

MARIE CURIE 8

Málaga TechPark



WORK OUTDOORS IN A UNIQUE BUILDING

MC8
ALAGA



MC8, a distinctive building ideal for the headquarters of a company aiming to stand out, strategically designed to capitalize on Málaga's 300 sunny days a year

A GARDEN

MC8
ALAGA



MC8, an office building featuring new open spaces where outdoor work is possible. It will provide full access to a 697 m² terrace with mountain views, usable as a leisure area, for events, or as a workspace. Additionally, it will have open garden areas on the first floor and pedestrian zone access on the ground floor

UNCOMPROMISING FLEXIBILITY

designed to evolve with you

MC8
ALAGA



Spaces that transform according to your vision—discover versatility in our building. MC8 will be delivered as a completely open space, allowing companies to design the type of office that best suits their needs. It will also offer the possibility to equip all or part of each floor with a structure that allows for freedom in space configuration, enabling companies to easily adjust the size and number of rooms to meet evolving needs

MALAGA TECH PARK

a thriving ecosystem

“IMEC, the global leader in semiconductors, chooses Málaga for its second global headquarters”

*"The location for the IMEC headquarters will be the **Málaga TechPark**, the Parque Tecnológico de Andalucía located in the capital of the Costa del Sol. A construction of 32,000 m² of buildable area on a plot of 46,000 m² is planned. Additionally, the creation of 450 highly skilled jobs is anticipated."*

LIBERTAD DIGITAL
January 30, 2024

“Kadans will open its first innovation center in Spain at the Málaga TechPark”

The multinational will invest 16 million in the construction of three buildings that will house companies specializing in artificial intelligence, cybersecurity, or connected vehicles

EL ESPAÑOL
May 10, 2023

“EY opens GDS Spain in Málaga, which will have 2,000 employees within 3 years”

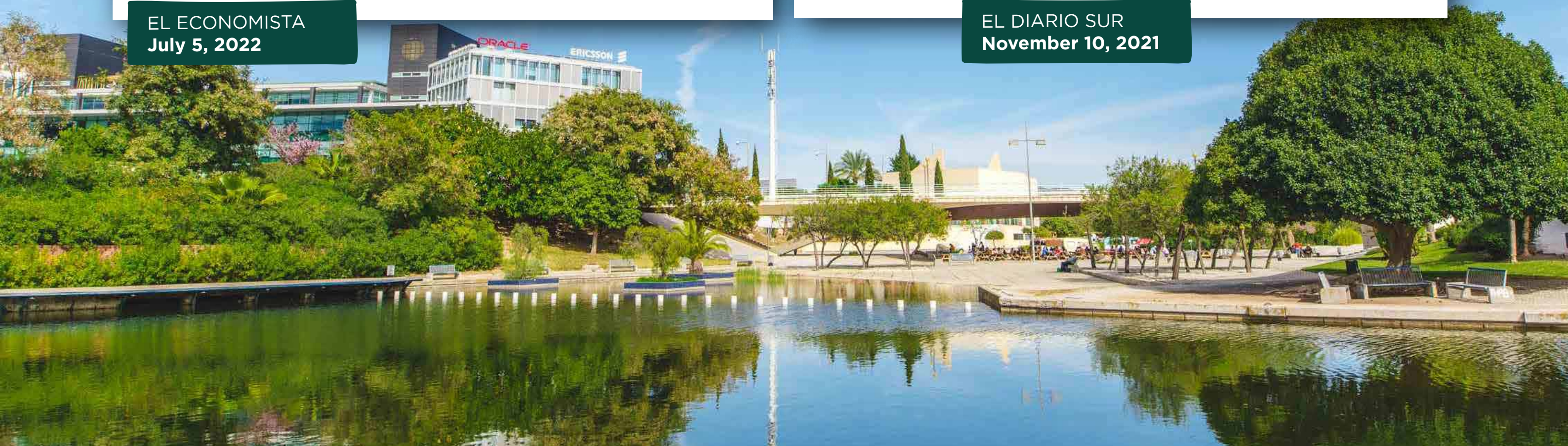
It will serve 25 countries and 97,000 professionals, covering the regions of Europe, the Middle East, India, and Africa. Málaga Tech Park continues to attract world-class projects

EL ECONOMISTA
July 5, 2022

“In just nine months, the appeal of Málaga TechPark has led to over 40 companies requesting to set up there”

Despite the uncertainty caused by the health crisis, the park increased its number of employees last year

EL DIARIO SUR
November 10, 2021



+680
Companies

+70
International companies

+25.100
Employees

+3.400
Millions of € billed in a year

Coffee Shop

3' 

Gym

10' 

Padel

10' 

Nursery

10' 

Preschool

15' 

MIT University

5' 

University

11' 

Bus

5' 

Costa del Sol Airport (AGP)

20' 

María Zambrano

20' 

A7

8' 

A-357

5' 

