

# VIDUR CENTER

Where nature  
meets innovation

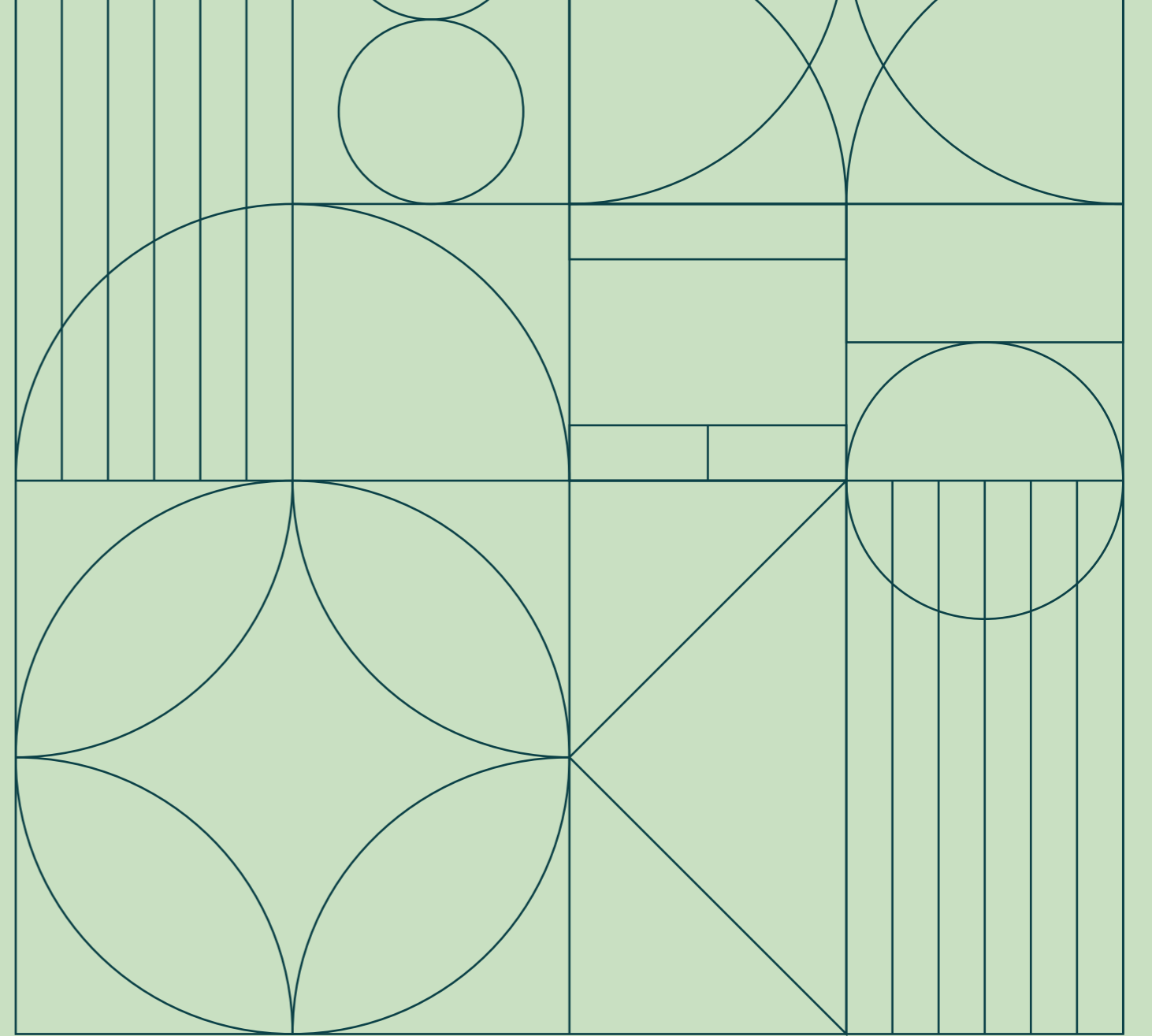
## VIDUR CENTER



Located in the green heart of Sant Cugat del Vallès, Vidur Center is a landmark office building conceived for professionals who value innovation, talent, and a healthy, sustainable working environment.

With contemporary architecture designed by the prestigious Batlleiroig studio, Vidur Center integrates seamlessly into the landscape of Turó de Can Mates, offering a modern, sustainable, and nature-connected workspace.

# WHERE NATURE MEETS INNOVATION



# VIDUR CENTER



Just 20 minutes from Barcelona and surrounded by parks, green areas, and amenities, Vidur Center positions itself as a business hub in harmony with nature.

It features open and collaborative spaces, landscaped terraces, natural light, and shared services designed to foster an active professional community.



From flexible work zones to outdoor areas for informal meetings, this project looks to the future and redefines the 21st-century workplace.

## VIDUR CENTER



### ARCHITECTURE WITH PURPOSE

Vidur Center is the work of Batlleiroig, a renowned international practice in architecture, urbanism, and landscape design. Their contribution has been key in shaping a project that combines functionality, efficiency, and environmental respect.

The building integrates naturally into the Turó de Can Mates landscape through contemporary bioclimatic architecture, making the most of light, ventilation, and views to offer healthy and comfortable spaces.

