

BARCELONA CATALONIA



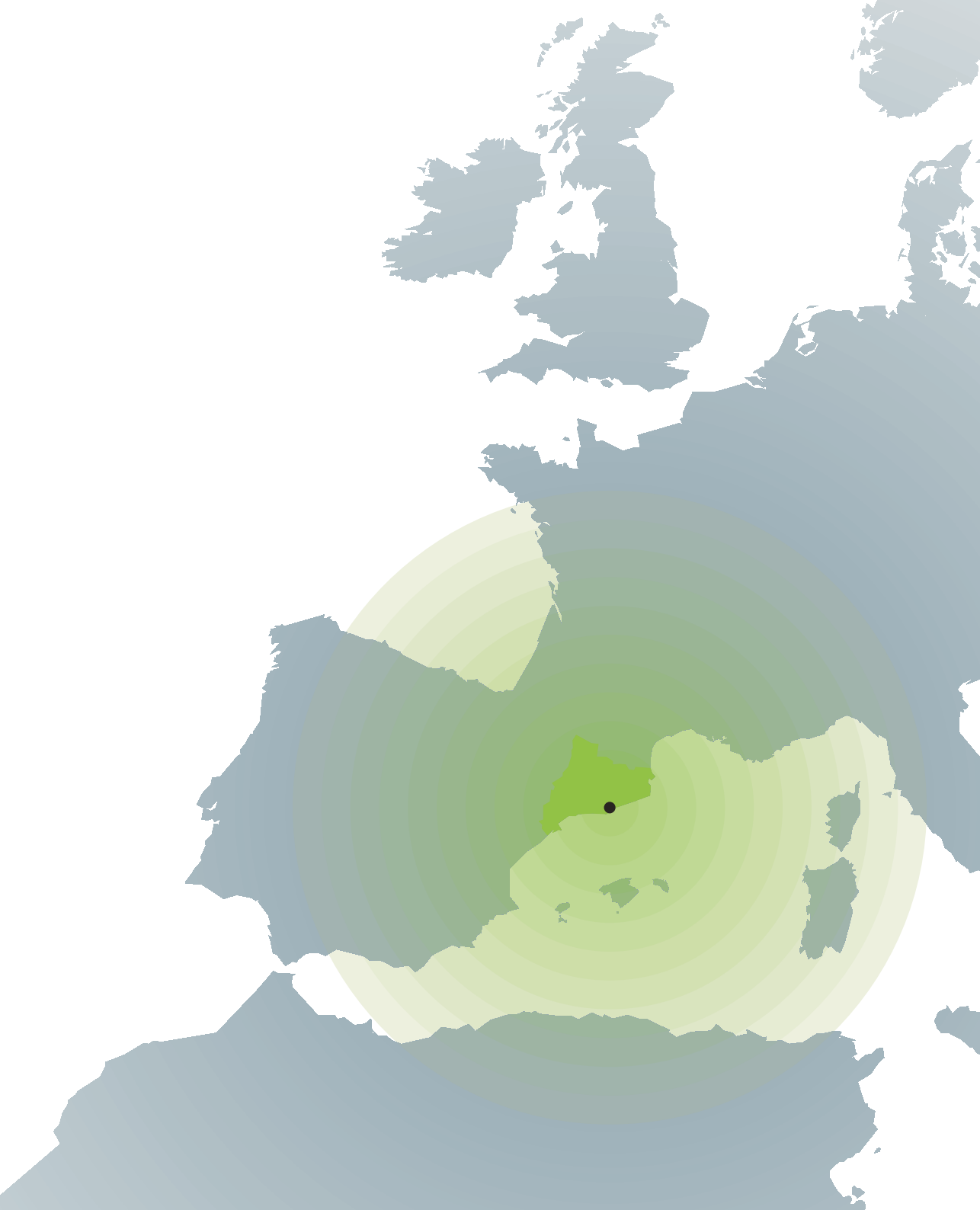
**Generalitat
de Catalunya**
Government
of Catalonia



**Ajuntament de
Barcelona**

**The
Mediterranean
Innovation
Hub**







BARCELONA CATALONIA

The Mediterranean Innovation Hub

Barcelona-Catalonia is the commitment of the Government of Catalonia -through Incasòl- and the Barcelona City Council to promote strategic new projects. Its aim is to obtain a new city model related to the knowledge economy, positioning Barcelona and Catalonia as innovation hubs with powerful knowledge centers and intensive mobility infrastructures.

