

BARCELONA CATALONIA



**Generalitat
de Catalunya**
Government
of Catalonia



Barcelona
City Council

**"Catalonia ranked 2nd
among european regions
in foreign investment"**

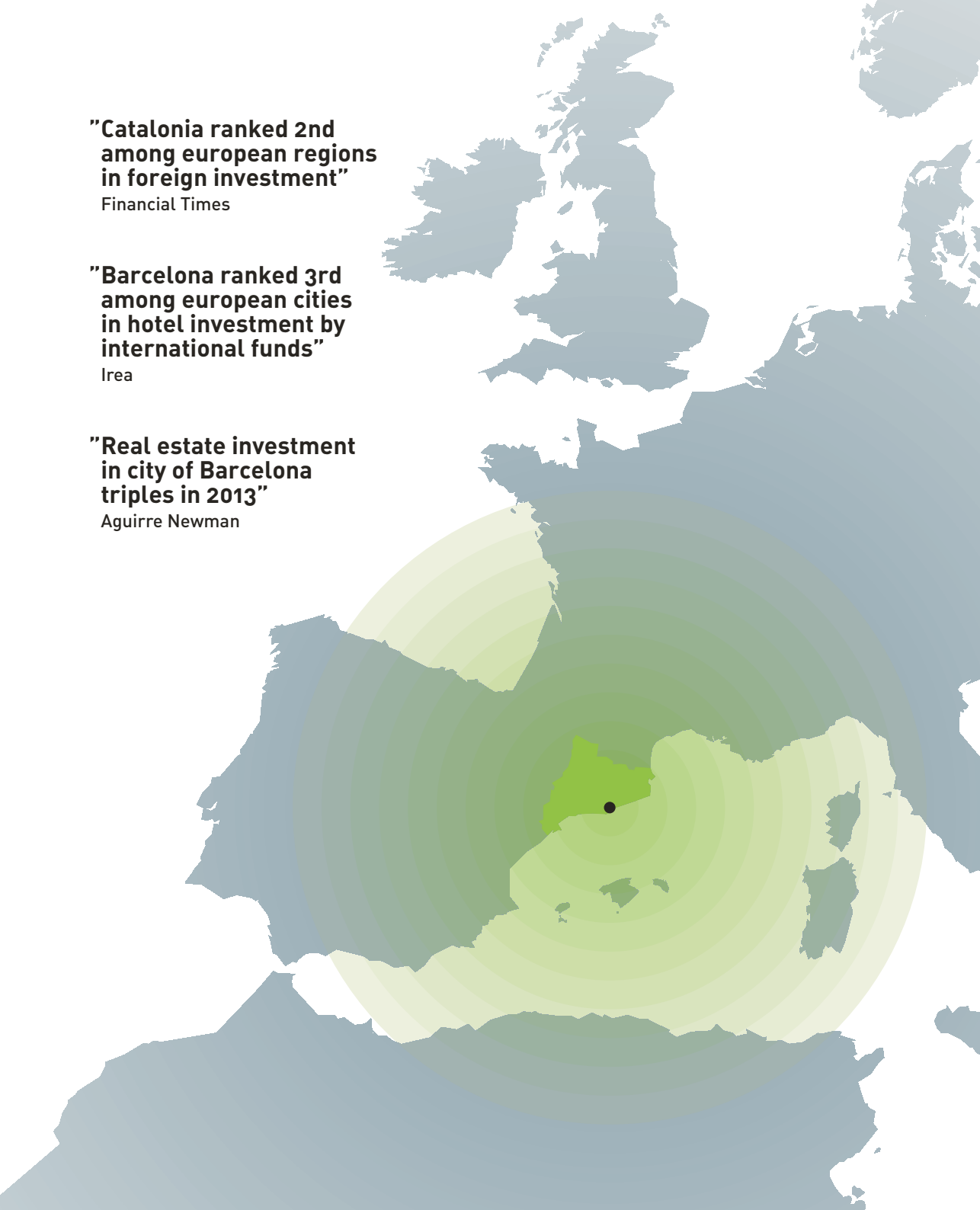
Financial Times

**"Barcelona ranked 3rd
among european cities
in hotel investment by
international funds"**

Irea

**"Real estate investment
in city of Barcelona
triples in 2013"**

Aguirre Newman





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 in order to create a new city model with close ties to the knowledge economy and to position Barcelona and Catalonia as innovation hubs, in a setting featuring powerful infrastructures intensive in knowledge and mobility.