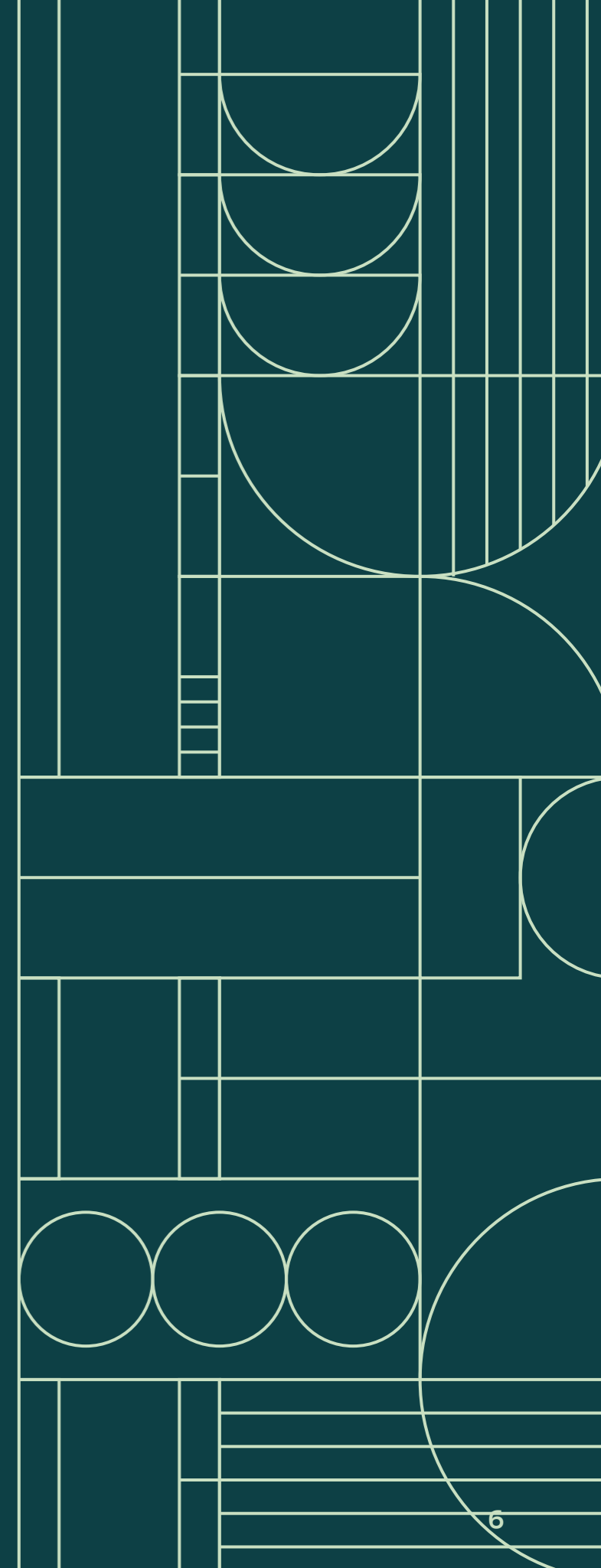
With a solid professional trajectory, Batlleiroig brings its hallmark commitment to design quality, sustainability, and human well-being. The result is a representative, innovative, and deeply connected building.

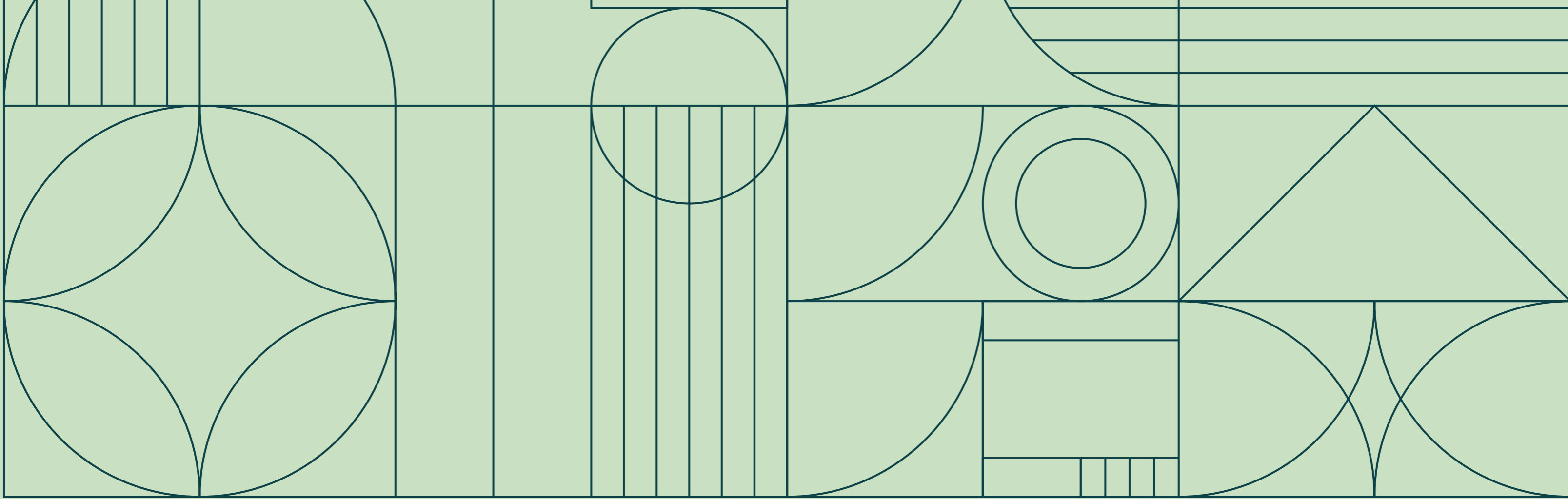
VIDUR CENTER

IT'S NOT JUST  
ABOUT WORKING.

