

BARCELONA CATALONIA



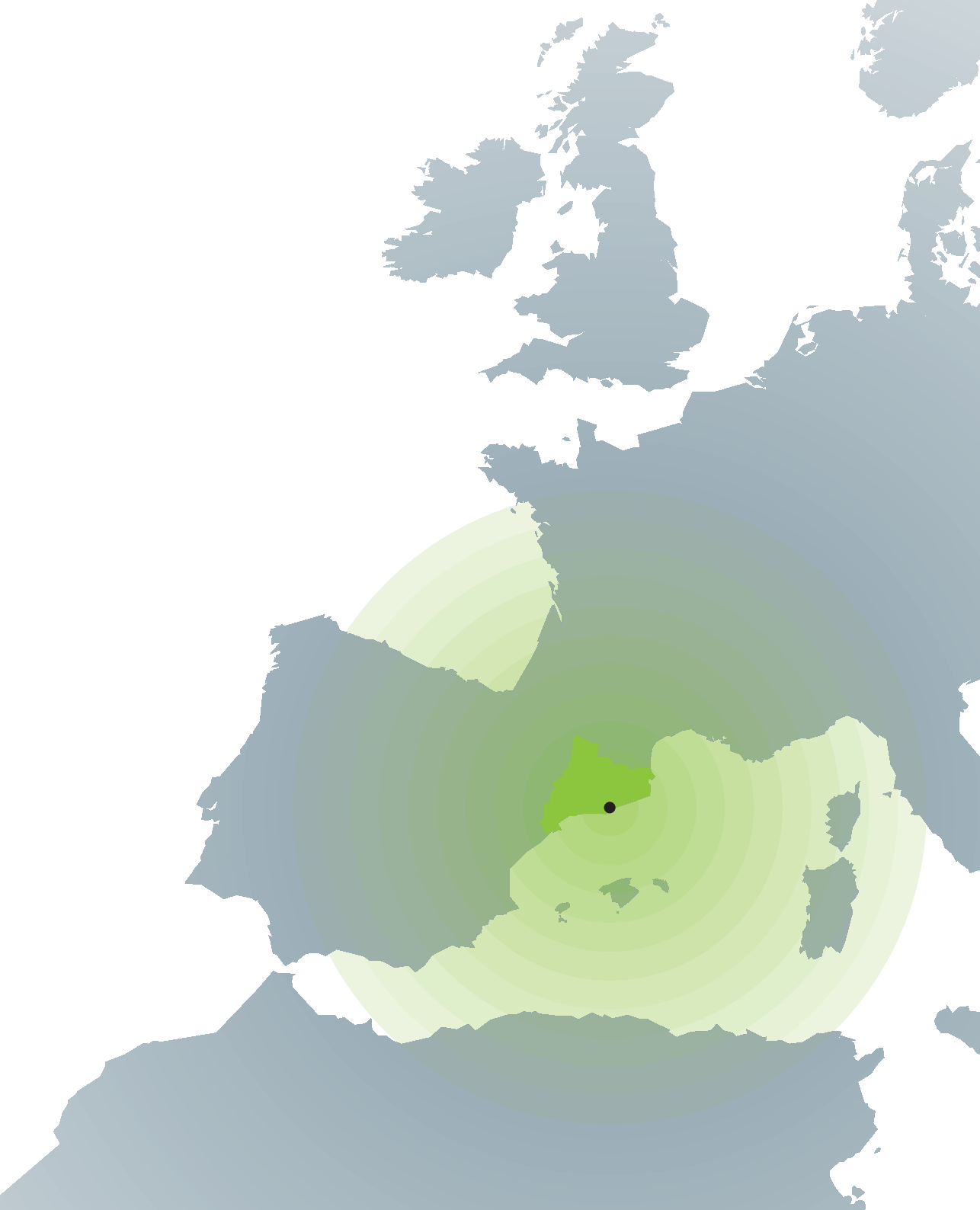
**Generalitat
de Catalunya**
Government
of Catalonia



**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 6 million m² and with the ability to generate new jobs for highly qualified candidates.

