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www.2mc-arquitectos.com

**2MC**

arquitectos & project managers



Sede de la Conserjería de Obras Públicas de la Junta de Andalucía.  
Isla de La Cartuja. Sevilla

## **WE WANT TO IMPROVE THE ENVIRONMENT AROUND US**

**2MC**'s is committed to providing a practical adaptation of the changes and needs of our society by anticipating and incorporating modern concepts and ways of life into our projects. We strive to assure that our projects help provide a better future for all.

**2MC** integrates all relevant consulting services related to architecture, engineering and project management, covering all aspects of project development from conception to construction.

**Quality work is our guarantee for the future.**

## THE FIRM

After years of hard work, continuous training and having started as the founding members of the company ArquiMOS SCP, we wanted to take our services a step further with the creation of **2MC**, merging and complementing our extensive experience, with the innovative techniques of **Project Management**.

True to our philosophy of meeting the needs of our clients, we have expanded our services, becoming an organization that looks to the future focusing on innovation and diversifying our comprehensive management services by specializing in different sectors of the property market.

We have the potential to assist our clients in identifying their problems and needs through risk analysis to establish the functional and technical conditions for the project design.

We are an engineering company and international multidisciplinary consultancy operating in sectors that need comprehensive solutions.

Our structure is based on the following areas:

### **Consultancy**

We identify customer needs in relation to their assets, in order to provide efficient solutions.

### **Management**

We coordinate and develop systems and more efficient working methods in order to improve investment in real estate assets.

### **Construction**

We develop constructive solutions and more efficient work models, in order to guarantee that we meet our goals in design, cost, time and quality.

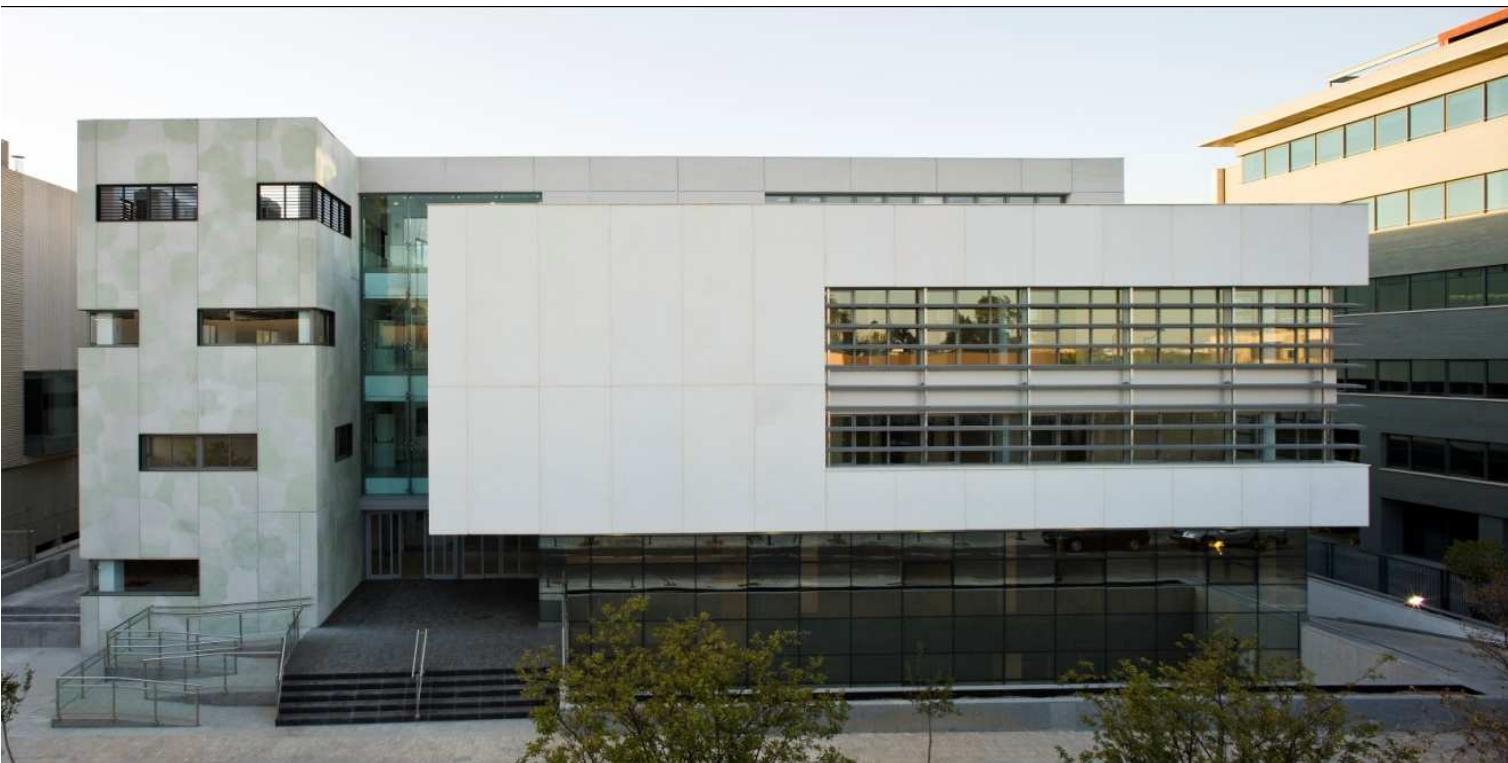
We are committed to providing added value to our end product and your business.



Parque Comercial Kinepolis.  
Pulianas, Granada.



Parque Comercial Puerto del Odiel.  
Huelva.