**IT'S ABOUT  
WORKING  
BETTER.**

IN AN ENVIRONMENT  
THAT FOSTERS FOCUS,  
CREATIVITY, AND BALANCE.





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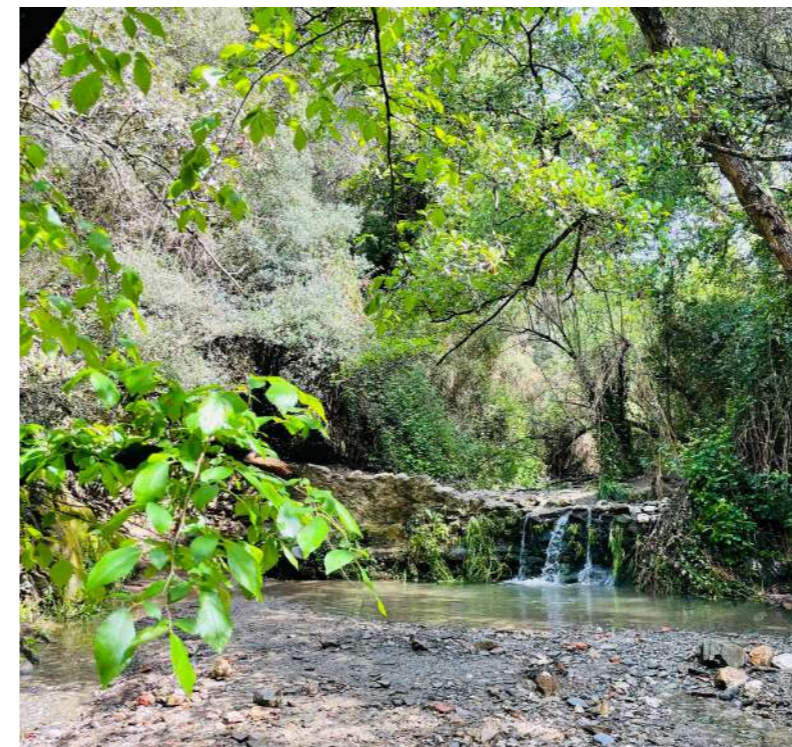
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# BARCELONA: CAPITAL OF TALENT AND INTERNATIONAL PROJECTION



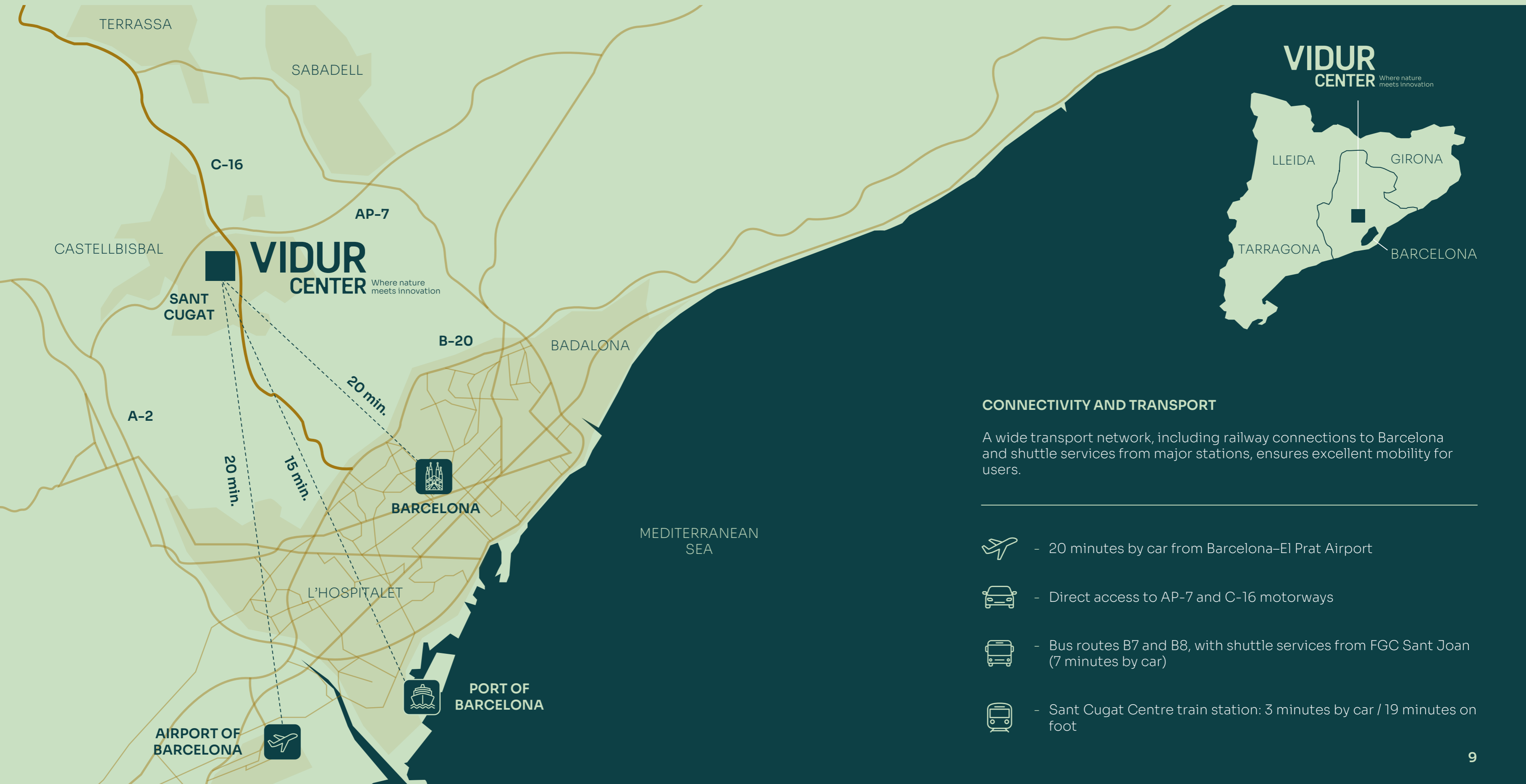
Barcelona is one of Europe's most dynamic cities — a leader in innovation, technology, research, and entrepreneurship. It has consolidated its status as a magnet for national and international companies seeking talent, quality of life, and a competitive business ecosystem.