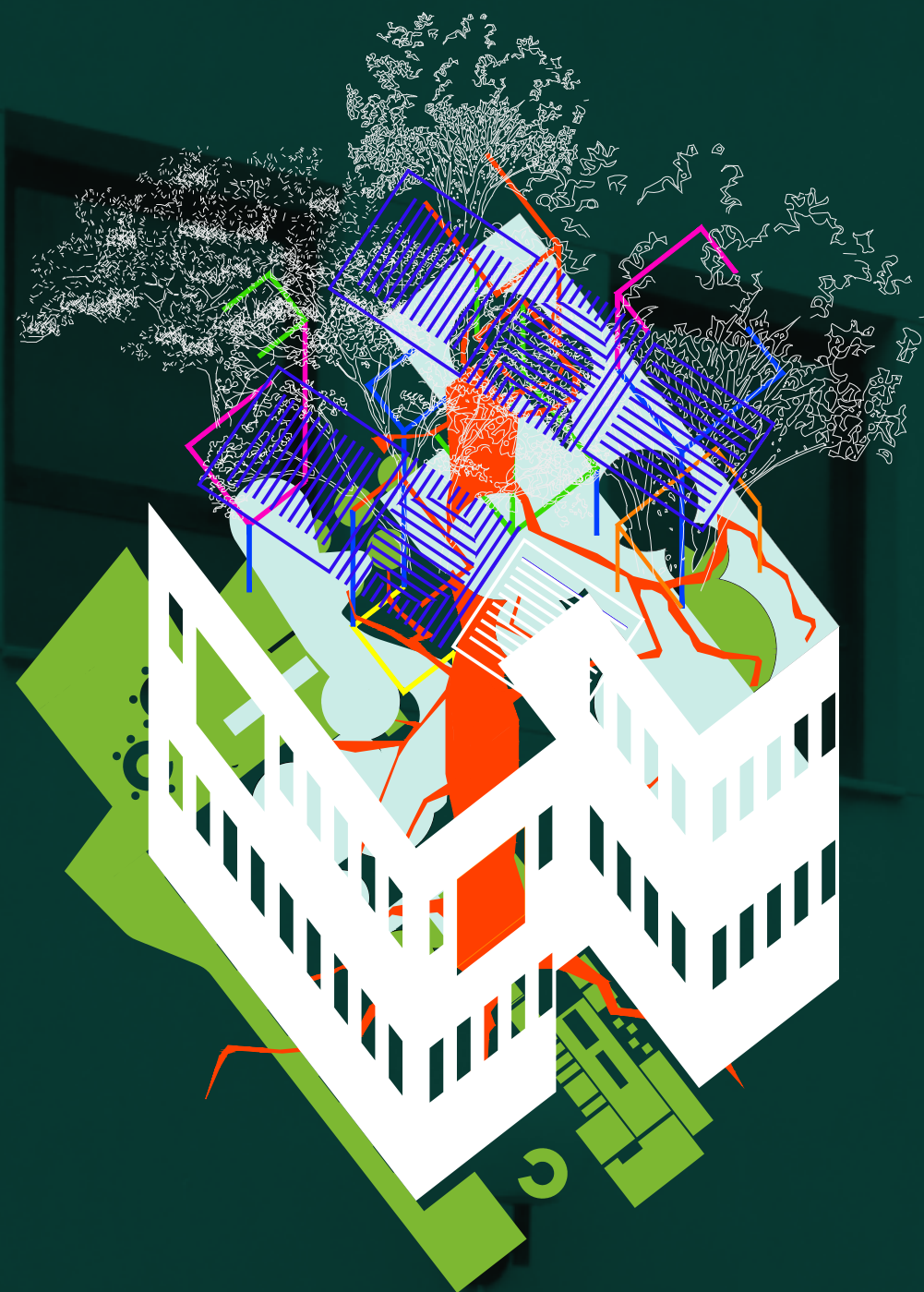
Larios Street

22' 

