ

A unique gastronomic hub in Spain where you can enjoy the best shopping and dining options across more than 10,000 m<sup>2</sup>.



It features a series of events held weekly for the enjoyment of visitors and workers, ranging from conferences on relevant topics to yoga or mindfulness classes.

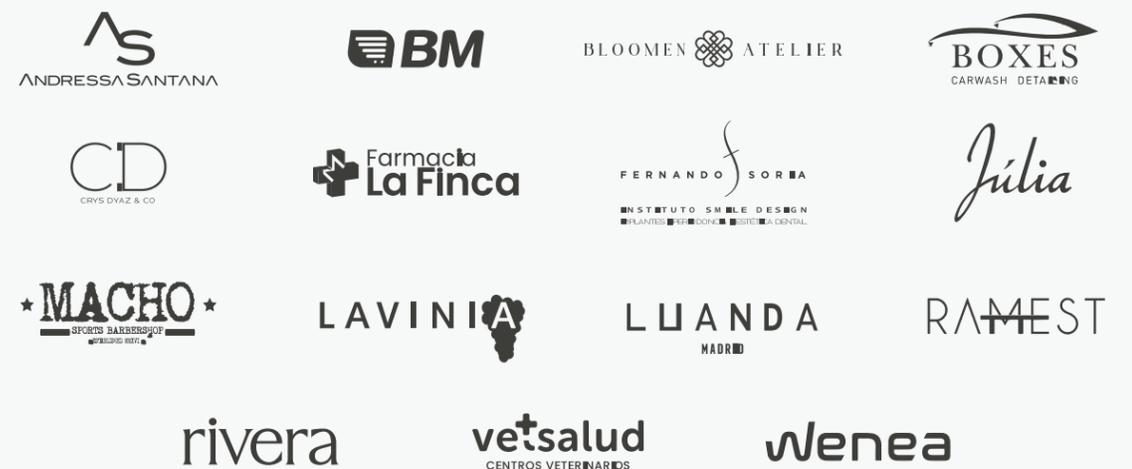


ENJOY A JOURNEY OF EXPERIENCES AND FLAVORS IN A ONE-OF-A-KIND CENTER IN SPAIN.

### EXCEPTIONAL GASTRONOMY



### TOP QUALITY FOR YOU



# Additional Services



A privileged place for lovers of *fine cuisine*.



### OFFER

A selection of restaurants offering diverse options to elevate your palate to the seventh heaven. Additionally, you can enjoy a wide variety of gourmet shops, healthcare and personal care brands, and a pharmacy, as well as care for your pet at the veterinary clinic.



### GUAU SPACE

Experience LaFinca, where you can learn about all its latest updates. Additionally, it will be a traveling space where you can enjoy events or information points from other brands.



### DOCKS & ROOFTOP

Take advantage of the two areas designed for the enjoyment of consumers: The Docks, where you can sit and have a drink or a meal at various restaurants while enjoying a water, light, and sound show. And the Rooftop, where you can enjoy an after-work session and indulge in the well-maintained landscape of LaFinca Golf.



With an exceptional and varied offer that meets all your needs, whether with family or friends.

At LaFinca Grand Café, we have a wide range of professionals who will take care of you. Enjoy our offerings with the best beauty and health specialists, including care for your pets.