## SANT CUGAT DEL VALLÈS - A BALANCED ENVIRONMENT FOR PEOPLE AND COMPANIES





Sant Cugat del Vallès is one of the most important municipalities in the metropolitan area of Barcelona, and one of the best places to live and work. Just 20 minutes from the city centre, it combines proximity to Barcelona with the tranquillity of a green, safe, and well-connected environment.

It also offers privileged natural surroundings, with exceptional views of Montserrat, Collserola, Tibidabo, and nearby parks such as Turó de Can Mates.



## CONNECTIVITY AND TRANSPORT

A wide transport network, including railway connections to Barcelona and shuttle services from major stations, ensures excellent mobility for users.

-  - 20 minutes by car from Barcelona-El Prat Airport
-  - Direct access to AP-7 and C-16 motorways
-  - Bus routes B7 and B8, with shuttle services from FGC Sant Joan (7 minutes by car)
-  - Sant Cugat Centre train station: 3 minutes by car / 19 minutes on foot



## QUALITY OF LIFE, WELL-BEING, AND NATURE

One of Sant Cugat's greatest attractions is its connection with nature. Vidur Center is located on Carrer de Prat de la Riba, surrounded by green areas such as Parc Central and Turó de Can Mates Park.

## A CONSOLIDATED BUSINESS ECOSYSTEM

Sant Cugat hosts headquarters of leading technology, pharmaceutical, and financial companies. In its immediate surroundings, Vidur Center shares neighbourhood with projects such as Sant Cugat Green, Colonial, and Sant Cugat I, as well as prestigious universities like ESADE Barcelona.

# VIDUR CENTER IN DETAIL

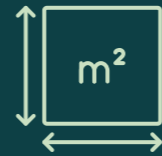
## WHERE NATURE MEETS INNOVATION

More than an office building, Vidur Center is a commitment to the future of work — a landmark that combines iconic architecture, energy efficiency, flexible spaces, and a strong connection to nature.

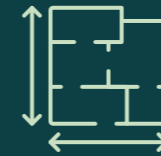
The building is designed as a rectangular volume with ground floor + four storeys above ground and a rooftop level, plus three underground parking levels.



# HIGHLIGHTS



Total lettable area:  
**9,975 sqm**



Typical floor  
surface: **2,494  
sqm**



Floors: Ground + 4  
+ Rooftop



Occupation ratio:  
1/8



**Rooftop terrace:**  
316 sqm + 366 sqm  
landscaped area



**Private office terraces:**  
81 sqm each



Ground-floor  
**landscaped garden**



Retail unit:  
**1,095 sqm**



**LEED Gold**  
sustainability  
certification



Parking: **212 car spaces**,  
22 bicycle spaces,  
6 EV charging points



Basement facilities:  
**bike parking**, lockers,  
**changing rooms**,  
and storage areas



# WORK SPACES

Vidur Center provides versatile, efficient office spaces designed to adapt to new ways of working.

Its high-performance glazed façade allows abundant natural light and open views towards Montserrat and Turó de Can Mates Park, enhancing everyday well-being.

Each floor is completely open-plan and modular, easily divisible to suit the needs of different companies.