Malaga TechPark will be accessible from Malaga
by bicycle lane



INTERVENTION



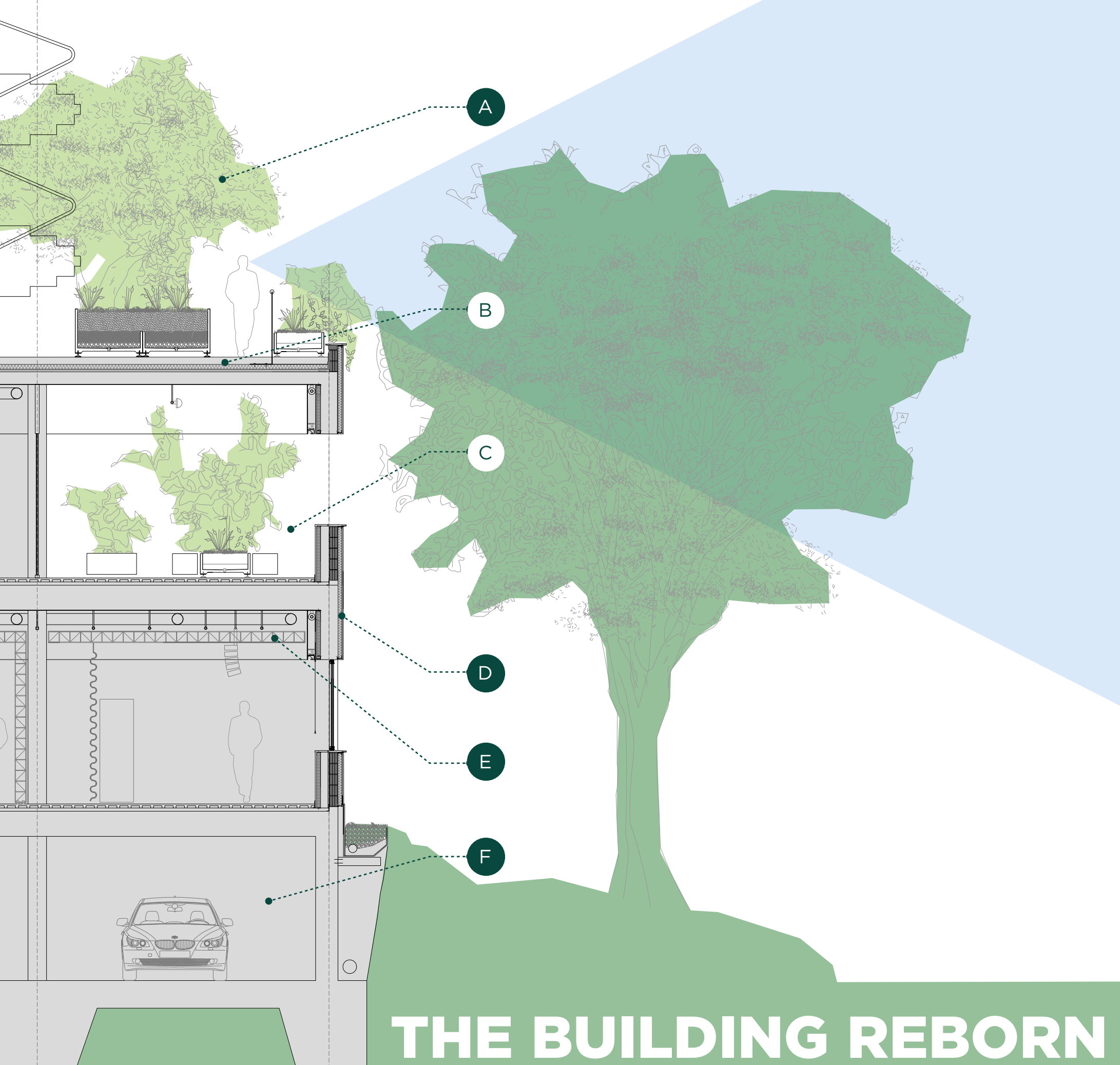
GENIUS LOCI

The project is inspired by commanding views over the Montes de Málaga Natural Park, the Torcal de Antequera, and the Caminito del Rey. To the south, it overlooks the Costa del Sol coastline and is close to cities like Marbella, and Benalmádena

Framing the landscape views and making them part of the experience

The design proposes to engage actively with the location through the creation of gardens, making it a pleasant work environment. Architecturally, it features distinct access points and independence for each floor of the building, with accessibility from each level to an external garden

It's a simple, quiet, concise, and meticulous intervention. The design is natural and emotionally engaging: gardens merge into the workspaces, and the architecture is designed to be inclusive and natural, harmonized with both the existing landscape and newly planned natural areas. The project is flexible, adaptable, and capable of supporting a multiplicity of activities. A rooftop terrace at treetop level serves as a space that is neither of the sky nor of the earth, akin to swings and clouds, a place of ideas—and that place is a garden



THE BUILDING REBORN

the renovation that redefines standards

- A** Fully equipped **terrace**
- B** **Structural reinforcement** and insulation on the roof
- C** **Terraces** on the first floor
- D** New **external insulation** on the facade
- E** **Flexible** facilities system
- F** Parking with **38 indoor and 13 outdoor spaces** (20 electric chargers)
 - **Elevator** from parking to the rooftop
 - **Restrooms** on each floor
 - **Fire detection system** and external fire escape
 - Security system, surveillance, and access control
 - Building adapted for people with limited mobility
 - Reception area with the possibility of including a cafeteria

The section summarizes the necessary construction interventions and commitments required to implement the architectural proposal

The building will feature state-of-the-art facilities to benefit from high-speed internet and flexible access for electrical and data connections

The ceilings and raised floors will be microperforated and acoustically enhanced, with the possibility to customize the installations to suit the tenant's needs