Barcelona-Catalonia focuses on the Barcelona Metropolitan Area, which stands out for its potential for investment and growth of innovative activities, with nearly 6 million m² and 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 makes up 6.3% of Spain's territory and accounts for 25% of Spanish industry. Catalonia has a powerful innovation environment and is the main driving force for Spain's economy, a benchmark in aspects like economic activity (20% of GDP) and exports (26%). Catalonia has unrivalled access to southern Europe thanks to its first-rate intermodal infrastructure, making Catalonia the ideal springboard for activities in southern Europe, Latin America, northern Africa and the Middle East. As a result of the sum of all these positive factors, nearly 3,400 international companies with over 50% of foreign capital operate in Catalonia.

www.catalonia.com

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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 for its important in finance, commerce, media, entertainment, arts and foreign trade. Barcelona is a major economic center with one of Europe's top Mediterranean ports and an airport that handles roughly 30 million passengers per year.

Moreover, Barcelona is world renowned for, among other things, its dynamic, diversified economy and competitive supply of business real estate.

www.bcn.cat

BARCELONA



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The Catalan Land Institute (INCASÒL) is a public company belonging to the Government of Catalonia whose main mission is to carry out actions in four key areas: developing land for economic activities, developing residential land for housing, building social housing and regenerating historical heritage.

INCASÒL is the main land-development company in the country, with over 25 million square meters ready to either receive businesses or industrial activities or to be developed on demand. Regarding logistics, the public company CIMALSA offers the best locations for the transport and logistics sector.

The Government establishes regional criteria for real estate development and guides growth in order to ensure it is in line with their social, environmental and landscape-related vision, thus adding value to quality urban 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 sustainable mobility. INCASÒL also acts at the request of other departments and bodies of the Government of Catalonia, contributing its 30 years of experience in both managing and executing work.

www.incasol.cat

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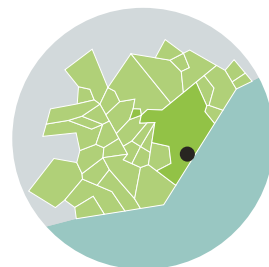


Marina del Prat Vermell is the former industrial neighborhood in the Sants-Montjuïc district of Barcelona, which is currently undergoing a full urban transformation after the 2006 approval of its integral urban-planning project. The creation of the new Fira de Barcelona grounds and the D38 business area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

Total surface area: 75 ha

Total floor space for economic activities: 315,420 m²

www.bagursa.com/lamarina



MARINA DEL PRAT VERMELL



Investment opportunities:

HOUSING

**LAND FOR ECONOMIC
ACTIVITIES**

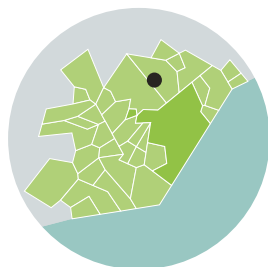
CLEAN INDUSTRY

HOTELS

RETAIL SPACE

More information:

www.bcn.cat/habitaturba



PARCDEL'ALBA
CERDANYOLA DEL VALLÈS
BARCELONA / CATALUNYA



INCASÒL
Institut Català
del Sòl

Investment opportunities:

HOUSING

**LAND FOR ECONOMIC
ACTIVITIES**

RETAIL SPACE



The park is creating one of the most advanced science, technology and business platforms in Europe. All of this activity is structured around 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 generate a significant concentration of public and private research institutions at Parc de l'Alba.

Total surface area: 340 ha

Uses: housing, tertiary (economic activities, preferably technology and retail)

Housing units: up to 4,088 (1,518 subsidized)

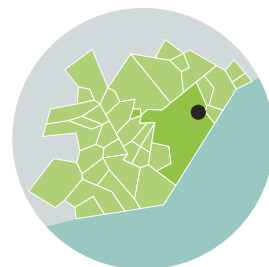
Land for tertiary use: 864,141 m² on various plots

Floor space for tertiary use: 1,473,223 m² on various plots

www.albapct.com

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La Sagrera is the cornerstone of the largest rail and urban-planning regeneration being carried out in Barcelona. 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 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.