Barcelona-Catalonia is made up of a series of projects in the metropolitan area, as well as the most significant logistics offer along the Mediterranean Corridor, that stand out for their innovation-based economic-growth model, creativity and excellence, as well as the co-existence of various land uses including housing, facilities, economic activities and public spaces. They are, in short, strategic projects that consolidate Barcelona and Catalonia as an innovation and logistics hub in southern Europe.



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.

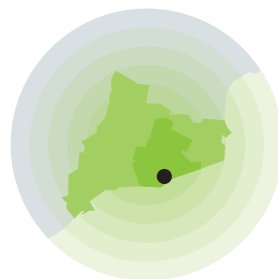
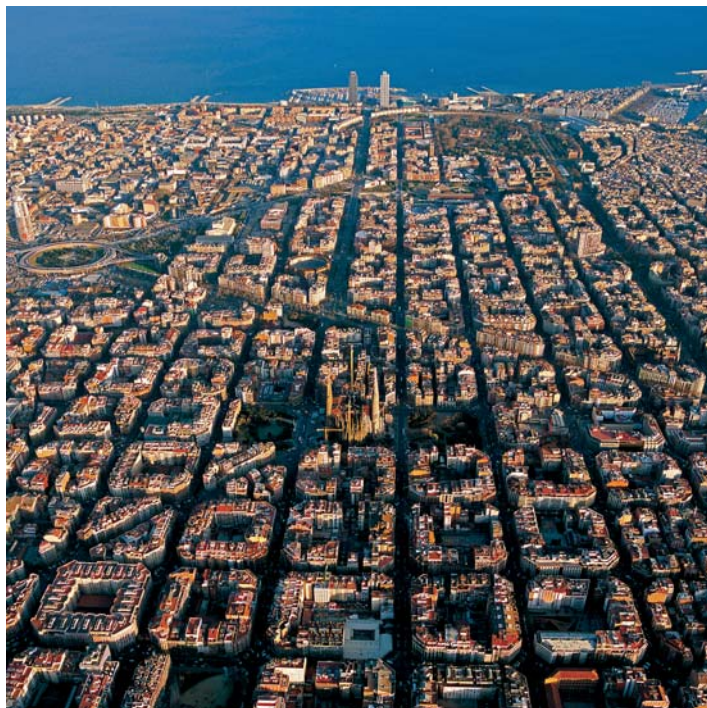
www.catalonia.com



Contact:

Carles Moliner. Head of Communication, Incasòl
w_moliner@gencat.cat

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



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 35 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.

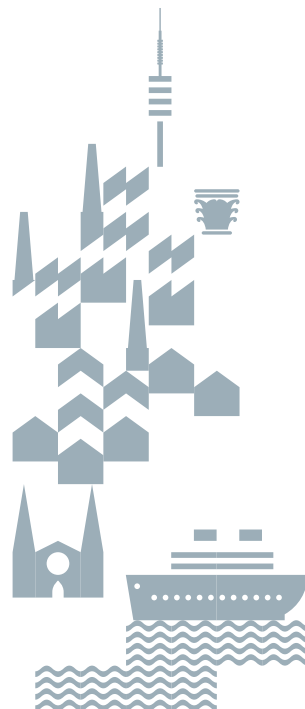
www.bcn.cat

Contact:

Mario Rubert. City Promotion Manager, Barcelona City Council (Barcelona Activa) mario.rubert@barcelonactiva.cat

Jordi Sacristán. Head of International City Promotion, Barcelona City Council (Barcelona Activa) jordi.sacristan@barcelonactiva.cat

Jaume Barnada. Urban Projects Director, Barcelona City Council
jbarnada@bcn.cat





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

Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat





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 surface area: 75 ha

Total floor for economic activities: 315,420 m²

www.bagursa.com/lamarina

MARINA DEL PRAT VERMELL



Investment opportunities:

HOUSING

**LAND FOR ECONOMIC
ACTIVITIES**

CLEAN INDUSTRY

HOTELS

RETAIL SPACE



Contact:

Jaume Barnada, Urban Projects Director, Barcelona City Council
jbarnada@bcn.cat



PARCDEL'ALBA
CERDANYOLA DEL VALLÈS
BARCELONA / CATALUNYA



INCASÒL
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

Total floor for economic activities: 1,320,000 m²

Housing units: 3,500

Facilities: 25 ha

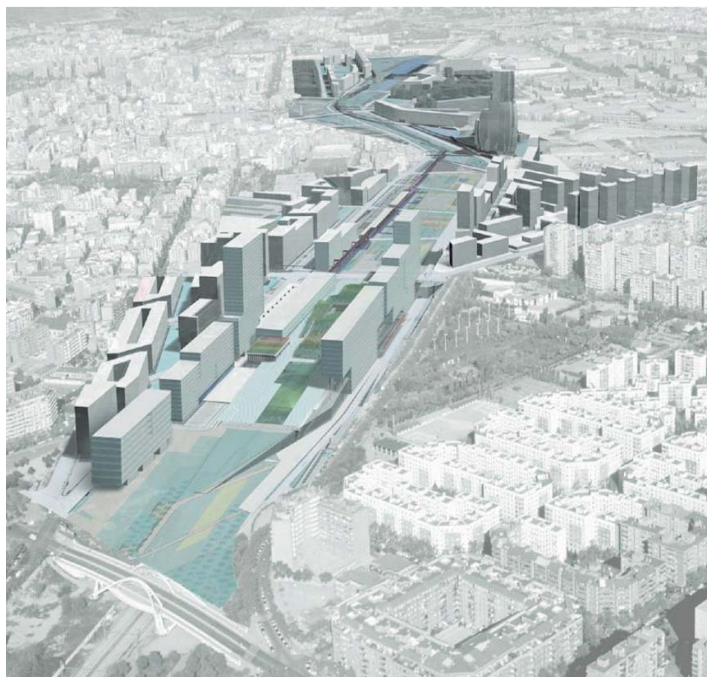
Green areas: 160 ha

www.albapct.com



Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



barcelona
sagrera
alta velocitat



La Sagrera is home to the largest rail and urban-planning regeneration in Spain. This project is developing urban-planning for 164 hectares in northeastern Barcelona and a new area of sustainable urban growth with new facilities, public services, a wide range of housing options, a center of economic and retail activity, and the largest linear urban park in the city. The station will be a strategic transport hub, with high-speed and regional trains, metro, busses and underground access to motorways.

Total surface area: 164 ha

Available plots (in m² of floor space):

RAILWAY TRIANGLE: 80,000 m² (offices)

Plots to parcel out (in m² of floor space):

SAGRERA STATION: 187,800 m² (offices, retail and hotels)

COLORANTES-RENFE: 76,870 m² (offices, retail and housing)

SAGRERA SURROUNDING AREA: 56,459 m² (offices, retail and housing)

www.barcelonasagrera.com

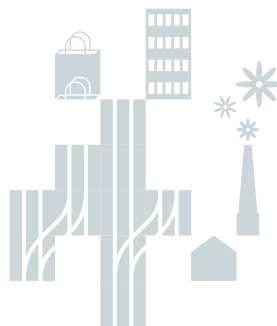
Investment opportunities:

HOUSING

**LAND FOR ECONOMIC
ACTIVITIES**

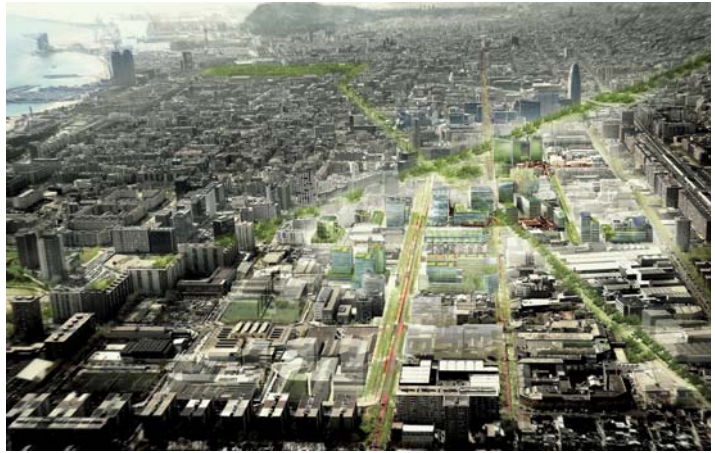
RETAIL SPACE

HOTELS



Contact:

Jaume Barnada. Urban Projects
Director, Barcelona City Council
jbarnada@bcn.cat



SMART CITY CAMPUS DIAGONAL-BESÒS CAMPUS 22@



Investment opportunities:

OFFICE BUILDINGS
LAND FOR ECONOMIC
ACTIVITIES
CLEAN INDUSTRY



Contact:

Jaume Barnada. Urban Projects
Director, Barcelona City Council
jbarnada@bcn.cat

In the 22@ district, Barcelona has consolidated a diverse, balanced, sustainable environment, in which the most innovative companies and universities coexist with housing, facilities and green zones.

On one hand, the area features the Smart City Campus-22@, which 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.

On the other, the UPC and administrations are promoting the Diagonal-Besòs-22@ Campus (b_TEC) in order to create an area of excellence in internationally renowned research in the energy, sustainable mobility, materials technology and biomedical engineering sectors.

SMART CITY CAMPUS 22@

Total floor for economic activities: 230,500 m²

Total floor for facilities: 30,310 m²

Green zones and open areas for public use: 46,100 m²

DIAGONAL-BESÒS CAMPUS 22@

Total surface area: 77,332 m²

Total floor for economic activities: 174,112.15 m²

Fusion for Energy Building

Surface area of building's land: 1,854.37 m²

Total floor space: 14,896.26 m²

www.barcelonacatalonia.cat



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 surface area: 49.3 ha

Total floor for economic activities: 150,000 m²

portalcomercial.Incasol.cat

Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat

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 surface area: 21.56 ha

Total floor for economic activities: 305,000 m²

portalcomercial.incasol.cat



Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



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: 49 ha

Plots from 3,107 to 4,286 m²

Industrial warehouses from 500 a 1,000 m²

www.ripolletpark.com

RIPOLLET PARK



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



Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



PALAU-SOLITÀ I PLEGAMANS RIERA DE CALDES II



Investment opportunities:
**LAND FOR ECONOMIC,
INDUSTRIAL AND
LOGISTICS ACTIVITIES**

Palau-Solità i Plegamans is located in the Vallès Occidental county, in Barcelona. The importance of industrial activities in the town co-exists with a strong residential draw, with a notable trend in recent years towards first and second homes. The industry is highly diversified (machinery, furniture, ceramics, textiles, construction, engraving, plastics, food and electronics) and the productive centers are located in various industrial parks near the Riera de Caldes. Ongoing improvements to the network of infrastructures has further integrated Palau-Solità i Plegamans with the Barcelona Metropolitan Region.

Total surface area: 220,882 m²

Total floor for economic activities: 132,529 m²

portalcomercial.incasol.cat



Contact:

Roger Cardona, Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



This sector is located in the second ring of the metropolitan area, where the Vallès Oriental, Vallès Occidental and Barcelonès counties meet, and is very close to the most populated areas in the Metropolitan Area. It is a strategic, privileged place, in the triangle formed by the AP-7, C-58 and C-33 roadways, surrounded by important rail lines, including the regional line between Barcelona and Girona. This privileged location in terms of transport connections makes the sector a strategic location and an ideal place for industrial or logistics facilities, with good transport connections in consolidated productive surroundings.

Total surface area: 85,621 m²

Total floor for economic activities: 50,750 m²

portalcomercial.incasol.cat

SANTA PERPÈTUA DE MOGODA CAN BANÚS I



INCASÒL
Institut Català
del Sòl

Investment opportunities:

**LAND FOR ECONOMIC,
INDUSTRIAL AND
LOGISTICS ACTIVITIES**



Contact:

Roger Cardona, Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



LES CASERNES DE SANT ANDREU



Investment opportunities:

**HOUSING
FACILITIES
RETAIL
OFFICES**

Just off Nus de la Trinitat and Ronda de Dalt, Les Casernes de Sant Andreu are located in a strategic hub in the city of Barcelona, home to one of the most important projects for the future of the city: the Sant Andreu–Sagrera high-speed train station. This project is currently managed through two different mechanisms: one to subdivide and the other for public use.