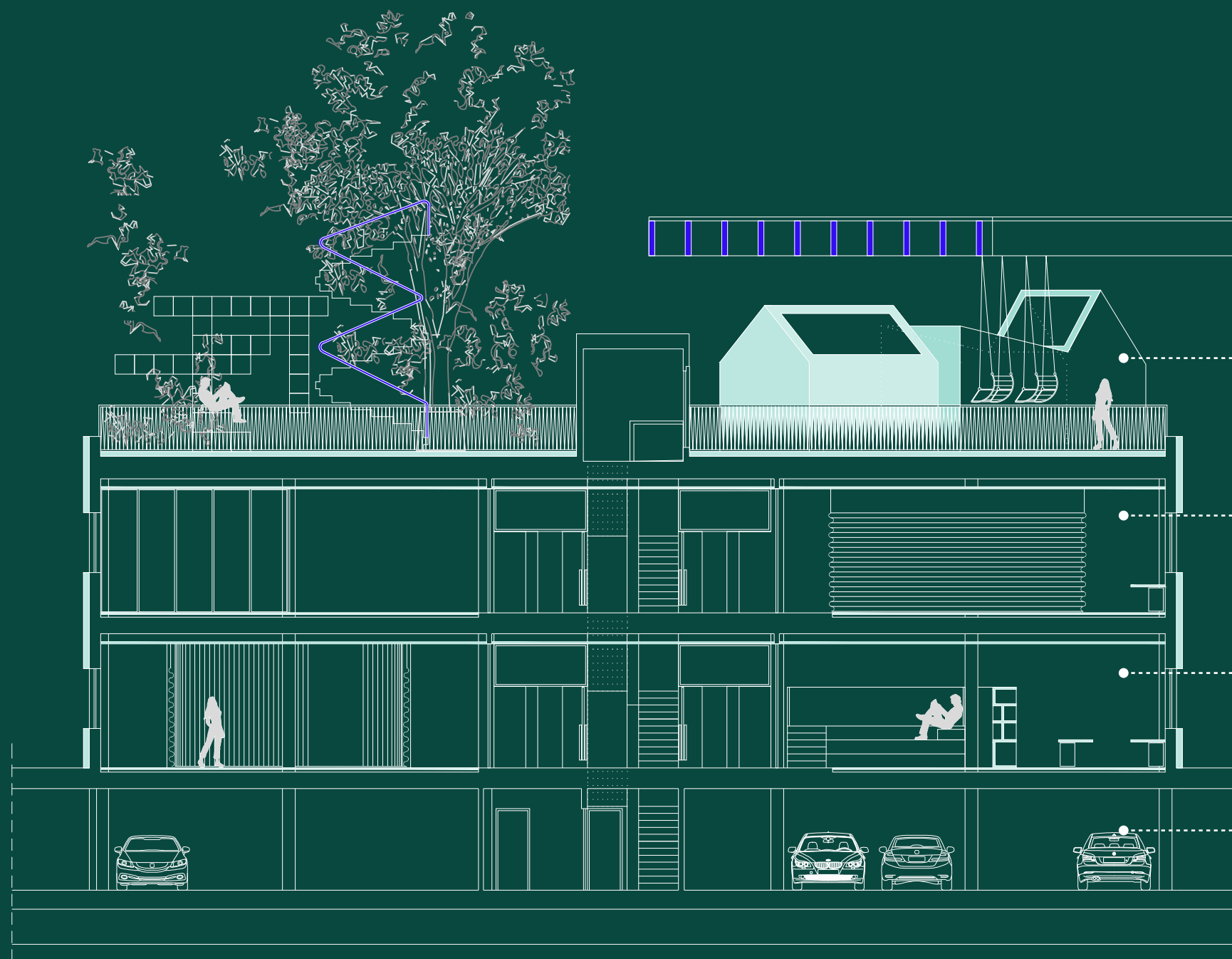
With LEED certification, energy efficiency will be enhanced through the reinforcement of passive insulation and the installation of photovoltaic panels, new VRV air conditioning systems, and self-regulating LED lighting

PLANS

An additional exterior staircase supports the Fire Protection Plan (FPP), enables multi-use programming, universal accessibility, and independent exits on each floor. The building features adapted restrooms, lockers, vending areas, independent and easily accessible racks, optimal distribution of vertical and horizontal facilities

Versatility in the programming of uses through mobile, folding panels, options for independent workstations, open-plan offices, meeting rooms, variable acoustics, efficient and versatile electrical and mechanical installations layouts for a multitude of possible programming options, whether temporary or permanent configurable spaces, or expandable

