



Student residence. AM4 area (Clesa)

Madrid, Spain / 2021-2024

Owner
Client
Constructor
Scope
Architect

Metrovacesa
Batlle i Roig
Ferroviario
Preliminary design, detailed design and construction support
Batlle i Roig



The first VITA Student residence in Madrid. A project developed by Batlle i Roig for Metrovacesa and VITA Group. The construction company, Ferroviario, expects to complete it by 2026.

Located in the northern part of the city, next to the iconic Clesa factory, it boasts excellent public transport connections to various universities. The residence will cover 20,100 m² distributed over 15 floors and will house 585 fully equipped rooms. Additionally, it will offer spaces such as lounges, study areas, terraces, and a pool, providing students with a comprehensive experience.

The residence also marks the beginning of the new ****Oria Innovation Campus**** project. This complex, of which the AM4 plot is part, is designed with the aim of blending work and education, retaining talent, creating community, and integrating the city with nature.

The plot where the historic Clesa dairy factory sits, opposite Ramón y Cajal Hospital, is undergoing a major renovation. On one hand, the rehabilitation of the factory itself, designed by Alejandro de la Sota and declared a Cultural Heritage Site, and on the other, the construction of four public-private buildings promoted by Metrovacesa, which will invigorate the reorganized northern area of Madrid.

The facility will be completed with terraces, a pool, and spacious lounges, which, combined with a privileged location close to Calle 30, next to the recently renovated Nudo Norte, and with several universities nearby, will make this space one of Madrid's new landmarks.

The structural design has been entirely developed by FHECOR, as well as providing technical assistance for the project management. The solution involves a well-adjusted and optimized system of solid slab floors below ground level and waffle slabs above, with vertical communication cores and high-strength concrete columns to reduce their size, increasing the architectural space. The excavation consists of a combination of continuous walls and double-sided walls, and the foundation is direct with a raft foundation under the tallest building, transmitting the loads directly to Madrid's sandy soil.

The development of the works has been entirely carried out in a BIM environment, in direct coordination with the architecture and installations disciplines, which helps reduce incidents during the execution of the works.



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