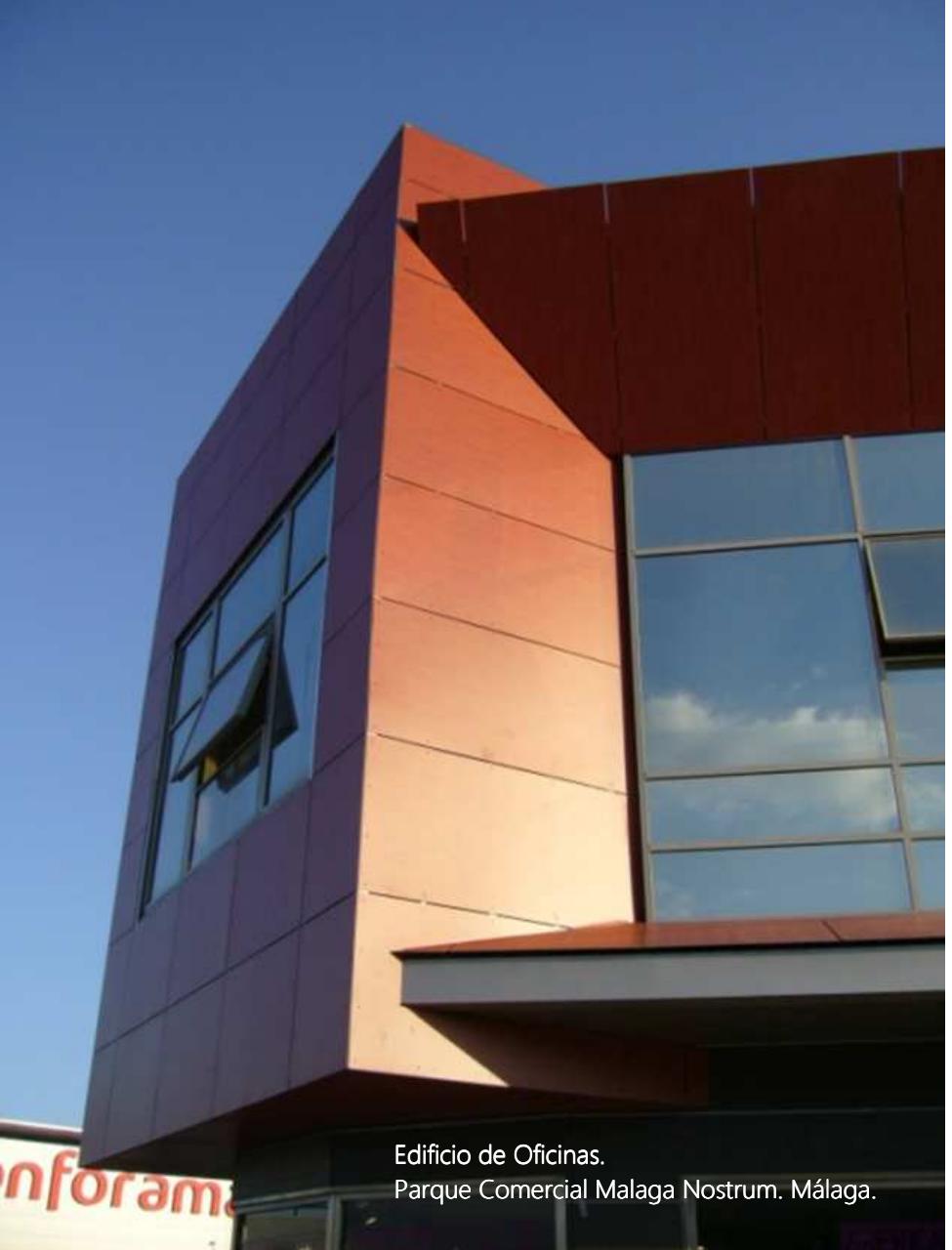


## We help transform our clients dreams into REALITY.

Proven experience in complex problem solving both at the national and international stage in the areas of engineering and construction, creation of multidisciplinary teams, and individualized consulting allows us to respond to our clients needs with complete confidence.

## CLIENTS

- I. INVESTMENT FUNDS AND REAL ESTATE DEVELOPERS
- II. HOTEL MANAGERS.
- III. RETAIL COMPANIES
- IV. INSOLVENCY ADMINISTRATORS AND FINANCIAL INSTITUTIONS
- V. OWNERS OF PLOTS AND BUILDINGS.
- VI. CONSTRUCTION COMPANIES
- VII. CONSULTANCY



Edificio de Oficinas.  
Parque Comercial Malaga Nostrum. Málaga.



Edificio de Oficinas y Usos Multiples.  
Umbrete. Sevilla.

## TEAM 2MC

### THE BEST PROFESSIONALS AT YOUR SERVICE

In **2MC** we select the best professionals for each specialized project, according to client requirements.

Our results are the fruit of a balanced team, operating under standardized quality procedures, to achieve our clients objectives.

Our technicians are certified as Project Management Professional (PMP ®) by the PMI (Project Management Institute).



Complejo Residencial de 262 viviendas.  
Estepona. Málaga.



Resort 108 viviendas.  
Casares. Málaga.

## Areas of activity

### I. Project Management

Project Management is a discipline that involves the application of a set of principles (Activities, Techniques and Tools) that influence the development of a project, utilizing all available resources to maximize every budget, control all costs, timing and quality, from conception to project completion and subsequent commissioning.

We are committed to achieve the project objective on schedule, at minimum cost, using all available resources and controlling any risks that may arise.