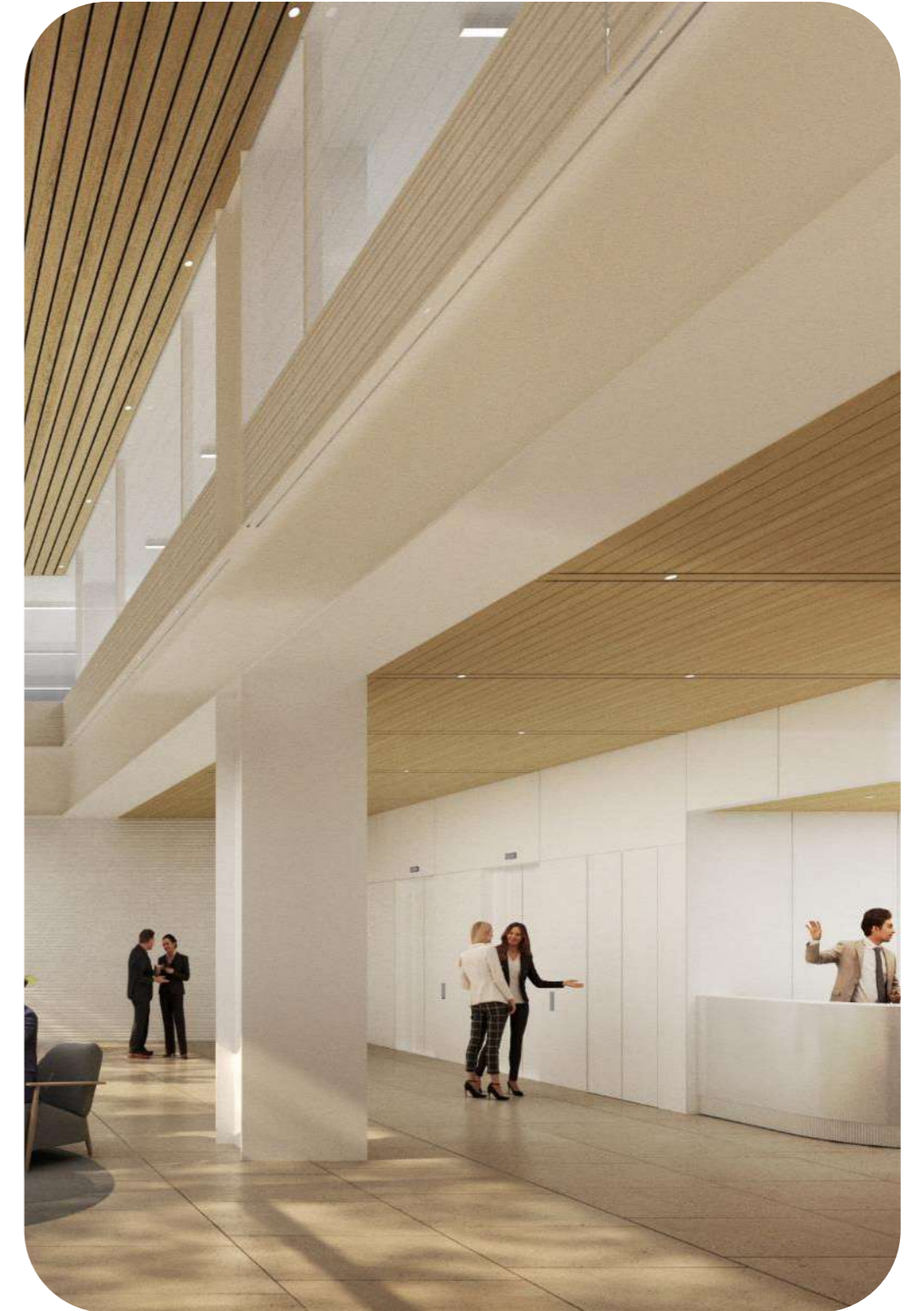
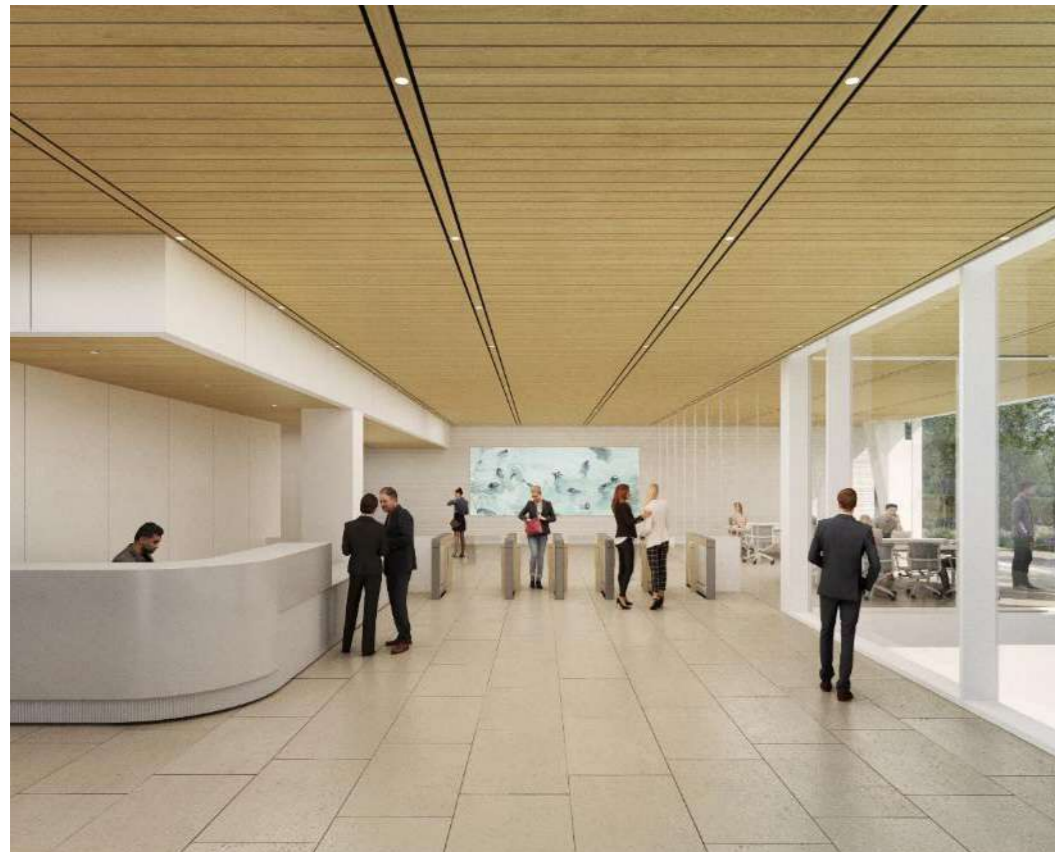
All office floors include a private outdoor terrace (81 sqm), adding comfort, value, and a direct link with the natural surroundings.

# COLLABORATIVE SPACES

Vidur Center is designed to meet the current needs of businesses and individuals by fostering an active community through its shared and interactive spaces.