Some new housing has been built but the rest of the project will be carried out from 2015 through 2019. Les Casernes de Sant Andreu will be a modern neighborhood and become a transport hub for the city.

Total surface area: 113,435 m²

Floor space for retail activities and offices on the ground floor: 11,730 m²

Floor space for housing: 122,502 m² (subsidized, uncontrolled and institutional)

Total potential housing units: 1,540

Land for facilities: 30,963 m²

www.barcelonacatalonia.cat



Contact:

Jaume Barnada. Urban Projects Director, Barcelona City Council
jbarnada@bcn.cat



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.

Total surface area: 81,500 m²

Floor space for housing: 88,503 m² (subsidized and uncontrolled)

Land for public spaces: 43,577 m²

Land for facilities: 12,361 m²

www.barcelonacatalonia.cat

CAN BATLLÓ



Investment opportunities:
**HOUSING
FACILITIES**



Contact:

Jaume Barnada, Urban Projects Director, Barcelona City Council
jbarnada@bcn.cat



VIA AUGUSTA



Investment opportunities:

HOUSING

RETAIL SPACE

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.

Total surface area: 9,000 m²

Total floor space: 11,318 m²

Number of homes: 141 (30% subsidized)

www.barcelonacatalonia.cat



Contact:

Jaume Barnada. Urban Projects Director, Barcelona City Council
jbarnada@bcn.cat



The La Clota neighborhood, currently undergoing a total transformation, is the most affordable on the real estate market in Barcelona, and has a number of important facilities like schools, sports centers and healthcare centers. In addition to being in a privileged location, at the foot of the Collserola mountains, it enjoys good transport connections via the Ronda de Dalt.

The La Clota neighborhood will have plots to build housing and facilities, and development is expected to begin in 2015 and continue through 2019. Final approval for the subdivision process has already been granted.

Total surface area: 60,000 m²

Floor space for housing: 36,387 m² [subsidized and uncontrolled]

Land for public spaces: 24,672 m²

Land for facilities: 4,547 m²

www.barcelonacatalonia.cat

LA CLOTA

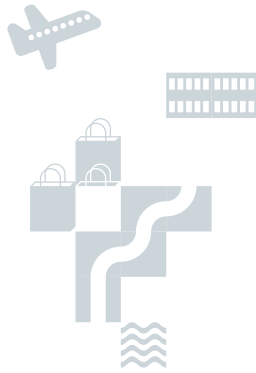


Investment opportunities:
**HOUSING
FACILITIES**



Contact:

Jaume Barnada, Urban Projects Director, Barcelona City Council
jbarnada@bcn.cat



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 surface area: 50 ha

Total floor for economic activities: 150,000 m²

www20.gencat.cat/portal/site/incasol

Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat

Other non- metropolitan projects



CATALUNYA SUD. TORTOSA L'ALDEA

The most affordable option on
the Mediterranean Corridor

Uses:

Industrial
Logistics
Commercial

Total area: 229,294 m²

Investment opportunities:

**LAND FOR ECONOMIC AND
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 AND
INDUSTRIAL ACTIVITIES
HOTELS
RETAIL SPACE
OFFICE BUILDINGS**

Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



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 AND 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 ECONOMIC AND INDUSTRIAL ACTIVITIES

Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat

Catalonia, top logistics hub in Southern Europe



Catalonia is the main exporter in Spain, with 26% of all transactions, which is key to the country's economic recovery. For this reason, the logistics sector is a strategic activity for the Catalan economy, because it is an economic activity in itself and because of the support it provides to the rest of the economy, making it more competitive, especially in international markets.

Catalonia is currently the main logistics hub in Southern Europe and the Mediterranean area. It boasts a geostrategic location and a complete network of infrastructures that offers an industrial and trade fabric with all the logistics services necessary for companies, exporters and importers, as well as international operators.