# LaFinca is more



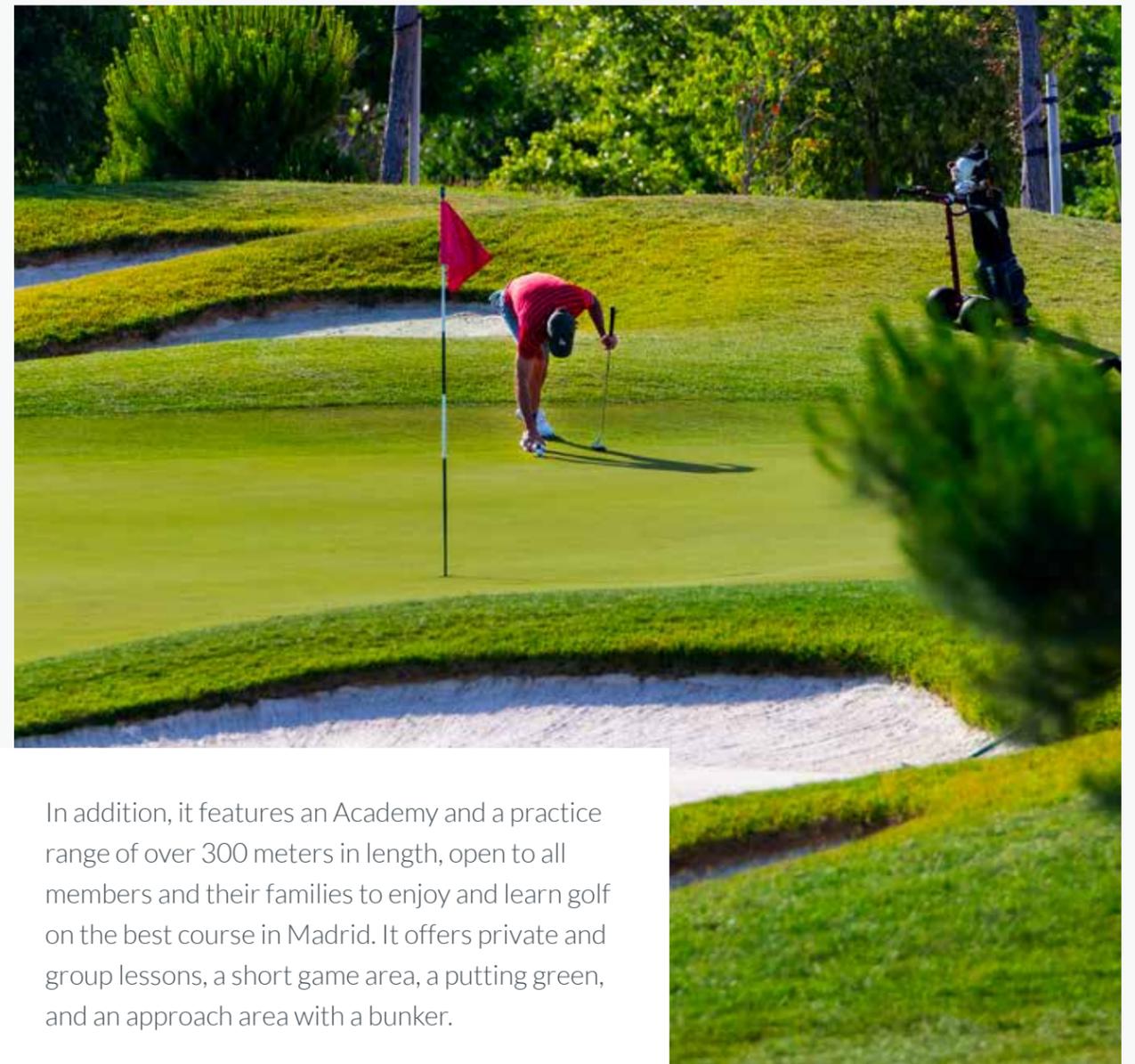
## LAFINCA GOLF

18-hole 'Championship' par 72 course to enjoy in a privileged setting, where every space has been designed with the utmost care.



The golf course is designed as an exceptional environment, tailored to appeal to players of all levels. It is characterized by its variety of distances from the tee, wide fairways, and greens that offer numerous flag positions, providing players with a wide range of gameplay options.

AN EXCEPTIONAL, TAILOR-MADE ENVIRONMENT THAT APPEALS TO PLAYERS OF ALL LEVELS.



In addition, it features an Academy and a practice range of over 300 meters in length, open to all members and their families to enjoy and learn golf on the best course in Madrid. It offers private and group lessons, a short game area, a putting green, and an approach area with a bunker.

# LaFinca is more

A state-of-the-art golf club, with all its facilities and construction systems focused on maximum energy efficiency and optimization of water resources.



## HIGH-LEVEL DINING

With exceptional cuisine and the best views of the golf course, you'll experience something truly unique.



## THE SHOP

In our store, you'll find the best brands and a wide variety of golf items.



## THE GYM

We offer our users a fitness room equipped with state-of-the-art equipment to complement their day of play.



Enjoy LaFinca Golf **sustainably with the environment, thanks to an electricity self-consumption system based on solar panels.** Use of electric buggies and recycled materials on the course.