- We will manage and give support throughout the life of the project, coordinating and directing the 5 groups of processes in any phase of any project: initiation, planning, implementation, monitoring-control and closure.
- We will implement process management under the standards established by the PMI (Project Management Institute).
- Elaborate a Project Management Plan, which encompass all subsidiary plans needed for management, that is, change control plan, scope management plan, requirements management plan, schedule management plan, cost management plan, quality management plan, human resources plan, communications management plan, risk management plan, acquisitions management plan and stakeholders management plan.
- We will establish 3 baselines for the **scope, time and cost**, as compared patterns to facilitate control, management and decision-making of the property.



Parque Comercial Cavaleri.  
San Juan de Aznalfarache, Sevilla

## I.II. Construction Management

With Construction Management service our customers can control the project execution. We provide the developer with all necessary external professional resources to maximize control and effectively manage cost, time and quality objectives throughout the life of the project.

Our flexibility at 2MC allows us to adapt these services to the changing needs of our client as the project advances. Our functions include:

- Development and recruitment scenario analysis. Construction contract documents. Advice in recruiting investment.
- Proposal and definition of the recruitment strategy and bundling them.
- Defining the scope and content of each work package. Development and comparative analysis and justification of recommended recruitment options.
- Final negotiation with contractors. Assistance in the preparation of construction contracts.
- Continuous monitoring of compliance objectives. Deviations, proposing corrective measures that minimize the impact.

## I.III Project Monitoring

- Complete technical controls to ensure that the objectives and contractual requirements are met.
- Preparation of periodic reports. Schemes of the work situation. Photographs of the work situation.

## I.IV. Cost Management

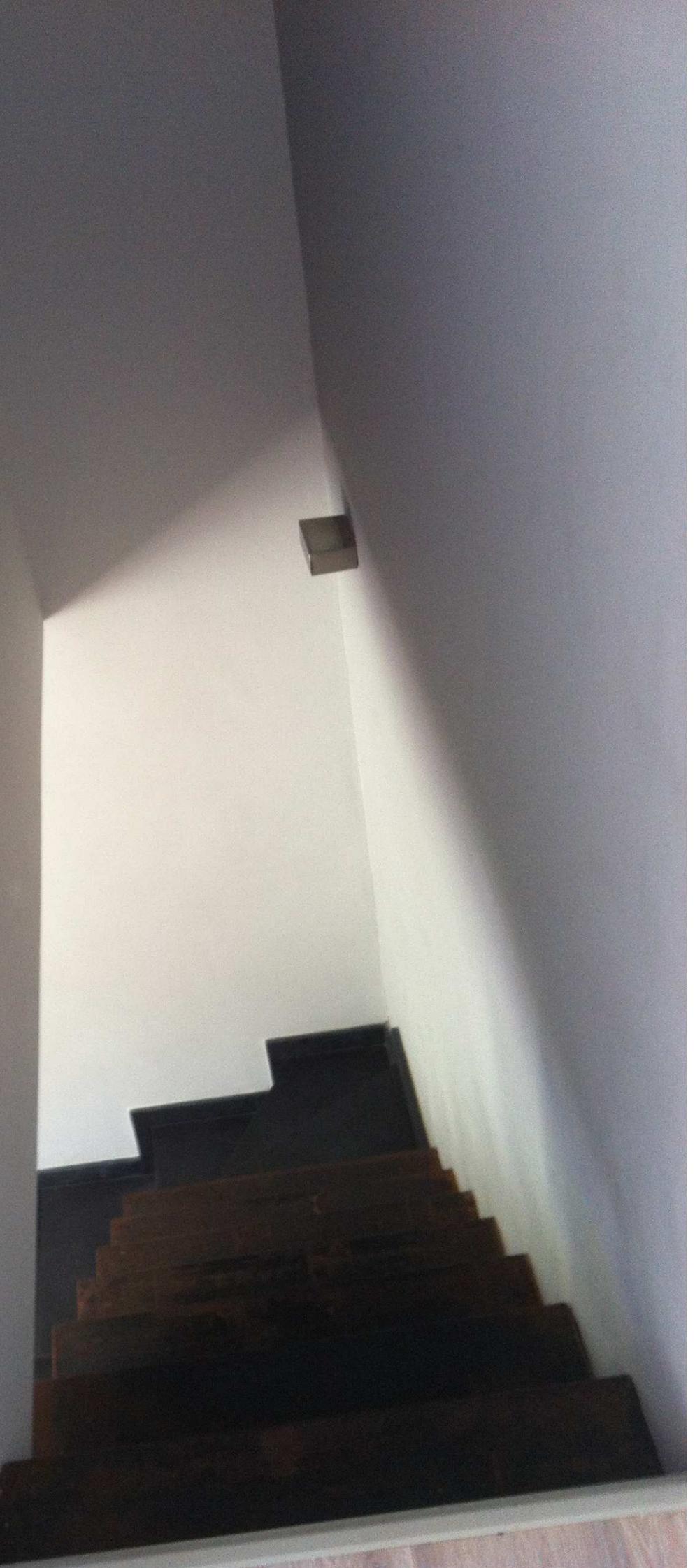
- Management, Coordination and cost control. Implementation. Initial estimates. Goals.
- Serving the owner to ensure that the manager acts in accordance with the provisions ensuring the maximum return on your investment and asset value preservation.

## I.V. Project Scheduling

- Planning the work of the project.
- Preparation of the planning work.
- Last Planner System. Development of the initial master planning, planning stages, intermediate planning and weekly planning.
- Control the percentage of work accomplished and planning reasons for noncompliance.
- Technical Control term goal of the project, continuous monitoring of programming work.
- Work Flow Control.