Catalonia leads in logistics warehouse space on offer, with nearly 6 million m², and is home to nearly 33,000 companies specializing in logistics operations and goods transport, as well as a large, interconnected network of logistics platforms.

These logistics platforms, located along the Mediterranean rail corridor with top-notch access and transport options including ports, airports and high-speed trains, make up an excellent intermodal transport hub.

Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat



LOGIS BAGES SALLENT

The best option for your logistics distribution needs in Central Catalonia

Transport connections:

Connections to the Mediterranean Corridor

Transversal Axis C-25
Lleida-Central Catalonia-
Girona-E15 France (Perpignan)

Llobregat Axis C-16
Barcelona-Central Catalonia-
Girona-E9 France (Toulouse)

Total surface area: 87,000 m²



LOGIS INTERMODAL EL FAR D'EMPORDÀ VILAMALLÀ

An exceptional option for warehouse storage and cross-border distribution. A rail hub with Iberian and European gauge tracks.

Transport connections:

Connections to the Mediterranean Corridor

E15 / AP-7 Mediterranean
Motorway. Almeria-Valencia-
Barcelona-France

N-II Motorway connecting
Girona-France

Girona-France High-Speed
Train Station

Available land: 64,400 m²

*Total surface area general rail
system: 40 ha*

*Total surface area logistics plots:
23 ha*

Contact:

Roger Cardona. Strategic
Sectors Manager, Incasòl
r_cardona@gencat.cat



CIM EL CAMP **Sector Oest** **REUS-LA CANONJA**

Large logistics platform in Camp de Tarragona. Optimal accessibility to urban and industrial areas in Tarragona, Reus, Constantí and Vila-seca

Transport connections:

Direct access to the Mediterranean Corridor

E15 / AP-7 Mediterranean Motorway. Almeria-Valencia-Barcelona-France

High-Speed Train Station Madrid-Barcelona-France

Port of Tarragona

Reus Airport

Logistics land available:

38,500 m² (3 plots)

Land available for tertiary activities: 51,000 m²



CIM LLEIDA

Optimal location and service conditions for companies that transport goods by road. Includes the Central Market for fruit and vegetable wholesalers in Lleida

Transport connections:

AP-2 Madrid-Saragosse-Lleida-Barcelona-France

Ebre Axis Amposta-Lleida

High-Speed Train Station Madrid-Barcelona-France

Lleida-Alguaire Airport

Logistics land available: 23,800 m²



CIM LA SELVA **VILOBÍ D'ONYAR** **RIUDELLOTS DE LA SELVA**

Strategic location on the Mediterranean Corridor. Includes Airport and Logistics Park, which will feature offices, hotels, facilities and services.

Transport connections:

Direct access to the Mediterranean Corridor

E15 / AP-7 Mediterranean Motorway. Almeria-Valencia-Tarragona-Barcelona-France

N-II Motorway Girona-France

C-25 Transversal Axis. Lleida-Girona-France

High-Speed Train Station Girona-France

Girona-Costa Brava Airport

Land available for tertiary activities: 26,000 m²



CIM VALLÈS SANTA PERPÈTUA DE MOGODA

The top high-rotation logistics platform in the Barcelona metropolitan area. A key location for distribution of goods.

Transport connections:

Connections to the Mediterranean Corridor

E15 / AP-7 Mediterranean Motorway connecting Almeria-Valencia-Barcelona-France

C-33 Motorway connecting Barcelona-France

Total surface area: 44 ha



PALAU DE REIG DE DALT. VALLS

A plot for logistics uses that is unique in the area for its size. Located next to the logistics complex of a multinational corporation, with the best transport connections.

Transport connections:

Well connected to the Mediterranean Corridor

AP-2 Motorway connecting Madrid-Zaragoza-Lleida-Barcelona-France

E15 / AP-7 Mediterranean Motorway connecting Almeria-Valencia-Barcelona-France

High-Speed Train Station Madrid-Barcelona-France

Port of Tarragona

Reus Airport

Available land: 125,000 m²

Contact:

Roger Cardona. Strategic Sectors Manager, Incasòl
r_cardona@gencat.cat

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