Available surface area:

RAILWAY TRIANGLE: 80,000 m² (offices)

Land to be subdivided into plots:

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



barcelona
sagrera
alta velocitat



Investment opportunities:

HOUSING

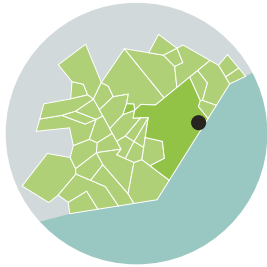
**LAND FOR ECONOMIC
ACTIVITIES**

RETAIL SPACE

CLEAN INDUSTRY

More information:

www.bcn.cat/habitaturba



SMART CITY CAMPUS DIAGONAL-BESÒS CAMPUS 22@

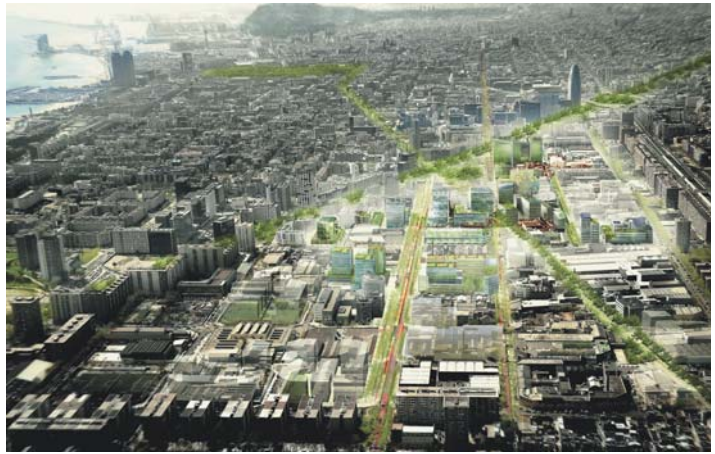


Investment opportunities:

OFFICE BUILDINGS

**LAND FOR ECONOMIC
ACTIVITIES**

CLEAN INDUSTRY



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

SMART CITY CAMPUS 22@

Total floor space for economic activities: 230,500 m²

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 space for economic activities: 174,112.15 m²

FUSION FOR ENERGY BUILDING

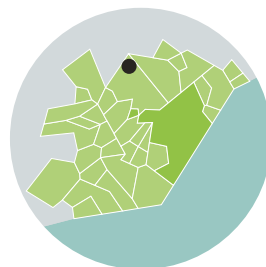
Buildable surface area: 1,854.37 m²

Total floor space: 14,896.26 m²

www.barcelonacatalonia.cat

More information:

www.bcn.cat/habitaturba



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 space for economic activities: 150,000 m²

portalcomercial.Incasol.cat

CAN SANT JOAN



Investment opportunities:

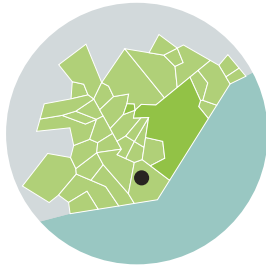
**LAND FOR ECONOMIC
ACTIVITIES**

CLEAN INDUSTRY

RETAIL SPACE

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MAS BLAU



Investment opportunities:

**LAND FOR ECONOMIC
ACTIVITIES**

CLEAN INDUSTRY

The Mas Blau Business Park is located next to the airport 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 vertices 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.

Surface area of the plot: 142,096 m²

Uses: Tertiary (to be determined)

Total floor space on the plot: 120,000 m²

portalcomercial.incasol.cat

Contact:

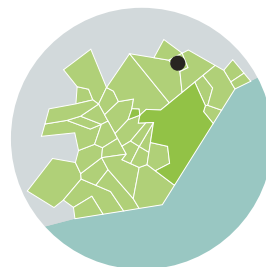
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Ripollet Park is a new area focusing on economic activity and the creation of new companies. This new business center is located in the Barcelona Metropolitan Area, 17 km from the center of the city of Barcelona, just off the A-7 and B-30 motorways, 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.

Industrial plots from 3,107 to 4,286 m²
Industrial warehouses from 500 to 1,000 m²

www.ripolletpark.com



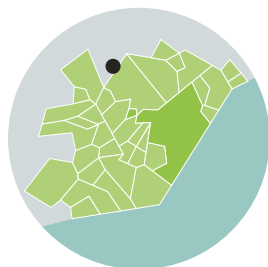
RIPOLLET PARK



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

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RUBÍ CAN SANT JOAN EXTENSION



Investment opportunities:

**LAND FOR RETAIL,
TERTIARY AND
RESIDENTIAL ACTIVITIES**



The Can Sant Joan Extension is located in Rubí, 15 km from Barcelona, 20 minutes from the center of the city on public transport and 25 minutes from the airport and port via the B-30, one of the main roadways on the Mediterranean Corridor.