# LaFinca is more



## Shuttle Service LaFinca Shuttle

FROM >  
**LaFinca Business Park**  
 Stops in front of:  
 Buildings 12 y 18

DIRECT STOP >  
**LaFinca Grand Café**

If you need a ride,  
 give us a call!  
**Cellphone: 682 355 837**



## HOW TO GET TO LAFINCA GRAND CAFÉ & LAFINCA GOLF

📍 Av. de Luis García Cereceda, 5, 28223  
 Pozuelo de Alarcón, Madrid, España.



🚗 Access from M-40, A-5,  
 M-511 y M-502

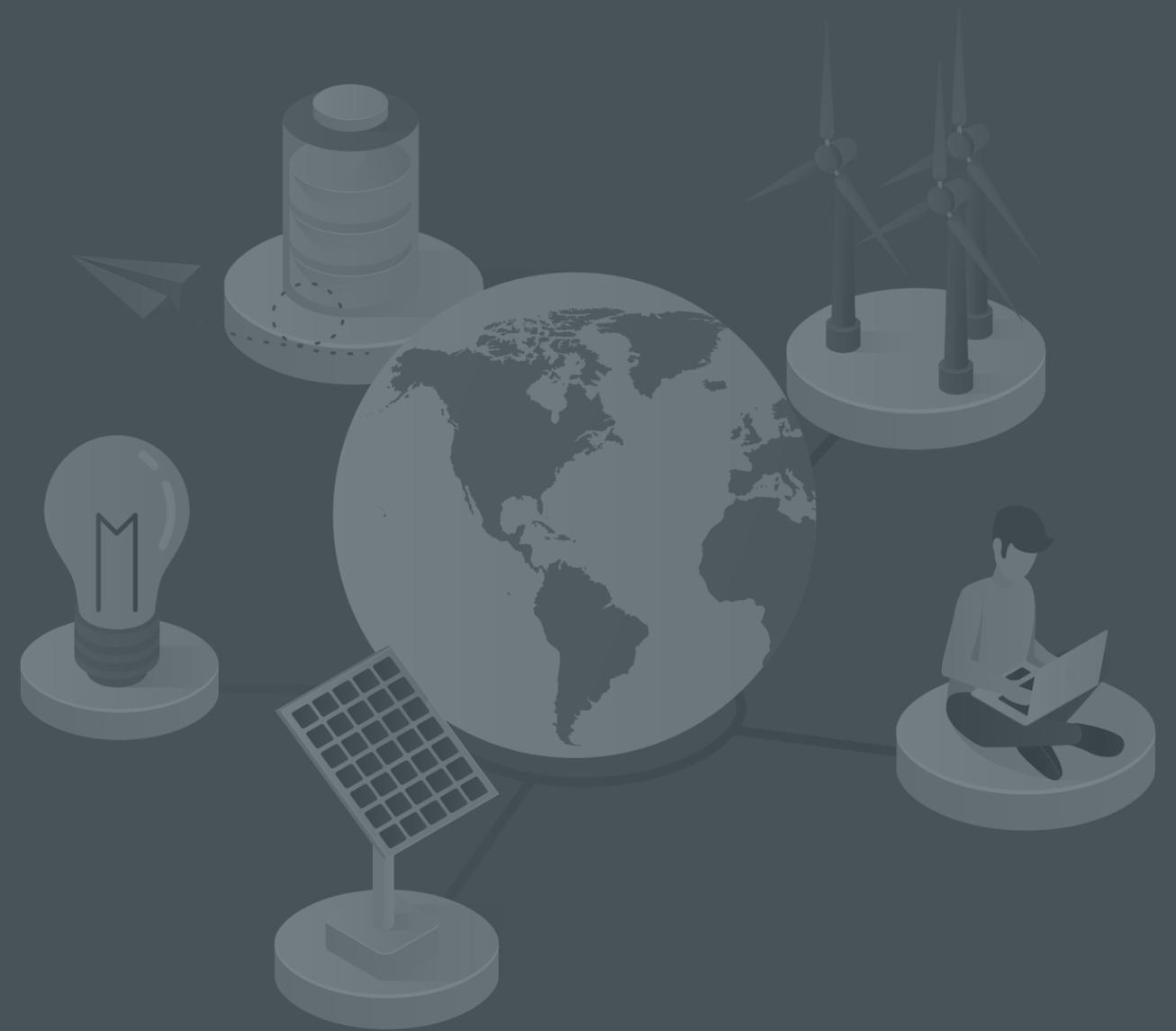
👤 Valet Parking

🚌 BUS  
 Closes lines 562, 564,  
 658 y N902

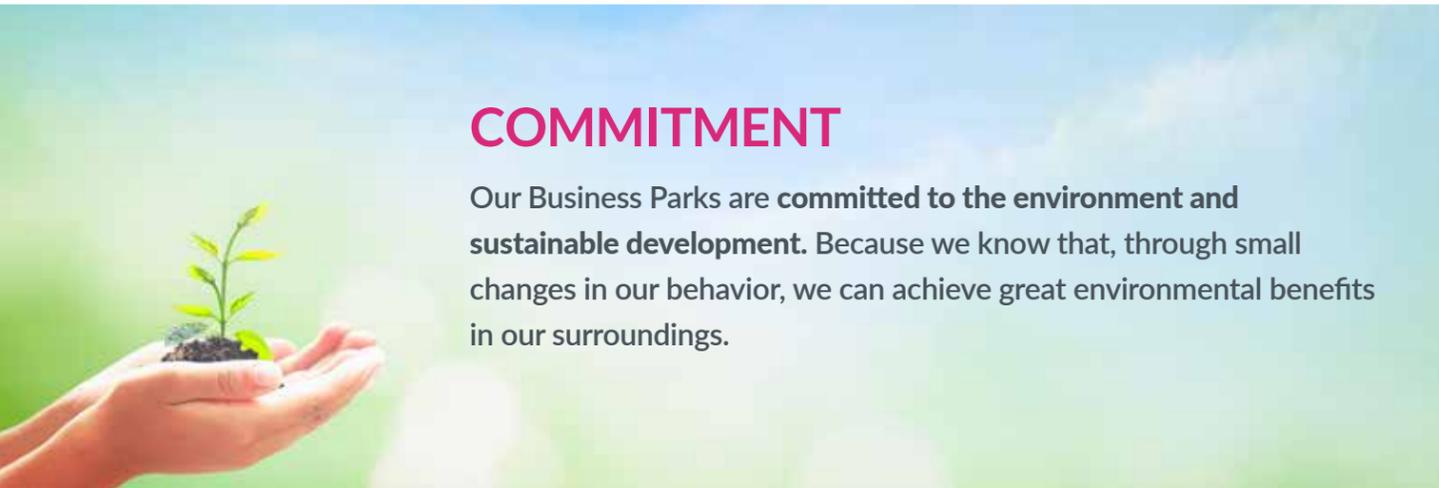
🚕 CAB STOP  
 / UBER / CABIFY  
 Stops in the  
 Lifestyle Center



# Sustainability



# Sustainability



## COMMITMENT

Our Business Parks are committed to the environment and sustainable development. Because we know that, through small changes in our behavior, we can achieve great environmental benefits in our surroundings.

The main commitments acquired by Management in its Environmental Policy:

**WE ARE COMMITTED TO SUSTAINABLE MANAGEMENT, IN ORDER TO IMPROVE ENVIRONMENTAL PERFORMANCE AND PROTECTION.**

Our **Environmental Management Plan** focuses on the following guidelines:



Energy efficiency



Efficient water management



Waste management



Green cleaning



Sustainable purchasing/procurement policy



Sustainable gardening and sustainable landscaping



Lighting and acoustic comfort



Excellent and very good certification.



## CIRCULAR ECONOMY - ZERO WASTE

We fight for a clean and efficient planet:

- Waste recycling
- 100% of the waste generated is recovered and valorized
- **LaFinca** and **Ecoembes** have signed a collaboration agreement with the aim of carrying out a joint recycling project and improving selective collection, so that the packaging that is recycled every day will have a new life.



**30% OF THE ENERGY WE USE COMES FROM RENEWABLE SOURCES.**



# Security: Corporate Policy



# Security: Corporate Policy

## SECURITY AND PRIVACY AS A BRAND SYNONYM

FOR US, SECURITY IS A CAPITAL VALUE.

That is why we invest in the latest technologies and equipment for observation and early detection of risk situations. In addition, we have a large team of professional staff that guarantees the peace of mind of all the companies that rely on our facilities.



# Security: Corporate Policy



Therefore, our Comprehensive Security Plans for LaFinca Business Park take into account all these variables, and our Security Guards develop a line of action based on the following points:

- Inspection rounds and security areas.
- Checking the correct functioning of the security devices.
- Opening of staff service doors and identity verification.