## I.VI. Taxes included Technical Due Diligence

- Analysis of assets from a technical point of view. Analysis of regulations.
- Obsolete properties that do not provide profitability.
- Analysis and suggestions for improvements.
- Alternative use and market positioning.
- Valuing Assets.



## **II. Architecture**

### **II.I Feasibility Studies**

- Solar Studies. Verification of all technical and urban settings.
- Studies of sunlight and environmental requirements.
- Study of compliance with technical standards

### **II.II. Preliminary design and Master Plan.**

From tourist resorts with golf course, to hospitals , to luxury homes or offices, our model is characterized by:

- Market analysis. Product scope.
- Requirements Gathering
- Program needs. Type, category, communication flows, dimensions.
- Study of costs. Systems analysis and alternatives.
- Incorporation of sustainability criteria
- Previous Proposals. Flows, relationships and types.
- Plans for improvement, adaptation and conversion.

### **II.III. Basic and execution projects.**

- Compliance with all sectoral regulations.
- Implementation of operational materials and based on future energy systems and facilities maintenance criteria.
- Integration of design criteria, operational and technological.
- Work Measurements and budgets.
- Actual investment rating.

### **II.IV Project Management.**

- Processing of licenses and subsidies. Management to government agencies.
- Supervision of the works of both architect and surveyor.
- Health and Safety Studies. Health and Safety Coordination.
- Drafting of documents as built.

## **III. Engineering**

### **III.I. Facilities Design and calculation**

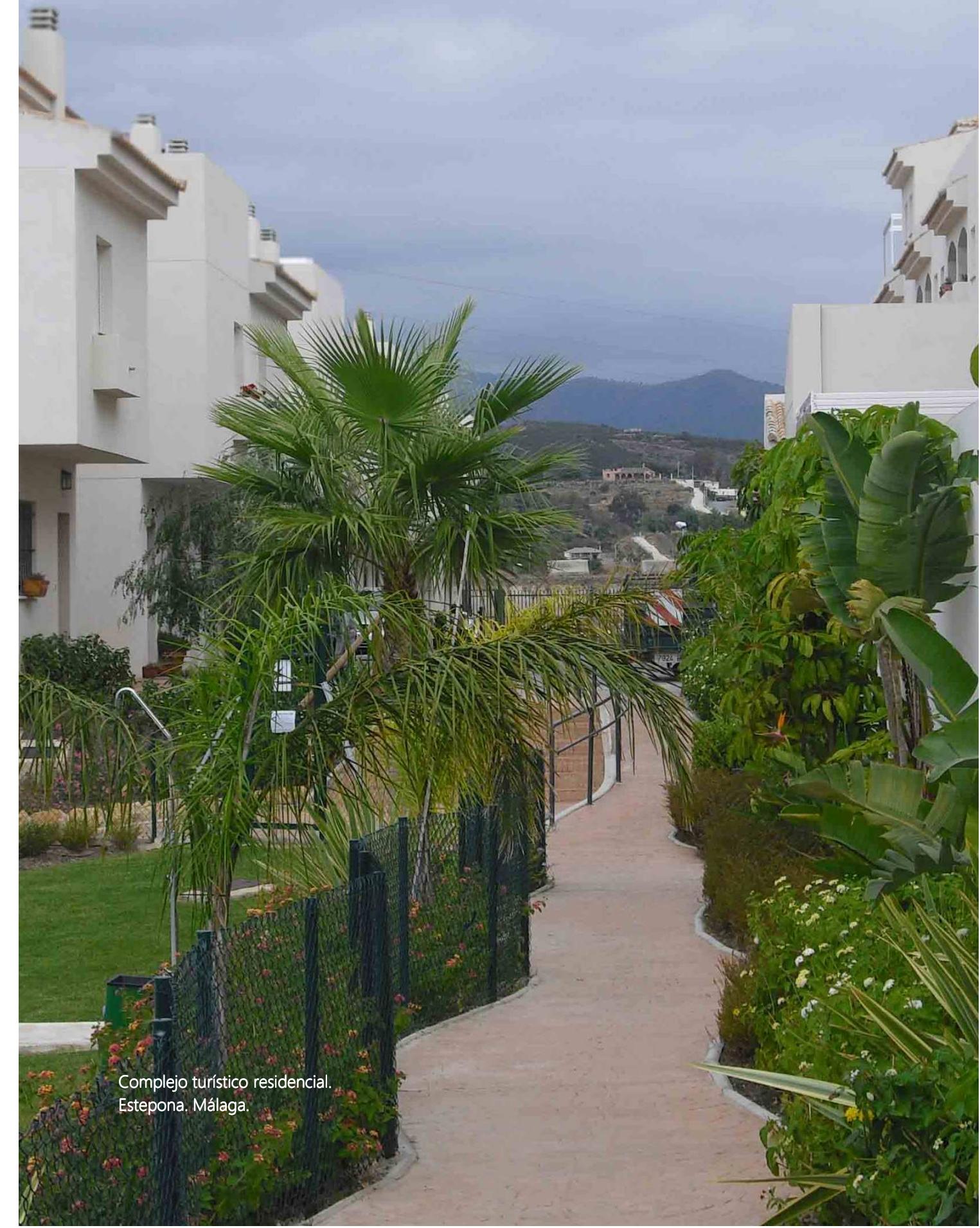
- Design of the facilities required both building and urban planning.
- Considerations of operational and functional requirements from the start.
- Making all special specific projects, including international standards.
- Implementation based on future maintenance and energy efficiency criteria.
- Technical requisites
- Maintenance manuals and periodic reviews
- Technical specifications indicating equipment brands and models most suitable based on the operational and maintenance.
- Implementation of all specifications in each country, most recommended items.