The future high-speed train station at the Alba Synchrotron Science and Technology Park makes this a privileged location both in terms of transport and connections.

This land can be used for retail, tertiary and residential uses in the heart of the economic corridor. It is an ideal place to live and work. The excellent transport connections, proximity to the Autonomous University of Barcelona, Polytechnic University of the Vallès, business schools like ESADE and businesses of excellence make this an unbeatable option for investment, with a wide range of services available.

Total surface area available for retail and tertiary use: 9,932 m²

Floor space for retail and tertiary use: 23,470 m²

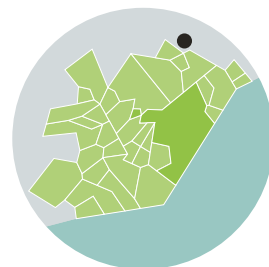
Floor space for residential use: 4,880 m²

Potential housing units: 73

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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.

Total surface area: 6.12 ha

Uses: Industrial

Private land: one 18,705- m² plot

Floor space: 18,705 m²

portalcomercial.incasol.cat

SANTA PERPÈTUA DE MOGODA CAN BANÚS II

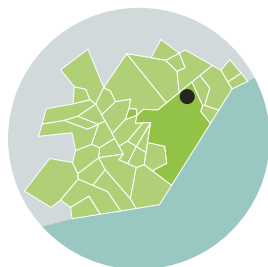


INCASÒL
Institut Català
del Sòl

Investment opportunities:
**LAND FOR INDUSTRIAL
AND TECHNOLOGICAL
ACTIVITIES**

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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)

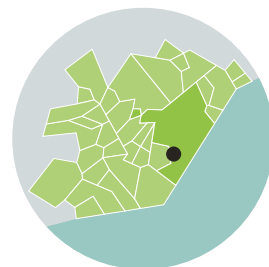
Total potential housing units: 1,540

Land for facilities: 30,963 m²

www.barcelonacatalonia.cat

More information:

www.bcn.cat/habitaturba



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. Through an agreement with the owner of the former factory complex, a total of 430 subsidized and 900 uncontrolled apartments will be built, allowing for the urban transformation of this part of the city, with more than 134,000 m² featuring housing, green areas and facilities.

Total surface area: 81,500 m²

Potential for housing units: 88,503 m² (subsidized, uncontrolled and institutional)

Open spaces: 43,577 m²

Facilities: 12,361 m²

www.barcelonacatalonia.cat

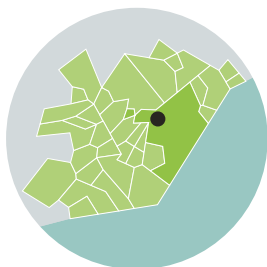
CAN BATLLÓ



Investment opportunities:
HOUSING
FACILITIES

More information:

www.bcn.cat/habitaturba



VIA AUGUSTA



Investment opportunities:

HOUSING

RETAIL SPACE



This transformation on both sides of Via Augusta, in the Sarrià neighborhood, will revitalize an area that had been overtaken by the Ronda de Dalt. This area, which is in a great location and has great transport connections thanks to the Ronda de Dalt, is becoming the gateway to Collserola park. The Barcelona City Council will redevelop the land in order to facilitate the subsequent construction of housing and facilities. This project is 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

Buildable land: 3,716 m²

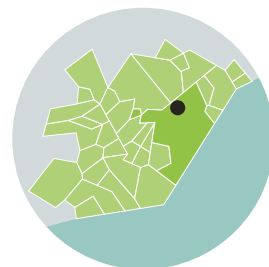
Total floor space: 11,318 m²

Number of housing units: 141 (30% subsidized)

www.barcelonacatalonia.cat

More information:

www.bcn.cat/habitaturba



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)