During the time the Business Park is open for business:

- Surveillance of access and random controls throughout the center.
- Inspection of parcels by approved scanners.
- Intervention in case of theft/robbery and, if necessary, requesting the intervention of Law Enforcement Agencies.
- Employee exit control.
- Checking that no unauthorized persons remain inside the building.
- Identification and entry/exit control of maintenance and cleaning personnel.
- Night control rounds indoors and outdoors.
- Connection and testing of the alarm system and technical means.
- Daily service reports, recording any activity or incident that has occurred.
- In collaboration with our security guards, the Service Assistants can take care of vehicle control and information.

In the event that any company receives V.I.P. visits, that is, requiring a security detail, the LaFinca Business Park security manager must be notified in advance, in order to properly coordinate a special security protocol.

# Security: Corporate Policy

**In case of emergency, security and maintenance personnel will guide you.**

The LaFinca Business Park Self-Protection Plan provides for different emergency situations, as well as the detailed actions to be taken in each situation. We all have a responsibility to contribute positively to the prevention of damages and accidents.



## DRILLS

An evacuation drill is held each year. The schedule and day are notified through the usual communication channels of each company. The collaboration and understanding of the employees is very important for the success of drills.

## REVIEWS AND AUDITS

The Security team will carry out periodic reviews of the emergency exits and protection elements of the buildings, as well as the verified and correct compliance with the rules. The result of these audits and reviews is verified with the Head of Security and the technical department that coordinate the actions with the different companies for the fulfillment of the rules.

## SAFETY PLAN

It contains the instructions to be followed in case of emergency and/or evacuation. It must also be publicized, and all companies must ensure it is known to all employees. A copy shall be posted in an accessible place in all buildings and at the lobbies, for the use of emergency teams if necessary. You will also be provided with updated explanatory maps.

# Security: Corporate Policy



## MEETING POINT

Meeting points are located in front of the buildings of each block. As example, for the evacuation of Buildings 1-2-3, the meeting point is located on the sidewalk of Buildings 10-11-12.

In the event that the meeting point needs to be changed, you should proceed to the place indicated by the LaFinca Security Service while the Law Enforcement Agencies arrive.



## CONFINEMENT

**Confinement occurs when the existing risk comes from the outside, see:**

- Chemical accident
- Armed person outside
- Terrorist threat alert
- Other

**Confinement can occur in three degrees:**



**GREEN CONFINEMENT** Warning: You may not leave the office until further notice and may continue working as usual; the reason for the confinement will be indicated later.



**YELLOW CONFINEMENT** Warning: There is an armed person inside the complex and you may not leave the buildings until instructed to do so by the law enforcement agencies.



**RED CONFINEMENT** Warning: There is an armed person inside the building, you should not leave the office and should exercise extreme caution by confining yourself to a secluded place within the building until otherwise instructed by the law enforcement agencies.



# Contact



**Lydia González Alvarez**  
**Sales Department**

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Paseo del Club Deportivo 1 Edificio 11  
28223 Pozuelo de Alarcón (Madrid)

**Tel : 91 602 12 00**

[lydia@lafincagrupo.com](mailto:lydia@lafincagrupo.com)

**Luz Edith Naranjo Ospina**  
**Facility Manager**

Parque Empresarial La Finca  
Paseo del Club Deportivo 1 Edificio 11  
28223 Pozuelo de Alarcón (Madrid)

**Tel : 91 602 12 00**

[luz.naranjo@lafincagrupo.com](mailto:luz.naranjo@lafincagrupo.com)

**Ignacio Delgado Navarro**  
**Security Manager**

Parque Empresarial La Finca  
Paseo del Club Deportivo 1 Edificio 11  
28223 Pozuelo de Alarcón (Madrid)

**Tel : 91 602 12 00**

**Cellphone: 620 816 725**

[idelgado@lafincagrupo.com](mailto:idelgado@lafincagrupo.com)

## **SECURITY**

Parque Empresarial La Finca  
Paseo del Club Deportivo 1 Edificio 11  
28223 Pozuelo de Alarcón (Madrid)

**Tel : 91 799 51 01**

**Cellphone: 616 884 347 / 660 257 523**

[seguridad@lafincagrupo.com](mailto:seguridad@lafincagrupo.com)

A large, modern building with a glass facade reflecting the sky. The building is surrounded by a courtyard with several olive trees planted in concrete planters. A few people are walking in the courtyard. The sky is clear and blue.

  
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BUSINESS PARK



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ALWAYS EXCEPTIONAL