Barcelona-Catalonia focuses on the Barcelona Metropolitan Area, which stands out for its potential for investment and growth of innovative activities, measuring nearly 7 million m² and with the ability to generate more than 200.000 new jobs for highly qualified candidates.

Barcelona-Catalonia is made up of 12 strategic projects for an economic growth model based on innovation, creativity and excellence, as well as the coexistence of housing units, facilities, economic activities and public spaces.



CATALONIA



Located in the North-East of Spain, with a population of 7.4 million inhabitants, Catalonia represents 6.3% of the Spanish territory and holds 26.5% of the Spanish industry. Catalonia has a powerful innovative environment and is Spain's economic driving force leading the way in aspects such as economic activity (20% of GDP) and exports (26%). Catalonia has unrivalled access to Southern Europe thanks to its first-rate intermodal infrastructure that makes of Catalonia the ideal launching pad for activities in Southern Europe, Latin America, North Africa and the Middle East. As a result of the addition of these positive inputs, nearly 3,400 international companies with over 50% of foreign capital operate in Catalonia.

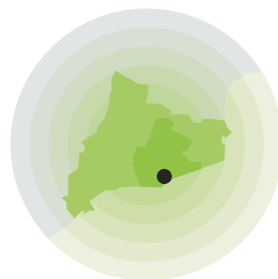
www.catalonia.com



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BARCELONA



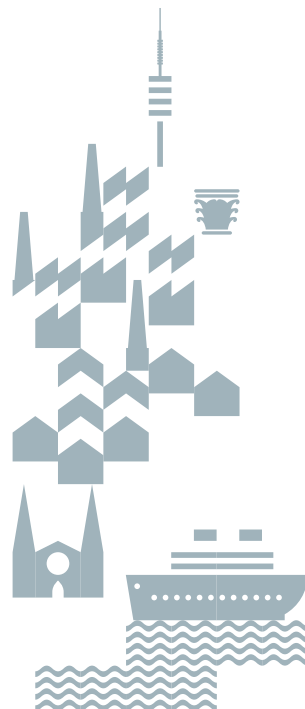
Barcelona is the capital and the most populous city of Catalonia, the second largest city in Spain and the sixth-most populous urban area in the European Union. Barcelona is recognized as a global city because of its important in finance, commerce, media, entertainment, arts and international trade. Barcelona is a major economic centre with one of Europe's principal Mediterranean ports and Barcelona International Airport handles about 30 million passengers per year. Moreover, Barcelona's international recognition includes, among others, its dynamic and diversified economy together with a competitive supply of business real estate.

www.bcn.cat

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The Catalan Land Institute (INCASÒL) is a public company belonging to the Government of Catalonia, whose principal mission is to develop four main areas: the production of land for economic activities, the production of residential land for housing, the construction of social housing and the urban renewal and historic heritage renovation. INCASÒL is the main land developer company in the country with over 25 million square metres ready to either receive business and industrial activities or to be developed on demand.

The Government sets regional criteria for land production and guides growth in order to ensure that it is in harmony with a social, environmental and landscape-related vision, adding value to quality town planning and sustainable regional management. The aim is to promote economic growth and job creation, using less land and ensuring the right to decent, affordable housing and to sustainable mobility.

To achieve these objectives, INCASÒL increasingly acts together with local Administrations all over Catalonia, making it possible to bring together the various synergies necessary to streamline town planning processes. As well as town planning and building activity, INCASÒL also acts when asked to do so by other departments and bodies of the Government of Catalonia and provides its 30 years experience in both management and carrying out works.

www.incasol.cat

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Marina del Prat Vermell is the former industrial neighborhood in the Sants-Montjuïc district of Barcelona, which is currently undergoing urban transformation after the 2006 approval of its integral urban-planning project. The creation of the new Fira de Barcelona grounds and the D38 business area project make this zone one of the most dynamic for urban actions.