Open spaces: 24,672 m²

Facilities: 4,547 m²

www.barcelonacatalonia.cat

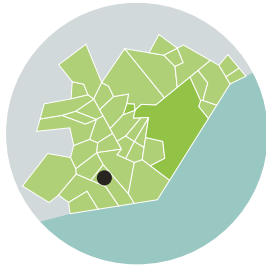
LA CLOTA



Investment opportunities:
**HOUSING
FACILITIES**

More information:

www.bcn.cat/habitaturba



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 El 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

Uses: Industrial, logistics, tertiary, hotel, retail

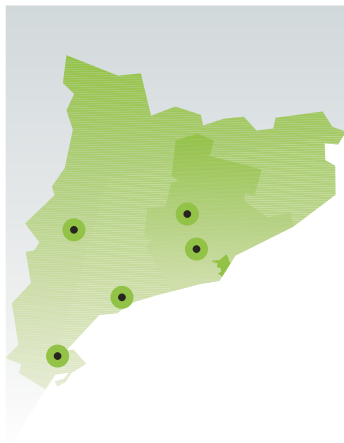
Land for industrial use: 15,000 m²

Floor space for tertiary use: 15,000 m²

www20.gencat.cat/portal/site/incasol

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Other projects outside of the metropolitan area



CATALUNYA SUD. TORTOSA L'ALDEA

The most affordable option on
the Mediterranean Corridor

Uses:
Industrial
Retail

Total surface area: 229,294 m²

Investment opportunities:

**LAND FOR INDUSTRIAL
ACTIVITIES**

**LAND FOR ECONOMIC
ACTIVITIES**



SANT ERMENGOL I ABRERA

Unique location in the second
ring of the Barcelona
metropolitan area in a
consolidated industrial setting
with great road connections

Uses:
Industrial
Hotels

Total surface area: 38.8 ha

*Available land:
one 10,782.29- m² plot*

Available floor space: 8,000 m²

Investment opportunities:

**LAND FOR INDUSTRIAL AND
HOTEL ACTIVITIES**

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PARC TECNOLÒGIC DE LA CATALUNYA CENTRAL. MANRESA

The best location for your technology company in central Catalonia

Uses:

Industrial and tertiary
(preferably technological)

Total surface area: 17 ha

Available land: 31,347.35 m²

*Available floor space:
47,302.31 m²*

Investment opportunities:

OFFICE BUILDINGS
**LAND FOR ECONOMIC
ACTIVITIES**



RIU CLAR TARRAGONA

Strategic location in the largest consolidated sector in Catalonia

Uses:

Industrial
Logistics

Total surface area: 98,883 m²

Investment opportunities:

**LAND FOR INDUSTRIAL
ACTIVITIES**
**LAND FOR ECONOMIC
ACTIVITIES**



VINYES DEL MIG BELL-LLOC D'URGELL

Natural surroundings and excellent connections to transport networks

Uses:

Industrial

Total surface area: 59 ha

Number of plots available: 38

*Available surface area:
256,040 m²*

Investment opportunities:

**LAND FOR INDUSTRIAL
ACTIVITIES**
**LAND FOR ECONOMIC
ACTIVITIES**

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Catalonia, top logistics hub in Southern Europe



INCASÒL
Institut Català
del Sòl



CIMALSA
Centres logístics
de Catalunya

Catalonia is the main exporter in Spain (26%), which is playing a key role in the country's economic recovery. For this reason, the logistics sector is of strategic importance to 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 an excellent geostrategic location, a complete network of infrastructures, and an industrial and retail 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 Catalonia an excellent intermodal transport hub.

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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: 84 ha

Uses: industrial and logistics

Number of plots available: 6

*Total available surface area:
150,140 m²*



LOGIS INTERMODAL EL FAR D'EMPORDÀ VILAMALLA

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-
Tarragona-Girona-France

N-II Motorway Girona-France

Girona-France High-Speed
Train Station

Total surface area: 64,400 m²

*Total surface area general rail
system: 40 ha*

*Surface area of logistics plots:
23 ha*

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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-Tarragona-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-Saragossa-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 VILLOBÍ D'ONYAR RIUDELLOTS DE LA SELVA

Strategic location on the Mediterranean Corridor. Includes the 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. Almeria-Valencia-Tarragona-Barcelona-France

C-33 Motorway
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-Saragossa-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

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BARCELONA CATALONIA

www.barcelonacatalonia.cat



**Generalitat
de Catalunya**
Government
of Catalonia



Barcelona
City Council



Go and check the videos of the projects