

PRESS RELEASE

Contact:

Phillip Lee

PIMCO Prime Real Estate – Media Relations

Ph. +49 (0)89 3800 8234

Email: phillip.lee@pimcopre.com

P I M C O

## **PIMCO Prime Real Estate to create NUGA Castellana – a prime, mixed-use destination in Madrid**

- **PIMCO Prime Real Estate has launched a EUR 40M redevelopment program of several adjoined assets located at the heart of Nueva España neighborhood – Paseo de la Castellana 200-208, Felix Boix 4-8, Doctor Fleming 39-41 and Carlos Maurras 7 – integrating the assets and maintaining the high sustainability standards.**
- **66,000 sqm in total, on completion NUGA Castellana will consist of 21,000 sqm of office space and 271 homes for rent, integrated with 4,620 sqm of restaurants and 6,600 sqm of retail, leisure and wellness space.**
- **Operators that will be part of NUGA Castellana include MediaMarkt, the offices of Sony, Spaces, CBRE and the Michelin-starred restaurant, Ugo Chan.**

**Madrid, Spain** (September 19, 2024) – PIMCO Prime Real Estate, a leading global real estate investor and manager of the Allianz Group’s EUR 84B+ real estate mandate, is to invest EUR 40M to create a prime, mixed-use destination by integrating the adjoined commercial, residential and office areas currently managed by the firm at this location in Madrid’s Nueva España neighborhood. This project will be branded ‘NUGA Castellana’ and is set to complete in the second quarter of 2025.

PIMCO Prime Real Estate has a long track record of redeveloping buildings in Europe into prime assets, as well as regenerating urban spaces, which attract tier one clients and create long-term value for investors, tenants, and local communities. Examples include the transformation of 7 Avenue George V in Paris, Santa Sofia in Milan and Droogbak in Amsterdam.

Between 2019 and 2022, PIMCO Prime Real Estate assembled the assets that make up NUGA Castellana through different acquisitions on behalf of its clients. They will now oversee their transformation and the management of the NUGA Castellana complex.

NUGA Castellana’s 66,000 sqm will offer 21,000 sqm of prime office space and 271 homes for rent, integrated with 4,620 sqm of restaurants and 6,600 sqm of retail, leisure and wellness

facilities. In addition, office tenants will have access to 1,600 sqm of green spaces and roof terraces.

Pan-European real estate investment and development group, Eurofund Group, has been contracted to lead the transformation of the retail and F&B area within the NUGA Castellana concept. The courtyard at the heart of the project will become a food hall area with outdoor terraces, wellness and shopping units. MediaMarkt, already in the asset, have signed long-term leases for NUGA Castellana. Corporate tenants include Sony, Spaces and CBRE, while the Michelin-starred restaurant Ugo Chan is set to be one of the fine dining options.

The assets managed by PIMCO Prime Real Estate which make up NUGA Castellana have already received the firm's smart upgrade platform, which optimizes energy usage and tenant wellbeing. They now meet some of the highest technical and sustainability standards – including LEED Platinum and SmartScore Platinum certification at Castellana 200-208 – and the repositioning will use this existing infrastructure to maintain these benchmarks.

Miguel Torres, Head of Iberia at PIMCO Prime Real Estate, said: “These top, centrally located prime properties are already a landmark in the city and, with the creation of NUGA Castellana, we will establish a differentiated space in an area increasingly in demand. We have tapped into our deep in-house expertise and external network of specialist partners to create and manage a modern mixed-use destination for the center of Madrid, both for today and the long term. As such, it should also create additional, attractive value for our investors.”

---

---

## **Notes to editor**

### **Renovated spaces in which to live, work and play**

NUGA Castellana will be a place to “live, work and play”. The aim is to unify each of the elements managed by PIMCO Prime Real Estate – Paseo de la Castellana 200-208, Felix Boix 4-8, Doctor Fleming 39-41 and Carlos Murrás 7 (five residential units out of the 14 within the asset plus the retail units) – within a single managed block, combined with an avant-garde design and smart technologies.

The new concept will comprise a restaurant area that will offer varied gastronomic experiences with an all-day kitchen; the office and coworking area; the renovated residential block; and the wellness and commercial services area. Another key feature of the project is the creation of the four entrances, with a main entrance boasting a large main lobby from Paseo de la Castellana 200-202, and three other entrances from each of the streets surrounding the block: Doctor Fleming, Félix Boix and Carlos Murrás.

The restaurant area, El Callejón de Nuga, will be the core and one of the key elements of this new concept, acting as a nexus between the different areas and enhancing the synergies

between them. It will have 4,620 sqm divided into two spaces to create a dynamic dining experience: an indoor plaza crowned by a large skylight with restaurants, cafés and healthy options; and an outdoor open space where a market-style co-kitchen will coexist for a more casual or take-away experience.

Within NUGA Castellana's office space, 5,000 sqm will be coworking areas. Companies will be able to offer their employees a welcoming atmosphere designed to encourage inspiration. The biophilic design – a concept which increases connectivity between users and nature – incorporates different natural elements with the aim of improving people's health and wellbeing. In addition, the offices will offer spaces for joint meetings, networking events, talks and other employee activities, as well as a common service area with, among others, cafeterias and a public parking.

Finally, the project includes the renovation of 29,000 sqm for residential use, with 60 out of 271 flats intended for corporate use. The rest of the apartments are for long-term rentals.

More information [www.nugacastellana.com](http://www.nugacastellana.com)

#### **About PIMCO Prime Real Estate**

A leading global real estate investor and manager, PIMCO Prime Real Estate is a PIMCO company and part of the PIMCO real estate platform, focusing on the Core and Core+ segments of the market and managing the Allianz Group's \$90B real estate mandate.

We manage a global investment portfolio of more than \$95B AUM, with an international team of c. 500 employees working in 16 offices in Belgium, China, France, Germany, Italy, Japan, Singapore, Spain, Sweden, the UK and the U.S.

PIMCO's real estate platform is one of the largest and most diversified in the world, with \$187B<sup>1</sup> in assets and a broad set of solutions that leverage decades of expertise across public and private equity and debt markets.

#### **Footnote:**

*As of June 2024. All figures in USD. <sup>1</sup>AUM includes more than \$95B in estimated gross assets managed by PIMCO Prime Real Estate, which includes PIMCO Prime Real Estate GmbH, PIMCO Prime Real Estate LLC, and their subsidiaries and affiliates. PIMCO Prime Real Estate LLC is a wholly-owned subsidiary of Pacific Investment Management Company LLC, and PIMCO Prime Real Estate GmbH and its affiliates are wholly-owned by PIMCO Europe GmbH. PIMCO Prime Real Estate LLC investment professionals provide investment management and other services as dual personnel through Pacific Investment Management Company LLC. PIMCO Prime Real Estate GmbH operates separately from PIMCO.*

*For clarification purposes, NUGA Castellana does not include the adjoining property at Castellana 198 and its 150 parking units – out of a total of 836 parking units – located on the fourth level of the underground parking facility, as this property and its parking units are not owned by Allianz investors.*

**About Eurofund Group**

Eurofund Group is a real estate investment and development group operating in Spain, Portugal, the United Kingdom, Germany and Italy. The group includes Eurofund Retail, which specializes in the transformation, development and management of shopping centers. Some of the company's most notable projects include the development of Puerto Venecia in Zaragoza, the acquisition and transformation of UBBO (formerly Dolce Vita Tejo) in Lisbon, and the recent acquisition through a joint venture of Islazul in Madrid.

Web: <https://eurofundgroup.com/es/inicio/>