### **III.II. Construction management.**

- Monitoring and control execution of the installations.
- Contact with suppliers of services and materials.
- Negotiation of supply services and types of tariffs.
- Commissioning of the installation, control and final inspections.
- Collection maintenance contracts.
- Coordination with Civil Works, decoration and equipment and special facilities

### **III.III. Signaling.**

- Plans guidance as indoor and outdoor tours.
- Plans identifying areas.
- Details of elements and technical specifications, materials and quality.
- Design of logos and brand image.
- Investment budget based on product qualities.
- Monitoring compliance with deadlines and costs.
- Implementation of corporate image
- Control of execution.



Complejo turístico residencial.  
Estepona, Málaga.



## IV. Urbanism.

### IV.I. Territorial Planning and Urban

Experts in the drafting of plans and projects for territorial and urban development:

- Plans for zoning
- Partial Plans
- Studies detail
- Specific modifications
- Special Plans
- Projects reparcelación
- Projects of action
- Projects subdivision
- Land-use planning

### IV.II. Analysis and strategic planning

Able to offer fully adapted to the needs of our customers:

- Analysis of urban viability.
- Study of economic and financial viability.
- Due diligence urban - analysis of the actual situation of the object of a real estate transaction and risk analysis
- Advice on the definition of real estate product.
- Master planning - design prior to urban development master plan.
- Strategic planning for land development.

### IV.III. Environment.

- Environmental Master Plan
- Studies Accessibility, Mobility and Traffic
- Environmental and bioclimatic constructive Strategy
- Projects of open spaces and green areas
- Sustainable low-energy Housing



## V. Interior.

### V.I. Interior design projects

- Definition of Integral decoration requirements for integration from the beginning in the architectural and engineering projects.
- Dimensions of furniture items, based on the operation. Image types and finishes based on the product.
- Definition of materials.
- Floor plans, elevation and section of each of the spaces.
- Exploded views of floorings, ceilings and walls, drawings, materials and quality.
- Detail plan fixed and mobile decorative items, furniture.
- 3D representations of each of the various indoor and outdoor environments representative.
- Photo documentation and descriptive data sheets.
- Assembly room model in the case of hotels.
- Investment budget, including materials and labor.
- Proposals in line with customer and market their product.
- Contribution international standards in operational and management.

### V.II. Studio equipment investment

- Implementation products, investment study based on definition of quality.
- Definition quality based on product type.
- Monitoring and control of budget execution.
- Analysis and / or modifications. Proposal and evaluation of alternatives.

### V.III. Integrated Facilities Management

- Developing complete lists of equipment and materials.
- Purchasing and suppliers.
- Delivery and coordination with the various teams involved in implementation.
- Integration architecture and engineering.
- Transport and Customs Procedures.
- Coordination assembly.
- Pre-opening Assistance.
- Compliance costs, maintenance, operation and functionality.
- Analysis and improvement proposals.

## **Environmental management**

Our drive and commitment to doing things well guarantees our services in an ever more demanding market resulting from increasingly stringent environmental policies.

We are committed to sustainability and energy efficiency, developing efficient solutions from the conception of your project to energy management.

We are aware of the importance of the environmental variable in the design and execution of the project, providing integrated solutions for environmental improvement to ensure that 2MC stamps its projects with the utmost respect for the environment.

The pursuit of environmental excellence in architecture and engineering, is a requirement in our performance.





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## DIFFERENTIAL VALUE

### I. MULTIDISCIPLINARY TEAM

The exact integration between disciplines is one of the keys to the success of our model.

### II. FORM GLOBAL OFFERING

We pay all the services necessary for the development of investment. We invest in talent and technology to ensure the smooth development of international projects.

### III. MULTISECTORIAL

We have the ability to manage large and complex engineering projects, adapting to each market sector, as well as the requirements of our customers.

### IV. SOLVENCY

With a portfolio of more than:

- 1,300,000 m<sup>2</sup> of floor management.
- 6 commercial Parks
- 12 commercial buildings
- 1.300 multi-family housing
- 2 commercial buildings for offices
- 11 health care centers



### V. CONFIDENCE

Specialists in Integrated Project Management, scheduling and cost control works with leadership skills, team development and specializing in negotiation and contracting works. With strong skills in communication, negotiation and conflict resolution.



## Project Management

### Commercial Building / Industrial

Gran Superficie Comercial destinada a la venta de Muebles y Electrodomésticos, CONFORAMA S.A. (4.500 m<sup>2</sup>).  
Gran Superficie Comercial destinada a la venta al por menor de artículos Deportivos, SPRINTER. (5.000 m<sup>2</sup>).  
Gran Superficie Comercial destinada a la venta al por menor de artículos de Bricolaje AKI BRICOLAJE. (9.200 m<sup>2</sup>).

Parque Comercial Puerta del Odiel. Huelva.  
Parque Comercial Cavalieri (40.000 m<sup>2</sup>). San Juan de Aznalfarache. Sevilla.  
Parque Comercial Guadalquivir. Córdoba. (25.000 m<sup>2</sup>).  
Parque Comercial Málaga Nostrum. Málaga.  
Parque Comercial Pulianas. Granada.  
Edificio Contenedor para usos compatibles con el comercial en la parcela 46,5 del Polígono Guadalquivir. Córdoba. L.  
Edificio para centro de Ocio (11.000 m<sup>2</sup>). Parcela "Terciario Ocio" del Plan Parcial Cortijo de Piedrahita. Pulianas. Granada.  
Edificio Comercial para MediaMarkt (5.000m<sup>2</sup>). Pulianas. Granada.  
Edificio Comercial para Kiabi (5.000 m<sup>2</sup>). Pulianas. Granada.  
Edificio Comercial para Miró electrodomésticos. Parque Comercial Málaga Nostrum.  
Edificio Comercial para Bauhaus (13.000 m<sup>2</sup>). Parque Comercial Málaga Nostrum.  
Edificio Comercial y de Oficinas. Parcela 4.2/4.3. Parque Comercial Málaga Nostrum.

