



# Main urban development in Spain



## Valdecarros Stages

**51,656** HOMES

**28,410** SUBSIDIZED HOMES

**36%** PUBLIC ADMINISTRATION STAKE

**+7 MILL SQM** GREEN AREAS



## Main figures

Sector name	Number of homes	Estimated investment (m€)
VALDECARROS MADRID	51,656	7,600
LOS BERROCALES	22,285	4,400
NUEVA CENTRALIDAD DEL ESTE	20,000	4,000
LOS AHIJONES	16,520	3,000
LOS CERROS	14,276	2,800
CAMPAMENTO	10,700	2,000
MADRID NUEVO NORTE	10,500	5,500
VALGRANDE	8,600	2,300
ARPO	5,500	1,280
CERRO DEL BAILE	3,600	900
RETAMAR DE LA HUERTA	3,500	900
SOLANA DE VALDEBEBAS	1,393	790
<b>TOTAL</b>	<b>168,530</b>	<b>35,470 M€</b>

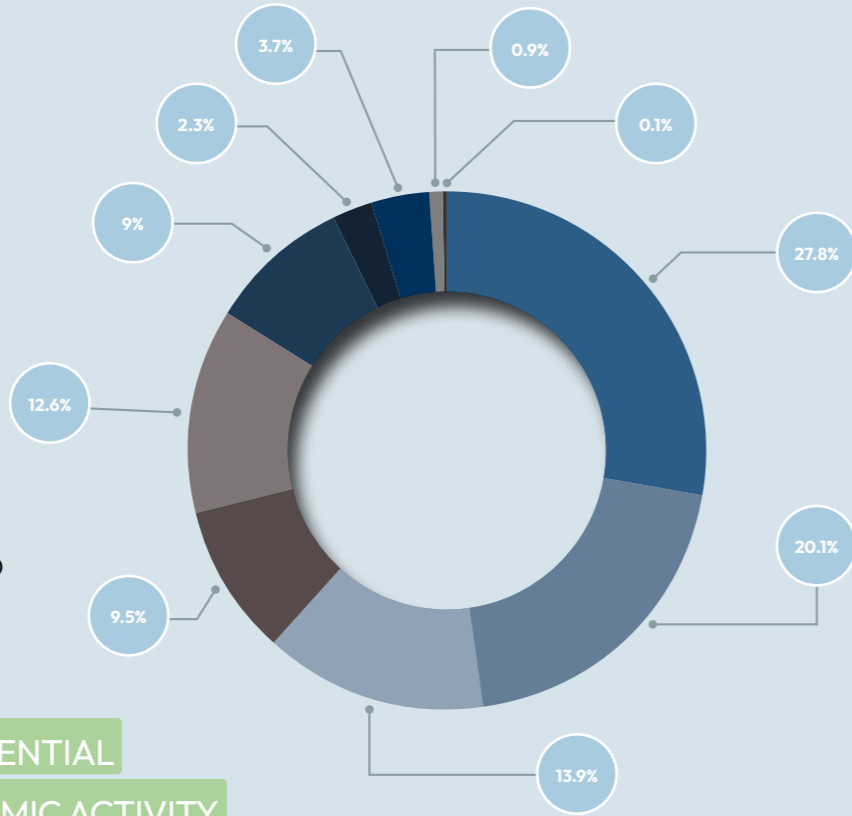
## Overall and staged uses

Uses Valdecarros. GFA by uses and stages distribution											
USES		GFA	%	STAGES							
				1	2	3	4	5	6	8	
Residential	VL Multifamily free housing	2,138,543	27.82%	84,237	384,241	168,780	119,012		903,863	478,409	
	VPPL subsidized homes	1,544,502	20.09%	81,246	39,595	221,309	27,494	180,826	626,305	367,728	
	VPPB subsidized homes	1,069,271	13.91%	71,854		178,795	98,520	59,379	345,165	315,559	
Heavy industry		729,670	9.49%					729,670			
Light industry		969,750	12.62%	116,666		33,883		145,402	524,548	149,251	
Offices		694,332	9.03%		21,632	30,014			53,770	588,915	
Retail	Comercial premises	175,579	2.28%	1,800	7,500	9,900	3,900	1,200	61,800	89,479	
	Malls	285,509	3.71%			30,802	71,500		183,207		
Facilities	Community services	71,404	0.93%		18,147				30,682	22,575	
	Petrol stations	7,267	0.09%		954	875	875		3,668	895	
	Infrastructure services	645	0.01%	18	37	45	35	48	246	215	
<b>TOTAL</b>		<b>7,686,473</b>	<b>100%</b>	<b>355,821</b>	<b>472,105</b>	<b>674,404</b>	<b>321,336</b>	<b>1,116,525</b>	<b>2,733,255</b>	<b>2,013,025</b>	