## LOBBY

A 340 sqm double-height lobby with a large digital screen reinforces the building's corporate identity.





## ROOFTOP

A 316 sqm terrace with an additional 366 sqm landscaped area, equipped with sustainable bamboo furniture, perfect for events or informal meetings.



## GARDENS, TERRACES & NATURAL CONNECTION

Ground-floor landscaped gardens and an independent outdoor area designed for exclusive use, ideal for restaurant or retail activities.



## PRIVATE PARKING ACROSS 3 LEVELS

Private parking across three basement levels, offering 212 car spaces, 6 EV charging points, 22 bicycle spaces, and dedicated motorbike zones.

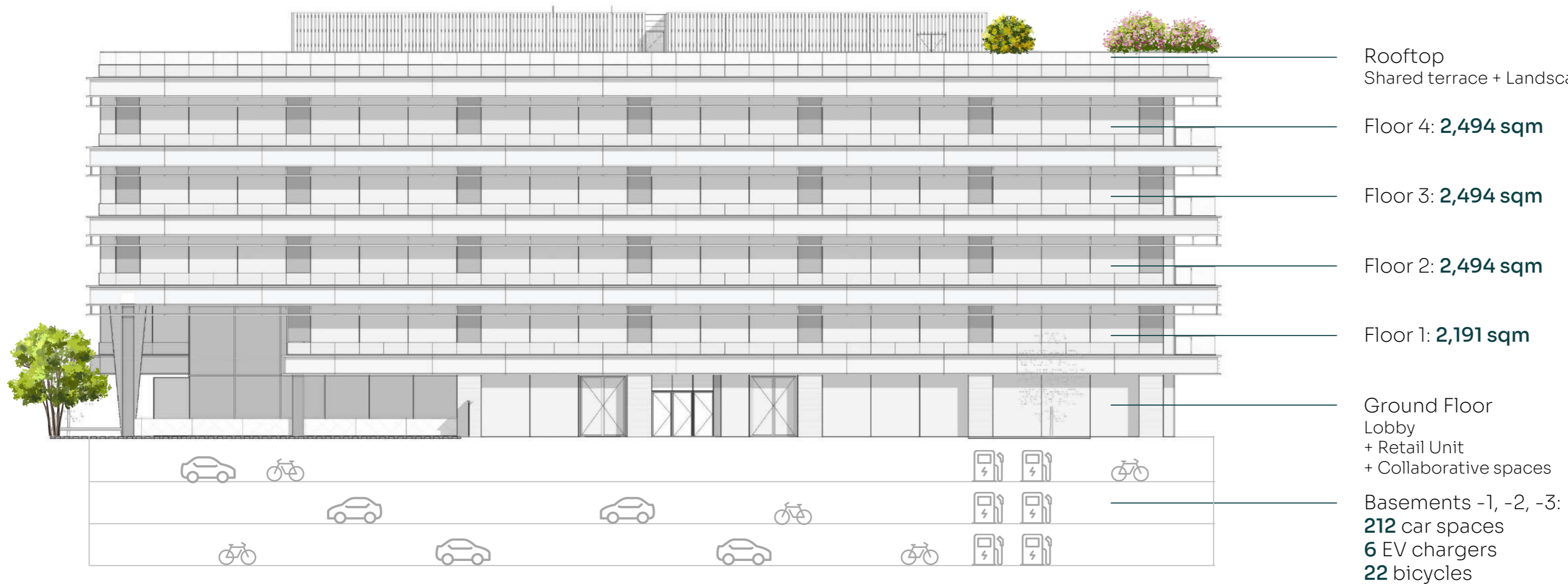


## CHANGING ROOM AREA WITH SHOWERS

A changing room area with showers and lockers is located on level -1 for those who cycle or exercise before or after work.