Edificio de Usos Tecnológicos. (18.500 m<sup>2</sup>) Antiguo pabellón de China, Isla de la Caruja. Sevilla.  
Oficinas Cineciudad. Calle Trajano nº 18 Sevilla.  
Oficinas Sede Central de Inmobiliaria Proicar SL. Edif. Puerta del Sol Avd. Blas Infante. Écija. Sevilla.  
Oficinas Delegación de Sevilla, de Inmobiliaria Proicar SL. C/ Doctor Losada Villasante 6. Sevilla.  
Oficinas Tribeca. Calle Bilbao con Pedro Parias. Sevilla.  
Edificio de Locales y Oficinas. (3.000 m<sup>2</sup>)Bollullos de la Mitacion. Sevilla.  
Catering Jamaica. Calle Jamaica nº 16 Heliópolis. Sevilla.

30 Naves Industriales en manzanas 6 y 8. Polígono El cáñamo. San José de la Rinconada.  
Nave Industrial para Iturri. Pol. El cáñamo. San José de la Rinconada. Sevilla.  
Nave Industrial para archivo de Documentos. Pol. El cáñamo San José de la Rinconada. Sevilla.

Nave Industrial para Instalaciones Eléctricas. Burguillos.  
Nave Industrial para Carsi. Pol. El cáñamo San José de la Rinconada. Sevilla.  
Plataforma de Distribución de Bebidas y Oficinas para Heineken. (5.000m<sup>2</sup>).  
Pol. Espartales. San José de la Rinconada. Sevilla.  
Nave de Almacenamiento. Huevar. Sevilla. Promotor: Idetecnia SL.  
Nave de Almacenamiento. Alcalá de Guadaira. Sevilla. Promotor: Idetecnia SL.  
  
Edificio comercial, Aldi Supermercados. Parcela c 10 de la UA H2 Polígono Sur. Jerez de la F. Cádiz..  
Edificio comercial, Aldi Supermercados. Carretera de Castilleja de la Cuesta. Bormujos PK0. Sevilla.  
Edificio comercial, Aldi Supermercados. Carretera del Marquesado. Chiclana. Cádiz.  
Edificio comercial, Aldi Supermercados. Parcela 1 Sector 1.2 PP del PGOU La Palma del Condado. Huelva.  
Edificio comercial, Aldi Supermercados. Avd. San Antonio Cuellar Grajera. Badajoz.  
Edificio comercial, Aldi Supermercados. Travesía de San Ignacio S/N Marchena. Sevilla.  
Edificio comercial, Aldi Supermercados. Parcela OA2-1. Benajarafe, Vélez-Málaga. Málaga.  
Edificio Comercial, Aldi Supermercados. Lucena. Córdoba.  
Edificio Comercial, Aldi Supermercados. Sanlúcar la Mayor. Sevilla.  
Edificio Comercial, Aldi Supermercados. San Fernando. Cádiz.  
Edificio Comercial, Aldi Supermercados. Sector SUP LE-6 Hacienda Paredes. Málaga.

Clínica de Estética. c/ Amor de Dios 60. Sevilla.  
Clínica Dental. Avd. Reino Unido nº9. Sevilla.  
Clínica Dental. Avd. Andalucía 30. Mairena del Alcor. Sevilla.  
Clínica Dental. Parque Alcosa. Sevilla.  
Clínica Dental Oral Center. Mairena del Aljarafe. Sevilla.  
Clínica Dental Helios. Calle Monzón 17. Sevilla.  
Clínica Dental. Avenida Pinomontano 1. Sevilla.  
Clínica Dental Bernabéu. Calle Felipe II. Sevilla.  
Clínica Dental. Valencina de la Concepción, Sevilla.  
Clínica Dental. Santa Olalla de Cala. Huelva.  
Clínica Dental. Isla Cristina. Huelva.  
Clínica Dental. Palma del Rio. Córdoba.



## Town Planning.

### PLANEAMIENTO DE DESARROLLO

Plan Especial de Embalse de la Viñuela. Málaga.  
Plan Especial para traslado de gran superficie comercial (AKI BRICOLAGE). Parque Málaga Nostrum. Málaga  
Plan Especial para implantación de Gran Superficie Comercial. (BAUHAUS) Parque Málaga Nostrum.  
Plan Especial para implantación de Gran Superficie Comercial. (CONFORAMA). Málaga.  
Plan Parcial de Ordenación de 262 viviendas del Sector SUP R-7.2 La Lobilla. Estepona. Málaga.  
Plan Parcial de Ordenación de 118 viviendas del Sector RV-3. Espartinas. Sevilla.  
Plan Parcial de Ordenación de 486 viviendas del Sector UNP-7. Écija. Sevilla.  
Plan Parcial para el Desarrollo Urbanístico para 850 viviendas en Finca Ruedo de Dos Fuentes. Écija. Sevilla. (650.000 m<sup>2</sup>)  
Plan Parcial Polígono Industrial del sector AM-3. Viator. Almería. (320.000m<sup>2</sup>)  
Estudio de Detalle para 207 viviendas. Ari DMN 05 DEL P.G.O.U. de Sevilla.  
Estudio de Detalle de Parcela S2 para superficie comercial y Edificio Plurifamiliar. Estepona. Málaga.  
Modificado de Estudio de Detalle, parcela 4 sector UNP 4/5. Écija. Sevilla.  
Estudio de Detalle, parcela en carretera de la Carolina Km. 29, para Aceites del Sur-Coosur, S. A. Vilches. Jaén.  
Estudio de Detalle en Parcela Comercial del Plan Parcial 13 . Sanlucar la Mayor. Sevilla  
Proyecto de Actuación en Hacienda Villanueva del Pitamo. Dos Hermanas. Sevilla.  
Plan Especial de Reforma Interior, SUNC 01 "Boyano". Aznalcazar, Sevilla.  
Estudio de Detalle en Parcela Comercial del Plan Parcial 13 . Sanlucar la Mayor. Sevilla

