



**SMARTAIR**  
Your Access. Your Control.

# Madrid multi-residential complex streamlines operations with mobile digital access

**ASSA ABLOY**  
Opening Solutions

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# Virtual smartphone keys are convenient and secure for residents

“With ASSA ABLOY there was always that trust in an established company, a longtime leader in the market with a quality track record. They were also our technology ally.”

Carlos Rodríguez-Bailón  
Fernández, Managing Director at  
STAY by Kronos



## Project

**Company:** STAY by Kronos ([staybykronos.com](http://staybykronos.com))

**Location:** Torrejón de Ardoz, Madrid, Spain

**Segment:** Multi-residential

**Devices installed:** SMARTair® Update-on-Card system with Openow® mobile app, incorporating approx. 130 *i-max* Escutcheons & 3 Wall Readers

**Credential technology:** MIFARE® & Bluetooth Low Energy

**Year of installation:** 2023

## Challenge

Business is booming in Spain's build-to-rent (BTR) property sector: Investment grew over 17% between 2021 and 2022 alone\*. Such high-profile success attracts more providers who compete for location, quality and customer satisfaction in the services they offer. The rental market also is tightly regulated, so time- and cost-efficiency in operations are essential.

STAY by Kronos is a fast-growing developer and service provider in the BTR market, with properties in cities including Córdoba and Tarragona. For a new twin-building site in Madrid, they sought convenient, user-friendly, connected access control for both homes and common areas including a gym and co-working space.

## Key requirements:

- A solution to fit with their ethos which blends design, functionality, technology and sustainability
- Access control which is convenient for residents and secures their home and common areas
- A digital solution which makes it easy to manage service providers who require temporary access



**€1.48 billion**  
Total investment in the build-to-rent (BTR) sector in Spain (2022)

[www.iberian.property/news/residential/build-to-rent-boosting-housing-investment-in-spain](http://www.iberian.property/news/residential/build-to-rent-boosting-housing-investment-in-spain)

**Solution**

STAY by Kronos chose a SMARTair wireless digital access solution. Building managers now quickly cancel any lost credentials and issue new ones — remotely if necessary — which reduces operating costs, maintains building security, and provides the flexibility they need. Secure, battery-powered *i-max* Wireless Escutcheons lock 121 apartments and shared amenities (gym, play area etc.) across two buildings. Main door entrances are unlocked via SMARTair Wall Readers. Residents access with a smart card, keyring or the SMARTair Openow app, which stores mobile keys on their personal smartphone.

For residents, the advantage over metal keys is a big plus: *“They have the key virtually on their mobile phone, so we are sure they won’t lose it and they find it very useful,”* says Carlos Rodríguez-Bailón Fernández. No cabling and major door modification were needed during the installation.

Another benefit of the SMARTair *i-max* is easy locking by deadbolt projection: The SMARTair *i-max* has inbuilt features designed to enhance security and give residents extra peace of mind. It is easy for them to lock their front door by simply pushing its handle upwards activating the deadbolt projection with a secure 3-bolt lock. Similarly, the *i-max* anti-panic mechanism guarantees quick emergency exit, even when the door is bolt-secured. From a facilities perspective, SMARTair saves time managing the many providers who offer services to tenants. Programming temporary mobile access to common spaces like a dining boutique via TS1000 Web is fast and intuitive. Thanks to its security benefits and resident satisfaction, SMARTair is now the standard solution for all STAY by Kronos projects — in Madrid, Tarragona and beyond.



Locking by deadbolt projection adds an extra security layer



Learn more:

[ae/en/solutions/topics/access-control/smartair](https://www.iberian.property/en/solutions/topics/access-control/smartair)

The ASSA ABLOY Group is the global leader in access solutions. Every day, we help billions of people experience a more open world.

**ASSA ABLOY**  
Opening Solutions

ASSA ABLOY Opening Solutions leads the development within door openings and products for access solutions in homes, businesses and institutions. Our offering includes doors, door and window hardware, locks, access control and service.

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