Total housing floor space: 869,237 m²

Total economic activities: 315,420 m²

Potential uncontrolled housing: 456,349 m² 5,704 housing units

Potential subsidized housing: 412,888 m² 5,161 housing units

Potential institutional housing: 1,000 housing units

www.barcelonacatalonia.cat

MARINA DEL PRAT VERMELL



Ajuntament de
Barcelona

Investment opportunities:

HOUSING

**LAND FOR ECONOMIC
ACTIVITIES**

CLEAN INDUSTRY

HOTELS

RETAIL SPACE



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PARC DE L'ALBA
CERDANYOLA DEL VALLÈS
BARCELONA / CATALUNYA



INCASOL
Institut Català
del Sòl

Investment opportunities:

HOUSING

**LAND FOR ECONOMIC
ACTIVITIES**

RETAIL PLOTS

The park is creating one of the most advanced science, technology and business platforms in Europe. All of this activity focuses on the Alba Synchrotron, one of the most important research facilities in the Mediterranean region, which is already up and running and will contribute to the advancement of nearly all areas of knowledge. Its activity will make Parc de l'Alba a significant concentration of public and private research institutions.

Total surface area: 340 ha

Floor area for economic activity: 1,320,000 m²

Housing units: 3,500

Facilities: 25 ha

Green areas: 160 ha

www.albapct.cat



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barcelona
sagrera
alta velocitat



Ajuntament de
Barcelona

La Sagrera is the cornerstone of the urban and rail reform project being carried out in Barcelona. It drives the urban development of 164 hectares of land in northeastern Barcelona and a new area of sustainable urban growth with new facilities, public services, a wide range of housing units, a hub of retail and economic activity and a major urban park for the city. The station will be a strategic transport center, with high-speed and commuter trains, metro, suburban busses and underground motorway accesses.

Total area: 164 ha

Floor space for economic activity: 446,000 m²

www.barcelonasagrera.com

Investment opportunities:

HOUSING

**LAND FOR ECONOMIC
ACTIVITIES**

RETAIL SPACE

CLEAN INDUSTRY



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SMART CITY CAMPUS 22@



Investment opportunities:

OFFICE BUILDINGS

**LAND FOR ECONOMIC
ACTIVITIES**

CLEAN INDUSTRY

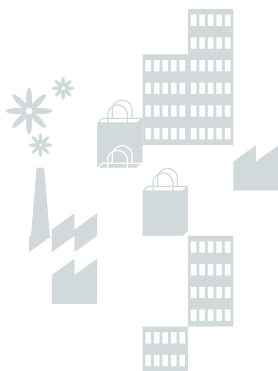
Barcelona, as a benchmark in urban planning and innovation, is driving a new way to organize cities that blends urban planning, ecology and information technology: Smart Cities, which are cities that integrate new technology for efficient, sustainable management to drive economic prosperity and improve quality of life for residents. Located in the 22@ innovation district, in the center of Barcelona, the Smart City Campus will be home to companies, universities, entrepreneurs and research centers in ICT, ecology and urban planning with the aim of becoming a benchmark technology center for smart cities.

Floor space for productive use: 230,500 m²

Facilities: 18,120 m² of land and 30,310 m² of floor space

Private green areas and open space for public use: 46,100 m²

www.barcelonacatalonia.cat



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This area is located in Sant Cugat del Vallès, one of the most active cities in the Barcelona Metropolitan Area, and is part of a consolidated economic axis along the B-30/AP-7 motorway, which connects with southern Europe. The area where the park is located is known for its excellent location, as well as its proximity to the UAB and UPC universities, top-notch business schools, the Parc de l'Alba technology cluster, corporate headquarters of important companies, shopping centers, sports facilities, hospitals and hotels. The new Can Sant Joan Business Center is located to the southeast of the city of Rubí, near the Business Park, and offers an attractive selection of land for tertiary and retail use.