### PROYECTOS DE REPARCELACION/DELIMITACION DE AREAS DE RESERVA/OTROS

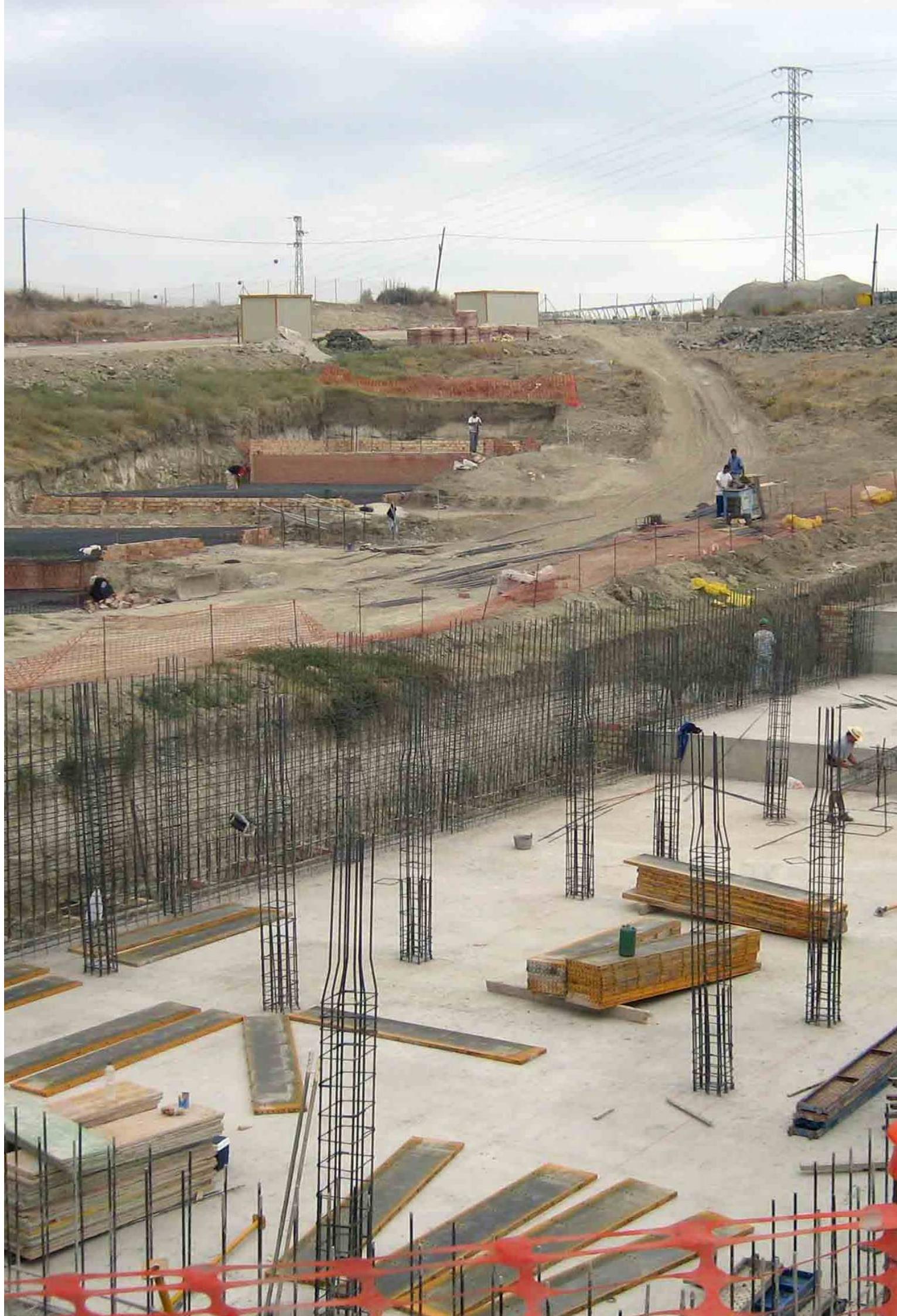
Proyecto de Reparcelación de 262 viviendas del Sector SUP R-7.2. La Lobilla. Estepona. Málaga.  
Proyecto de Reparcelación del Sector 1B-Cavaleri. San Juan de Aznalfarache. Sevilla.

### PROYECTOS DE URBANIZACION

Proyecto de Urbanización del Sector 1-B, Cavaleri, para Parque de Medianas Comerciales. San Juan de Aznalfarache. Sevilla.  
Proyecto de Urbanización del Sector SUP R-7.2 La Lobilla. Estepona. Málaga.  
Proyecto de Urbanización Polígono Industrial del sector AM-3. Viator. Almería. (320.000m<sup>2</sup>).  
Proyecto de Urbanización del Sector RV-3. Espartinas. Sevilla  
Proyecto de Urbanización para Plan Parcial nº 13. Sanlucar la Mayor. Sevilla.

