















The new city of knowledge

The energy cluster

This project involves the largest concentration of institutions related to academics and knowledge, and opens the door for companies, associations in the area of research and development.

This new cluster of knowledge drives a new platform for logistics and services on the part of the Universities and the research centers of southern Europe with the capacity to concentrate businesses that need first-rate networks of connectivity of information and a center, which offers the creation of synergies in a privileged environment, that is the city of Barcelona.

Important projects

The Diagonal-Besòs University Campus Fusion for Energy Building (F4E) Barcelona Knowledge Economy Yard (KEY) Thermal Plant



Diagonal-Besòs University Campus

Fusión for Energy Building

77,332 m² Total surface area 6,406 m² Total surface area



Barcelona Knowledge Economy Yard

34,500 m² Total surface area **Thermal Plant**

280,000 m² Total surface area





The Diagonal-Besòs University Campus

A knowledge environment in the fòrum area

The UPC Diagonal-Besòs Campus will have a residential building for students and researchers, spaces dedicated to activities in the field of university-business relations, and the Barcelona Fusió building, which will be the seat of the Fusion for Energy (F4E) Agency.

77,332 m² Land in project area

148,266 m² Total floor area in buildings

What is the current state of the project?

The first phase of building activity on the UPC Diagonal-Besòs Campus involves the erection of three buildings (33,000 m²) which will be completed in June 2015 and provide working space for 3,500 UPC students and over 500 researchers.

25,000 m²

Floor area for student and researcher residence

30,875 m² Land for public spaces





What advantages does the project have?

The UPC commitment to occupy a site of over 30,000 m2 will serve to attract international projects focussing on innovation and knowledge. Moreover, the area will be a highly interesting environment for research initiatives and relations between the university and the business worlds.

Calendar

2013 - 2015

The land is owned by the Inter-university Consortium of the Diagonal Besòs Campus, whose members are:

Barcelona City Council
Sant Adrià de Besòs City Council
Barcelona Region Council
Barcelona Metropolitan Area and the Besòs Consortium

Planned investments*

Barcelona Fusió	14,000 m² 38 M€
Student and researcher residences	6,000 m² 10 M€
Spaces for university-business relations	5,000 m² 9 M€
Total	25,000 m² 50 M€

(*) Estimated market value





Fusion For Energy Building (F4E)

A Building to house The Fusion For Energy Agency

Barcelona Fusió is the name of the building where over 400 professionals of the European Fusion for Energy Agency will work. It is the headquarters of the contracting office for the building project of the International Thermonuclear Experimental Reactor (ITER), currently under construction in Cadarache (France). The members of the international ITER project are the United States, India, China, Japan, South Korea, Russia and the European Union. The objective is to demonstrate the scientific and technological feasibility of setting up a large-scale fusion reactor. The agency will administer around 7 billion euros, made available for the construction of the ITER fusion reactor. Barcelona will be its seat until 2042, according to the seat designation agreement signed by the Spanish State and the European Union, though the possibility of extending the period has been considered.

6,406 m²

Total surface of project area

1,854 m²

Building footprint

What is the current state of the project?

The draft project has been drawn up and the procedure is in its last stage, awaiting the final decision of the Spanish Ministry of Economy and Competitiveness. Building work is scheduled to start in 2013 and finish at the end of 2015.

14,000 m² Total floor area for offices

905 m² Land for facilities

3,646 m² Land for public spaces



Calendar

2013 - 2015

Planned investments

Proposed floor area F4E Above ground level Below ground level Parking and installations Total built floor area	14,896.26 m² 13,341.15 m² 1,555.11 m² 10,191.55 m² 24,987.81 m²
Construction cost of the building	38 million euros
Building height	12 storeys + 3 underground levels
Approved period of activity	Occupation by the Agency until 2042
Execution of building work	June 2013 to November 2015

Return on investment

The investor who constructs the building (with an estimated value of 38 million euros) will receive from the Ministry of Economy and Competitiveness, approximately 2.8 million euros yearly until 2042, the agreed term of occupation by the F4E agency. If F4E does not wish to extend the lease, the investor can find another lessee for the period up to 2060, or another date agreed on under 'Right to Build' regulations.