Total area: 49.3 ha

Floor space for economic activity: 150,000 m²

portalcomercial.incasol.cat

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CAN SANT JOAN



Investment opportunities:

**LAND FOR ECONOMIC
 ACTIVITIES AND CLEAN
 INDUSTRY
 RETAIL PLOTS**





MAS BLAU



Investment opportunities:

**LAND FOR ECONOMIC
ACTIVITIES**

CLEAN INDUSTRY

The Mas Blau Business Park is located in El Prat de Llobregat, just 10 minutes from the center of Barcelona, and is highly specialized in business development, expanding business and economic growth. It is located at one of the most important economic and industrial vertexes of the Barcelona Metropolitan Area, next to the airport and the Llobregat delta, one of the most important economic centers in Catalonia. This new sector of business activity is geared towards all types of economic activities, thus ensuring the area's diversity and a wide range of companies and services. Mas Blau is already a consolidated area of economic activity, with great investment opportunities.

Total area: 21.56 ha

Floor space for economic activity: 305,000 m²

portalcomercial.incasol.cat



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Ripollet Park is a new area focusing on economic activity and the creation of new companies. This new business center is located in the Barcelona Metropolitan Area, 17 km from the center of the city of Barcelona, just off the A-7 and B-30 motorways, one of the most important economic corridors in Europe. Ripollet Park is located in an industrial area with services already up and running, and offers spaces specially designed for small, medium-sized and large industrial companies, promoting the modernization of the existing industrial fabric in its sphere of influence.

*Total surface area 7,228 m²
Plots from 3,107 to 4,286 m²*

www.ripolletpark.com

RIPOLLET PARK



Investment opportunities:
**LAND FOR INDUSTRIAL
AND ECONOMIC ACTIVITIES
CEILING WAREHOUSES
FROM 300 m²**



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CAN BATLLÓ



Investment opportunities:
**HOUSING
FACILITIES**

Created as a textile colony in 1878, over time Can Batlló became a nucleus of warehouses and workshops rented out to various companies. Under the Pla Empenta, the Barcelona City Council is heading up a project to revitalize the urban regeneration of Can Batlló, in the city of Barcelona. Through an agreement with the owner of the former factory complex, a total of 450 subsidized and 900 uncontrolled housing units will be built, allowing for the urban transformation of this part of the city, with more than 134,000 square meters featuring housing units, green areas and facilities.

Potential uncontrolled housing generated: 53,667 m²

Potential subsidized housing generated: 34,836 m²

Open space: 43,577 m²

Facilities: 12,361 m²

www.barcelonacatalonia.cat



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The transformation of the sides of the Via Augusta, in the Sarrià neighborhood, will make it possible to revitalize an area which had been relieved by the construction of the Ronda de Dalt. This area, which is very well-placed and connected thanks to the Ronda de Dalt, is becoming the gateway to the Collserola park. Barcelona city council will be in charge of redeveloping the land in order to facilitate the subsequent construction of housing and facilities. This measure forms part of the Pla Empenta to boost job creation, strengthen the productive economy, improve quality of life and progress towards a more energy-efficient city.

Land area: 9,000 m²

Building land: 3,716 m²

Total floor space: 11,318 m²

Number of homes: 141 (30% subsidized)

www.barcelonacatalonia.cat

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VIA AUGUSTA



Ajuntament de
Barcelona

Investment opportunities:

HOUSING

RETAIL SPACE





RAMBLA DE SANTS



Investment opportunities:

HOUSING

RETAIL SPACE

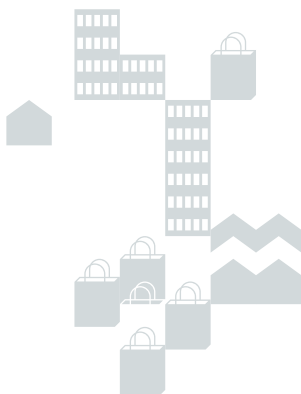
OFFICE BUILDINGS

The project to cover the rail and metro lines in the Sants area of the city of Barcelona has made it possible to build a gardened boulevard 700 meters above the structure covering the rail lines. The project brings residents on both sides of the tracks together, greatly improving quality of life by reducing noise and vibrations from train transit. With the end of this project, the construction of housing units and new retail areas will revitalize the area and create investment opportunities for new economic activities.