The building will have bicycle parking, showers, and changing rooms

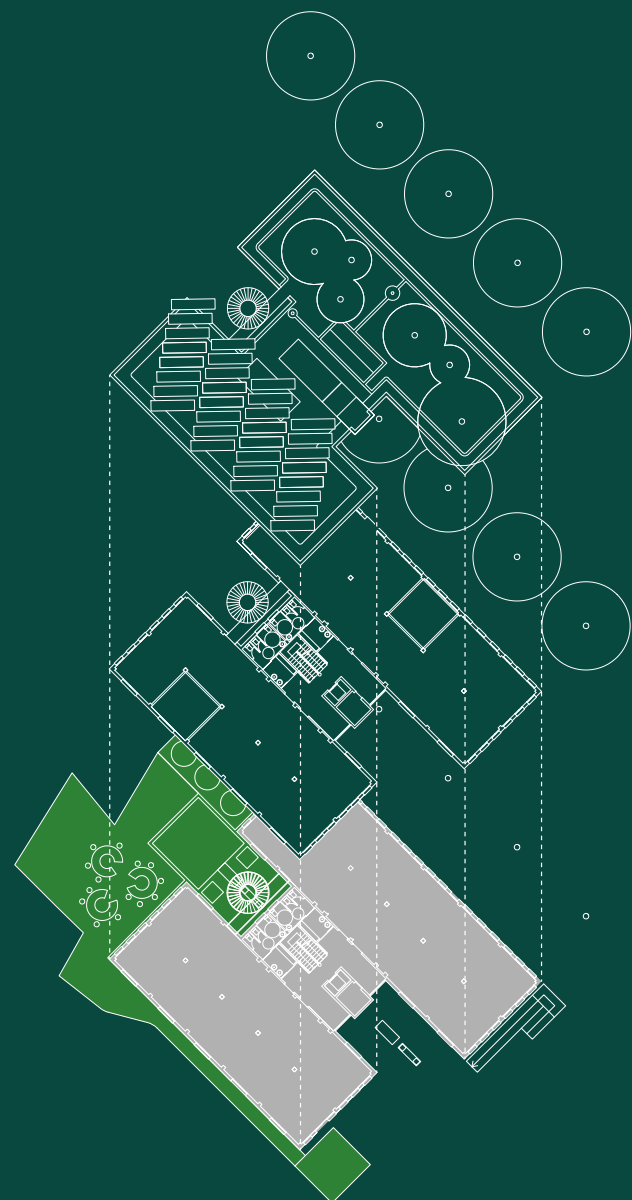


Roof 600m²
Multipurpose outdoor area

First floor 697m²
Offices

Ground floor 697m²
Reception/lounge/offices

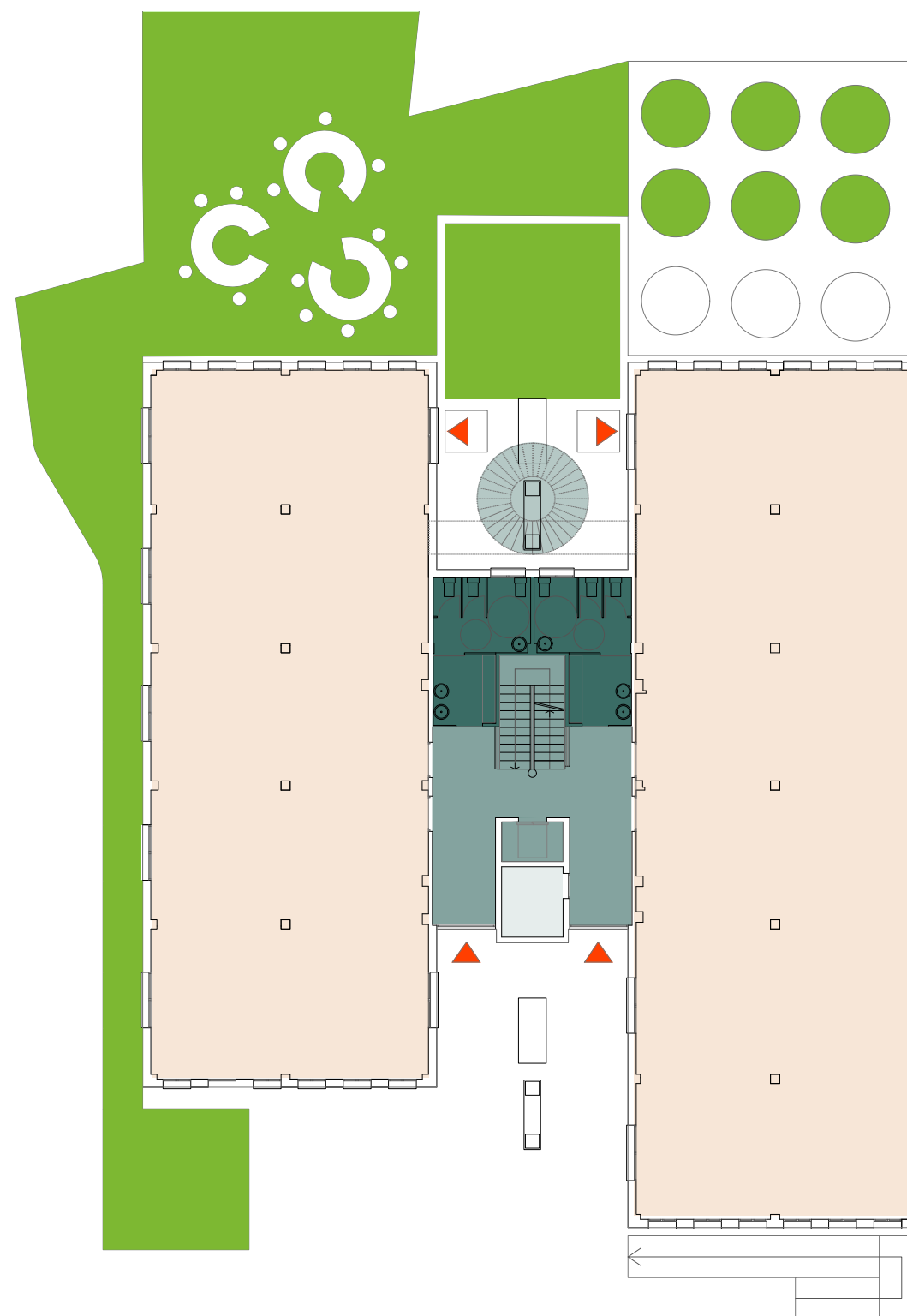
Basement floor 88m²
Storage/38 parking spaces