# AREAS & FLOORPLANS

Total lettable area:  
**9,975 sqm**



**GROUND FLOOR**  
CURRENT



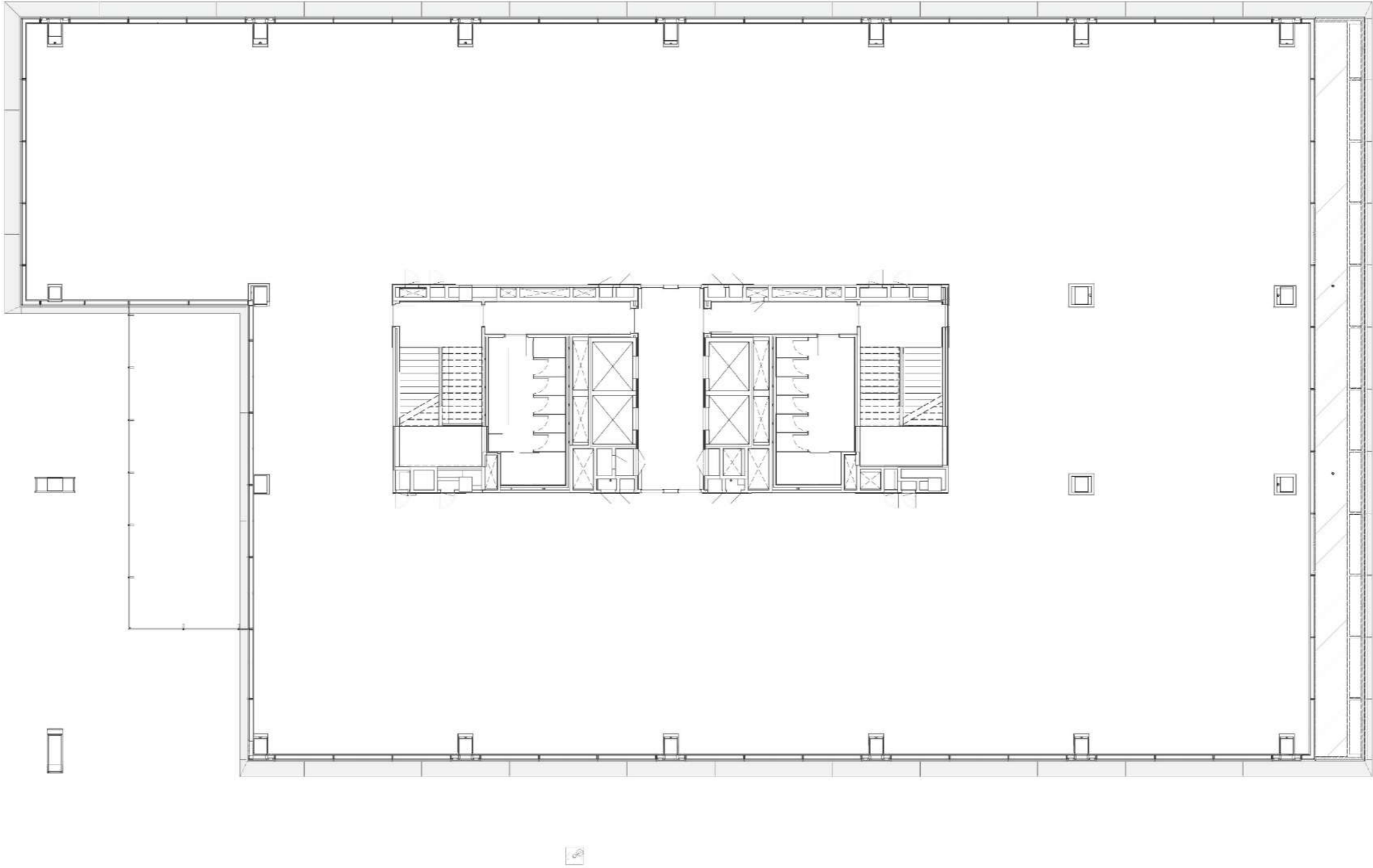
- Lobby
- Retail

## GROUND FLOOR PROPOSAL

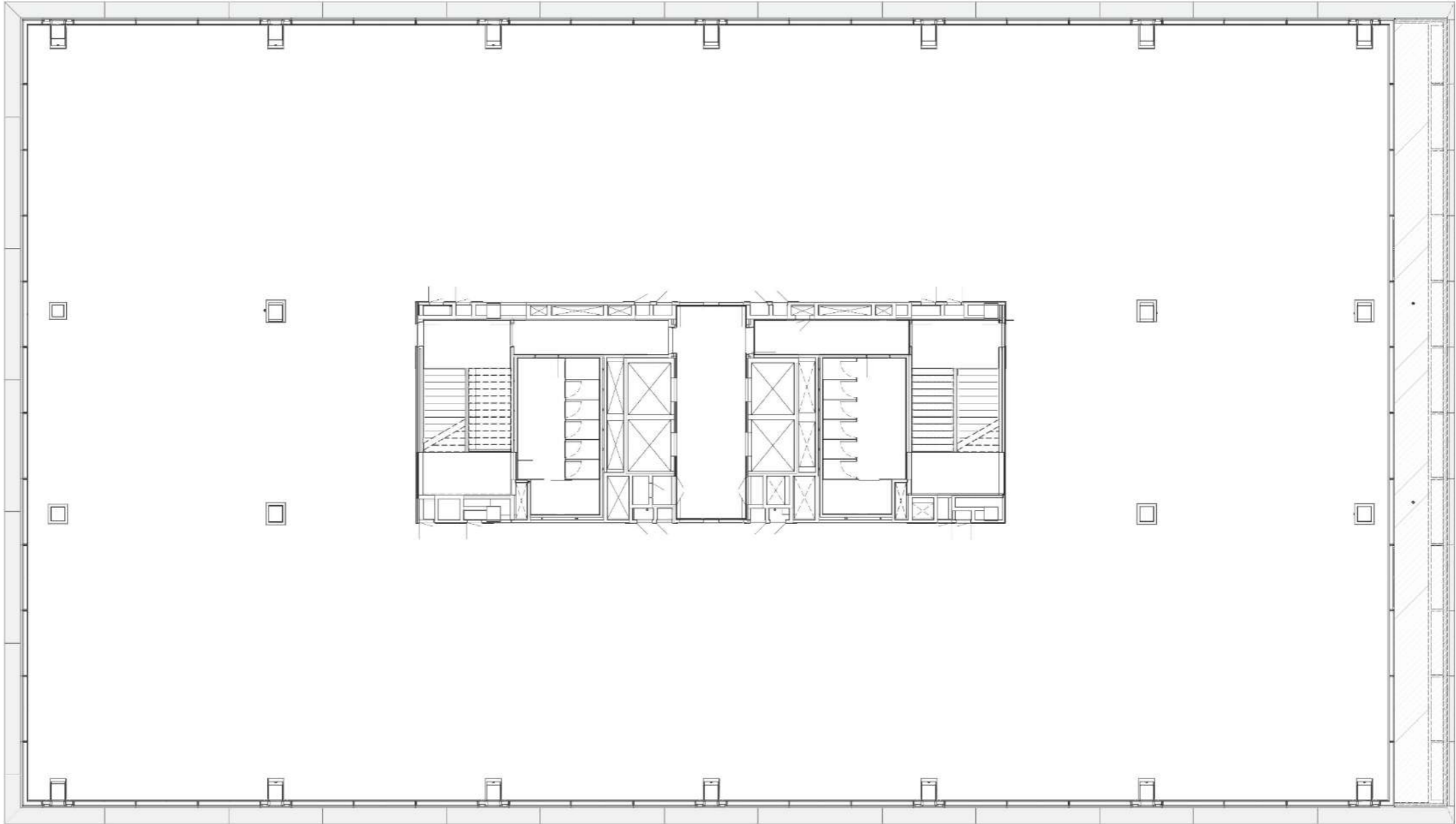


-  Lobby
-  Retail
-  Canteen
-  Multipurpose room
-  Collaborative and Work spaces
-  Corridor
-  Facilities room