## General Coordination of Programs.

Programa de Rehabilitación Preferente de 20 viv. Espartinas, Villanueva del Ariscal y El Castillo de las Guardas. Sevilla.  
Junta de Andalucía.  
Programa Operativo Local Proyecto de Renovación del Paisaje Urbano del Centro Histórico de Sevilla. Plan Restauro .  
Ayuntamiento de Sevilla.



# International Project Management

Holiday Resort. Jiaxing. China.

Grupo Hualon Geco SA

Technical Asistance.

Projet de Réhabilitattion Villa Pericadis. Tanger. Maroc.

Diretion Regionale du Ministere de la Culture de Tanger-Tetuan.

H. Moro SL. Jefe de Grupo: Benito Jose Diaz Romero.

Projet Résidentiel Nakhla. Tetuan. Maroc. (47.609,11 m<sup>2</sup>)

H. Moro SL. Jefe de Grupo: Benito Jose Diaz Romero.

Hotel Sand Bay Beach Resort. Negril. Jamaica.

(SEASHOREBAY BEACH RESORT, 5\*, 190 habitaciones)

Karisma Hotels & Resorts

Construction Management. Project Scheduling.

Qubicco SL. CEO: Rafael Manzano Muñiz.

Club Med Punta Cana. Republica Dominicana.

Karisma Hotels & Resorts

Construcción Management. Project Scheduling.

Qubicco SL. CEO: Rafael Manzano Muñiz.

Refineria de azúcar. Manama. Bahrein.

Arabian Sugar Company.

Cost and Schedule Management.

Omega Engineering.

Fabrica de Elaboración y Envasado de Zumos Concentrados. Argel. Argelia.

Cost and Schedule Management.

Omega Engineering.

Planta Purificación de Residuos en Argel, Argelia.

Cost and Schedule Management.

Omega Engineering.

Luxury Residential Resort en Adís Abeba, Etiopía

Haileab Tadesse Gedretsadik

Technical Asistance. Scheduling Management.

Club de Padel en Battersea Park, Londres, UK

Promoenergy Ltd

Technical Asistance. Cost Management.



Refinería de azúcar.  
Manama. Bahrein.



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# SELECTION

EDIFICIO DE USOS MULTIPLES  
ISLA DE LA CARTUJA. SEVILLA



(ACTUAL CONSERJERIA DE  
OBRAS PUBLICAS. JUNTA DE  
ANDALUCIA)



PARQUE COMERCIAL  
PUERTA DEL ODIEL. HUELVA



P. COMERCIAL CAVALIER.  
SAN JUAN DE AZNALFARCHE.  
SEVILLA.



P. COMERCIAL CONNECTA  
CORDOBA



PARQUE COMERCIAL  
MALAGA NOSTRUM. MALAGA



P. COMERCIAL KYNEPOLIS  
PULIANAS. GRANADA.



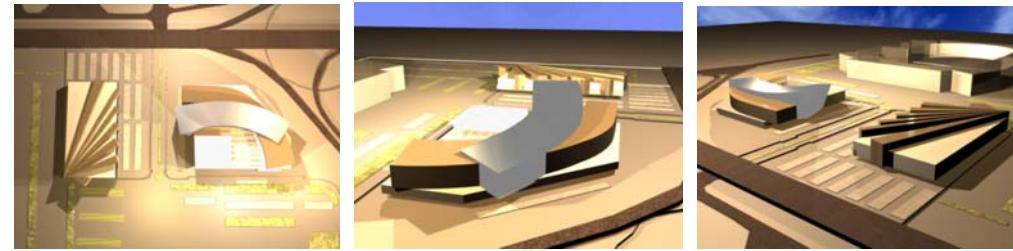
CENTRO COMERCIAL.  
UTRERA PLAZA.



REHABILITACION MERCADO DE  
ABASSTOS, UTRERA. SEVILLA



CONCURSO  
ISLA DE LA CARTUJA. SEVILLA



CENTRO COMERCIAL  
ALJARAQUE. HUELVA



EDIFICIO DE USOS MULTI-  
PLES

## RESIDENTIAL

ALDI SUPERMERCADOS  
IMPLANTACIONES  
ANDALUCIA-EXTREMADURA



15 VIVIENDAS. ( C. RESIDENCIAL)  
ESTEPONA. MÁLAGA



108 VIVIENDAS DE PRECIO  
TASADO  
SEVILLA.



HOTEL BOUTIQUE  
VILLANUEVA DEL PITAÑO  
DOS HERMANAS.. SEVILLA



96 VIVIENDAS PROTEGIDAS.  
ECUA. SEVILLA



22 VIVIENDAS  
CENTRO HISTÓRICO  
SEVILLA



45 VIVIENDAS. PLURIFAMILIARES  
ECija. SEVILLA



108 VIVIENDAS. (RESORT)  
ESTEPONA. MÁLAGA



27 VIVIENDAS. UNIFAMILIARES  
LA ALGABA. SEVILLA



25 VIVIENDAS. (RESORT)  
CASARES. MÁLAGA



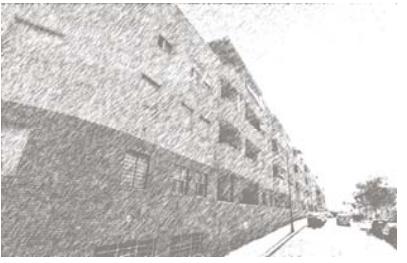
4 VIVIENDAS Y LOCALES  
SEVILLA.



129 VIVIENDAS UNIFAMILIARES



79 VIVIENDAS . (PLURIFAMILIAR)  
ESTEPONA. MÁLAGA





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