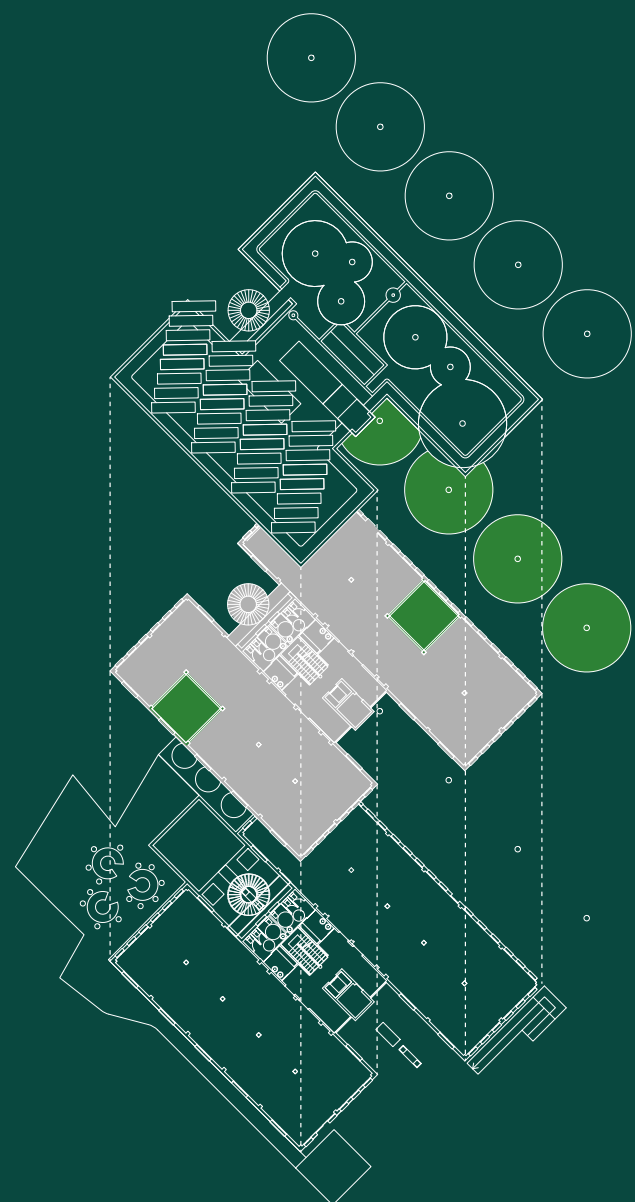
GROUND FLOOR

697m² built

- Outdoor green area
- Offices
- Amenities
- Access and layout
- Auxiliary staircase
- Utility room