**FLOOR 1**  
2,191 sqm



**FLOORS 2-4**  
2,494 sqm



**ROOFTOP**

Shared terrace

Landscaped area



# SUSTAINABILITY - A REAL COMMITMENT TO PEOPLE AND THE PLANET

Vidur Center has been designed to minimise environmental impact, optimise natural resources, and promote healthier workplaces.

It holds LEED Gold Certification, recognising excellence in:



Energy efficiency and bioclimatic design



Responsible water use



Indoor environmental quality



Sustainable materials



Sustainable mobility and public transport



Its bioclimatic architecture makes the most of orientation, natural ventilation, and daylight to reduce energy consumption while maintaining comfort.

# TECHNICAL SPECIFICATIONS



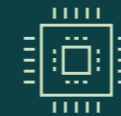
## STRUCTURE & ENVELOPE

- Hybrid steel structure with “V” columns freeing up internal space
- Rectangular volume (59.60 m × 34.50 m)
- Continuous high-performance glazing with ceramic spandrels
- Central atrium with curtain wall and natural ventilation



## INSTALLATIONS & EFFICIENCY

- VRV air-conditioning system with zoned control
- Low-consumption LED lighting
- Centralised smart management system
- Heat recovery ventilation
- Passive solar control with integrated louvers
- Solar panels on the rooftop



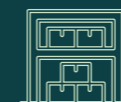
## CONNECTIVITY & FLEXIBILITY

- Pre-installed telecoms and fibre optics
- Easily divisible modular layouts
- Raised technical floors (as shell space)
- Exposed installations with plasterboard (2.75 m) or white concrete ceilings (3.15 m)



## SECURITY & ACCESSIBILITY

- Access control and CCTV
- Accessible lifts
- Compliance with all accessibility and safety regulations
- Adapted spaces for reduced mobility



## STORAGE

- 7 storage rooms located on basement level -2 for companies with logistical needs

# CONTACT



Leasing

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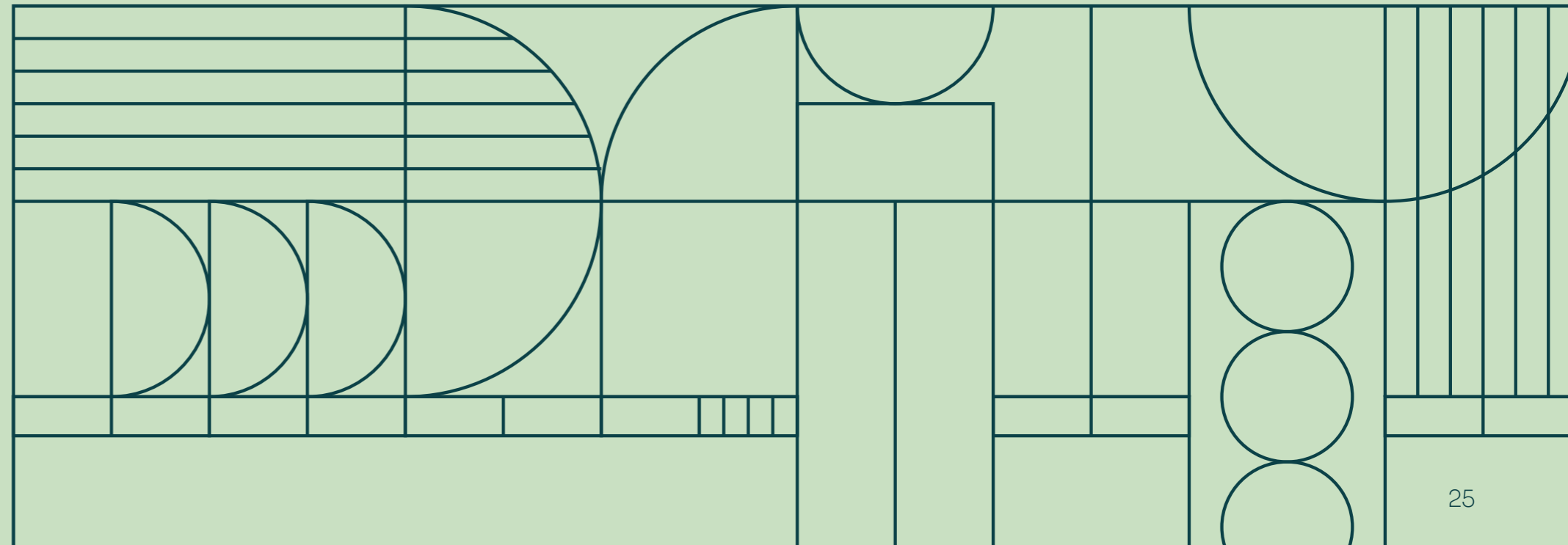
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