(*) Estimated market value

What advantages does the project have?

The presence of the European agency in the Fusion for Energy building will attract innovation, businesses and research activities to the Diagonal-Besòs Campus area. Moreover, the agency's lease being until 2042 represents a long-term investment guarantee, as use of the building is assured.





Barcelona Knowledge Economy Yard (KEY)

The future city of the knowledge economy agency

The Barcelona KEY project is headed by the Government of Catalonia and the City Councils of Barcelona and Sant Adrià de Besòs. The aim of Barcelona KEY is to strengthen the role of Barcelona and Catalonia as a hub for knowledge and economic activity".

34,500 m²

Total surface of project area

84,000 m²

Total floor area

What is the current state of the project?

The project for the Barcelona Knowledge Economy Yard (Barcelona KEY) has already been started up and is now at the first stage of an international call for ideas related to research and the academic and business worlds.

The received proposals will be assessed by a committee made up of a panel of experts and representatives of the Government of Catalonia, Barcelona City Council and Sant Adrià de Besòs City Council.

The schedule for the procedure is:

- November 2012: Publication of the conditions
- of the call for ideas.
- May 2013 July 2013: Assessment and selection of ideas. February 2014: Assessment and selection of projects.
- May 2014: Final decision on submitted projects.

84,000 m² Floor area for Barcelona Knowledge Economy Yard

18,500 m² Private land

16,000 m² Public land





What advantages does the project have?

The presence of the European agency in the Fusion for Energy building will attract innovation, businesses and research activities to the Diagonal-Besòs Campus area. Moreover, the agency's lease being until 2042 represents a long-term investment guarantee, as use of the building is assured.

Calendar

2013 - 2015

Approved period **Occupation by the Agency until 2042** of activity

Total investment* 38 M€

Planned investments*

Proposed floor area F4E	14,896.26 m ²
Above ground level	13,341.15 m ²
Below ground level	1,555.11 m ²
Parking and installations	10,191.55 m ²

Total built floor area Construction cost of the building **24,987.81 m**² 38 M€

Return on investment

2.8 M€ yearly until 2042

The investor who constructs the building (with an estimated value of 38 million euros) will receive from the Ministry of Economy and Competitiveness, approximately 2.8 million euros yearly until 2042, the agreed term of occupation by the F4E agency. If F4E does not wish to extend the lease, the investor can find another lessee for the period up to 2060, or another date agreed on under 'Right to Build' regulations.

(*) Estimated market value





Thermal Plant

A seafront recovery

The master plan is developed around an old thermal plant, a landmark of the region in the urban landscape.

Proposes the transformation of an old industrial area close to the sea in a mixed-use neighborhood, recovering the beach and the seafront.

Investment opportunities

Residential floor Land for economic activities Comercial Offices

280,000 m² Total surface area

448,000 m² Floor area

What is the current state of the project?

As of today the demolition and decontamination of the Besos Central Thermal, Plant, is in its final phase; the Three Chimneys will be renovated as an element of Catalan heritage and as a historic reference point of Barcelona's sea front.

The Master Plan has been drawn up and work is now progressing on the layout of the zoning regulations and the transformation of the area as a whole.

336,631 m² Residential uses

112,210 m² Non residential uses





Calendar

2014 - 2020

Planned investments*

Total surface area	280,526 m ²
Total floor area	448,841 m ²
Residential uses	336,631 m²
Public Housing	100,989 m²
Free	235,641 m²
Estimated value	1.224 M€
Non residential use	112,210 m²
Hotel	56,105 m²
Comercial	11,221 m²
Office (in thermal towers)	44,884 m²
Estimated value	70 M€

(*) Estimated market value