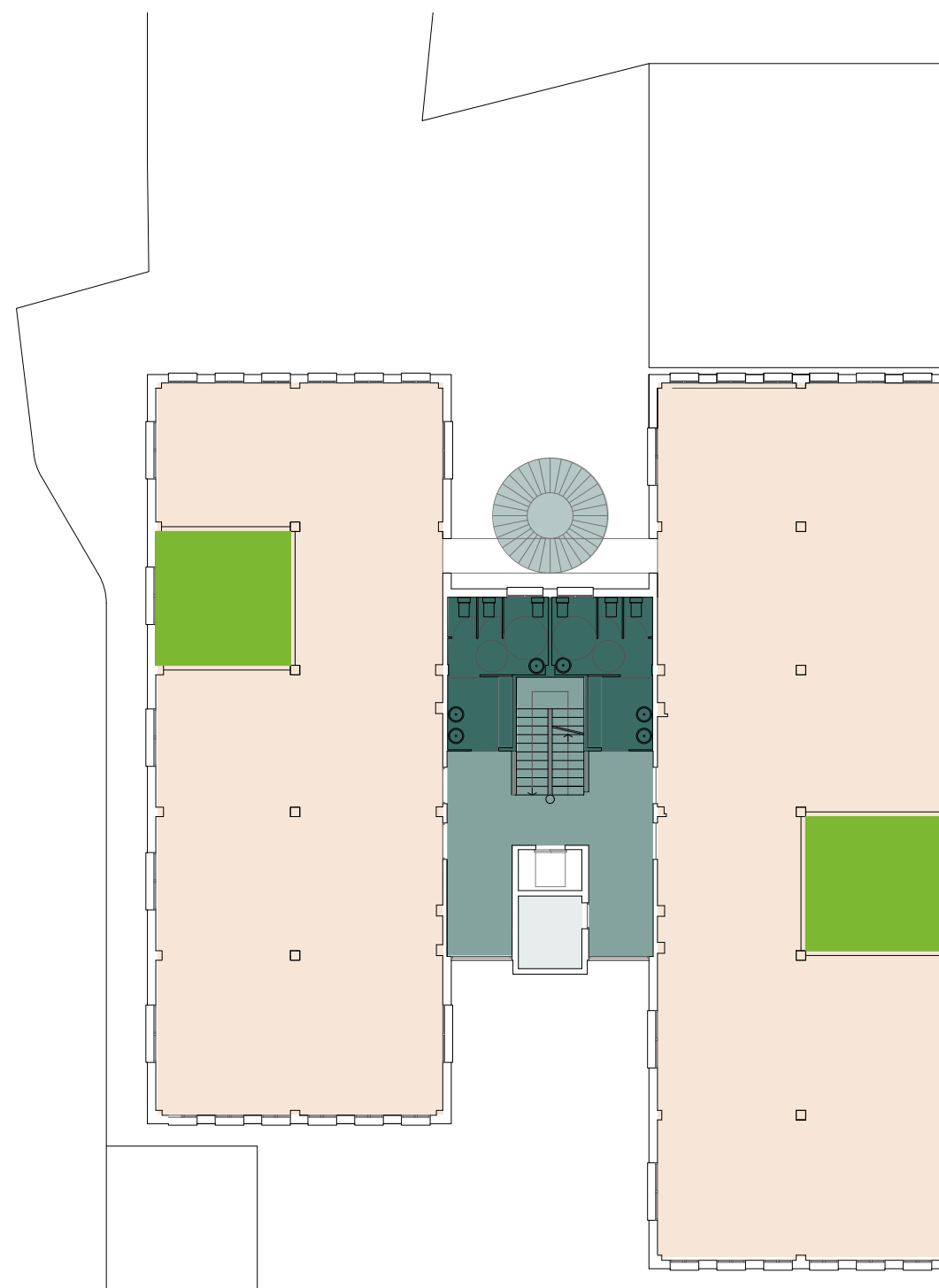
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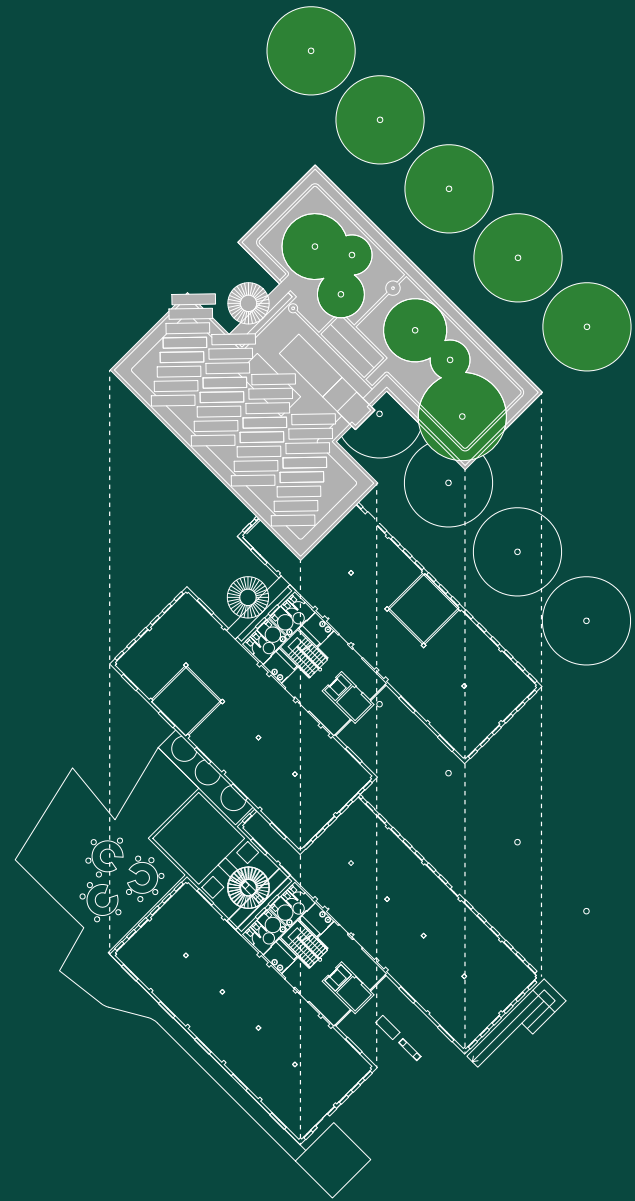
FIRST FLOOR

697m² built

-  Outdoor green area
-  Offices
-  Amenities
-  Access and layout
-  Auxiliary staircase
-  Utility room