Total surface area to be developed: 57,000 m²

Area corresponding to covering of rail corridor: 21,500 m²

www.barcelonacatalonia.cat



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The Barcelona City Council aims to make this square a new center of the city, as Cerdà originally intended in 1859. The project will transform the road interchange into a huge green square, and build three large buildings for multifunctional facilities. The Barcelona Design Hub building, which has already been finished, will revitalize creative activities in the area, while the Nous Encants, new housing units and new economic and retail activities will help define the core of this new center of Barcelona.

Housing: 81,000 m² floor space

Economic activity: 9,000 m² floor space

Land for facilities: 9,329 m²

Green areas: 140,000 m²

www.barcelonacatalonia.cat

GLÒRIES



Investment opportunities:

HOUSING

RETAIL SPACE

FACILITIES



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CA N'ALEMANY



Investment opportunities:

LAND FOR ECONOMIC ACTIVITIES

Located just 10 kilometers from the center of Barcelona, next to the Llobregat delta, this is a top-notch business location for large-scale industrial and commercial usage. It offers direct connections to the main international transport networks, like the Prat de Llobregat Airport and the Port of Barcelona. In addition to its excellent location in the southern part of the Barcelona Metropolitan Area, Ca n'Alemany occupies land in the center of Baix Llobregat County, in the city of Viladecans, which is a productive, tertiary and logistics hub that is already consolidated but still has potential for growth.

Total area: 50 ha

Floor area for economic activity: 150,000 m²

www20.gencat.cat/portal/site/incasol

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Other non- metropolitan projects



CATALUNYA SUD. TORTOSA L'ALDEA

The most affordable option on
the Mediterranean Corridor

Uses:

Industrial

Commercial

Total area: 229,294 m²

Investment opportunities:

**LAND FOR ECONOMIC
ACTIVITIES**

**LAND FOR INDUSTRIAL
ACTIVITIES**



NOU SECTOR AIGUAVIVA RIUDELLOTS

A strategic site for its location
and connections

Uses:

Industrial

Logistics

Technology

Tertiary

Services

Hotels

Retail

Total area: 236 ha

Investment opportunities:

**LAND FOR ECONOMIC
ACTIVITIES**

**LAND FOR INDUSTRIAL
ACTIVITIES**

HOTELS

RETAIL SPACE

OFFICE BUILDINGS

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PARC TECNOLÒGIC DE LA CATALUNYA CENTRAL. MANRESA

The best location for your technology company in central Catalonia

Uses:
Technology services
Tertiary and offices

Available land: 168,176 m²
Floor space for economic activities: 67,270 m²

Investment opportunities:
OFFICE BUILDINGS
LAND FOR ECONOMIC ACTIVITIES



RIU CLAR TARRAGONA

Strategic location in the largest consolidated sector in Catalonia

Uses:
Industrial
Offices and retail
Warehouses
Healthcare
Leisure activities
Sports
Education

Total surface area: 98,883 m²

Investment opportunities:
LAND FOR ECONOMIC ACTIVITIES
LAND FOR INDUSTRIAL ACTIVITIES



VINYES DEL MIG BELL-LLOC D'URGELL

Natural surroundings and excellent connections to transport networks

Uses:
Industrial
Warehouses
Workshops
Wholesale

Total surface area: 588,869 m²

Investment opportunities:
LAND FOR INDUSTRIAL ACTIVITIES
LAND FOR ECONOMIC ACTIVITIES

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BARCELONA CATALONIA

The Mediterranean Innovation Hub

www.barcelonacatalonia.cat



**Generalitat
de Catalunya**
Government
of Catalonia



Ajuntament de
Barcelona



Go and check the videos of the projects