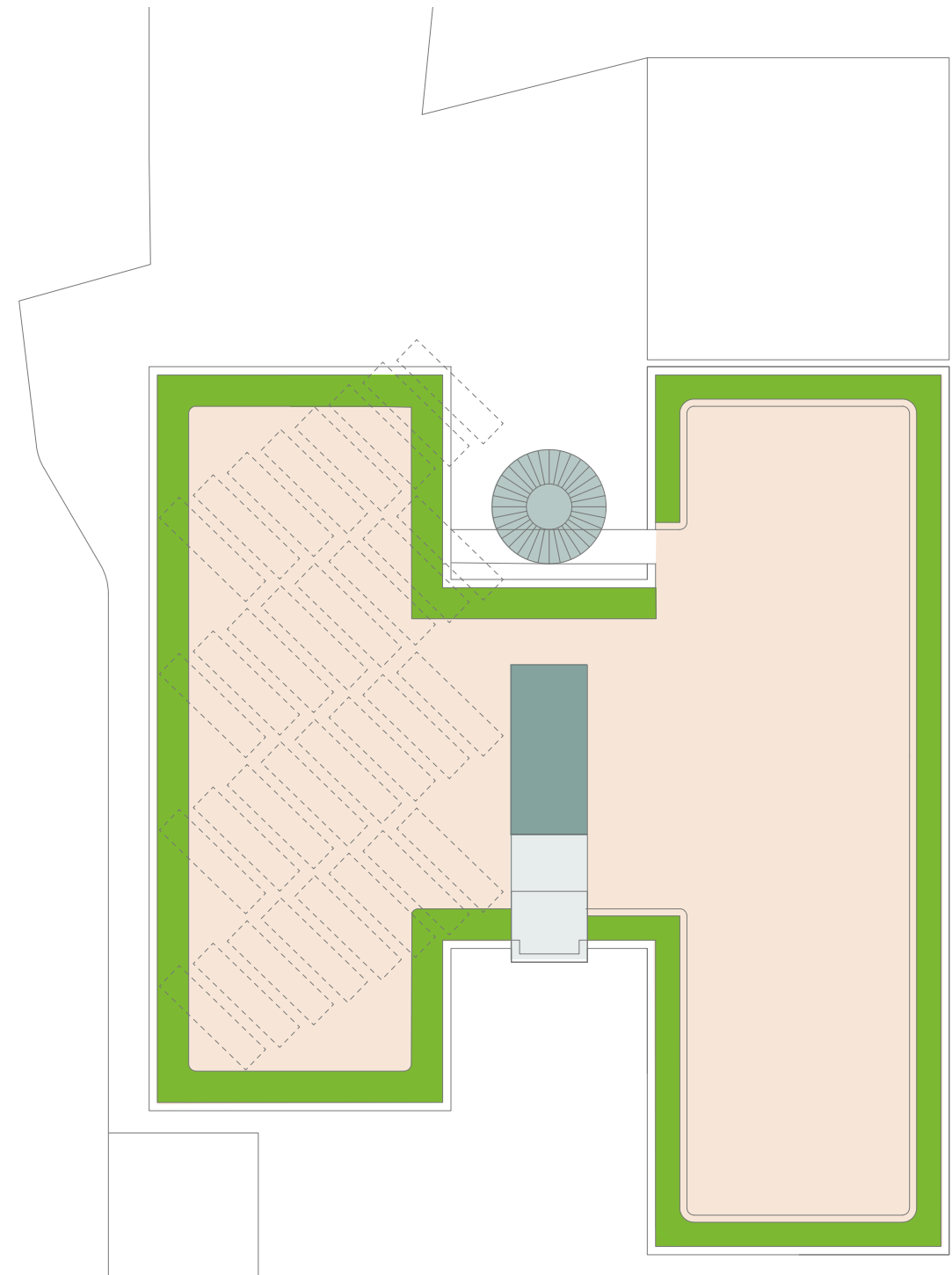
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ROOF

600m² built

-  Outdoor green area
-  Terrace
-  Access and layout
-  Auxiliary staircase
-  Utility room



MARIE CURIE 8

Málaga Techpark



Year of construction 2002

Renovation 2025

Total area 2.082 m²

Terrace 600 m²

GLA 1.482 m²

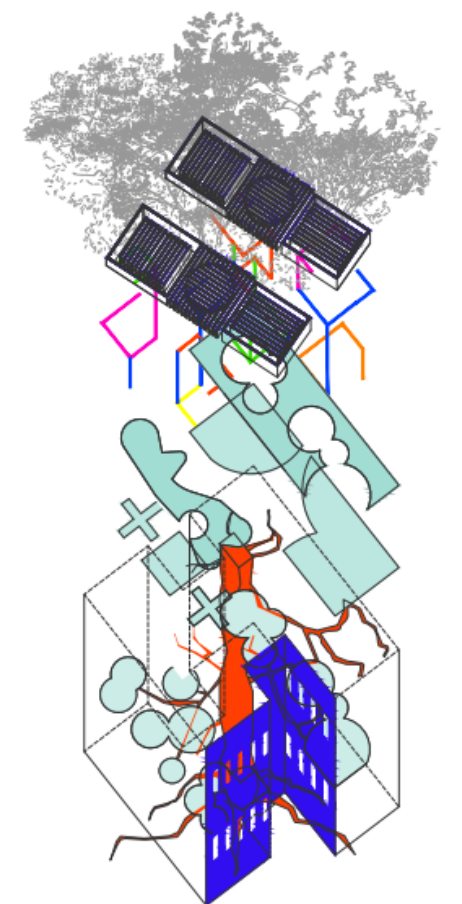
Floors 2 floors (GF and 1st)
Underground parking
with natural light
Roof

Availability: December 2025

LEED Certification

Architectural Project

The Architectural Project complies with all regulatory requirements, such as: European Union Building Control Regulations, Eurocode and National Annexes (CTE), Fire Safety (PCI), Accessibility, Construction Specifications, HVAC codes and regulations





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