# Global uses

## DISTRIBUTION

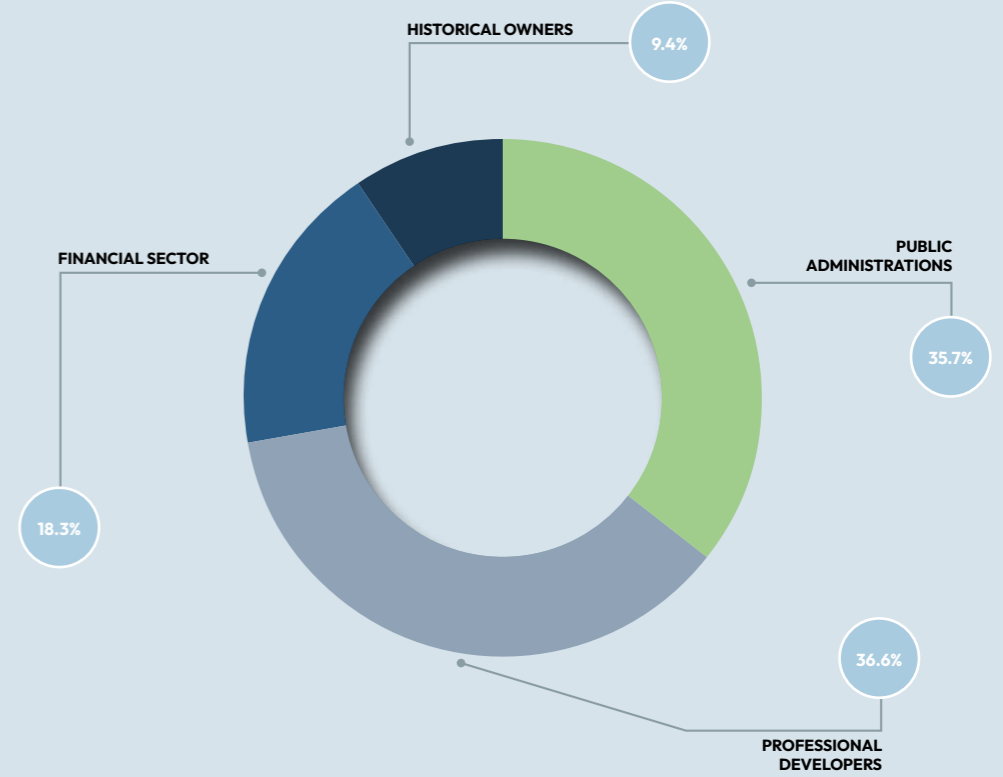
- VL Multifamily free housing (27.8%)
- VPPL Subsidized homes (20.1%)
- VPPB Subsidized homes (13.9%)
- Heavy industry (9.5%)
- Light industry (12.6%)
- Offices (9%)
- Retail (2.3%)
- Malls (3.7%)
- Private facilities. Community services (0.9%)
- Petrol stations (0.1%)



**61.8%** TOTAL RESIDENTIAL

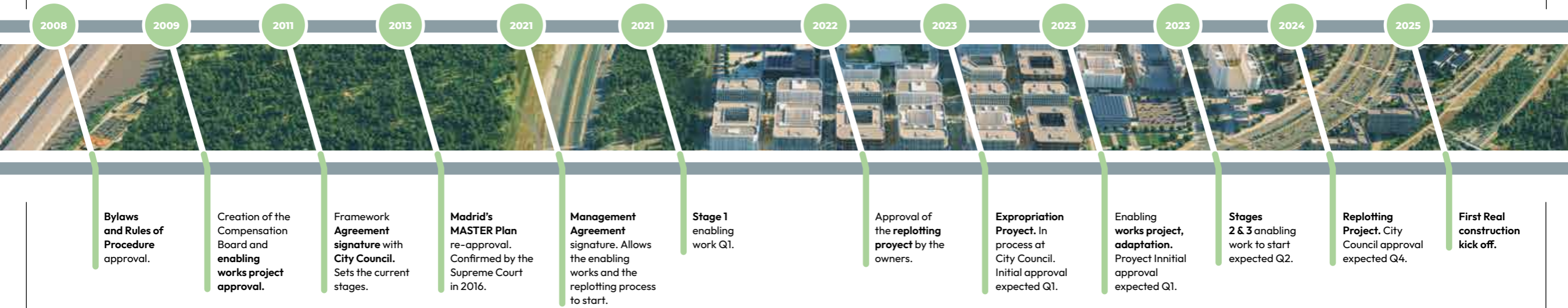
**38.2%** ECONOMIC ACTIVITY

# Ownership composition



# Processing

## LAND MANAGEMENT ACTIONS



## Stages 1, 2 & 3

13,371 HOMES



### STAGE 1

🏠 2,580

📅 SEPTEMBER 2022

💰 €30M

### STAGE 2/3

🏠 10,791

📅 MAY 2023

💰 €150M



# Junta de Compensación

## OWNERSHIP

In stages 1, 2 & 3, the Junta de Compensación will own:



**100% OF THE  
NON-RESIDENTIAL USES**



**28% OF THE  
FREE RESIDENTIAL USES**

# Junta de Compensación

## OWNERSHIP IN STAGES 1, 2, & 3



**175,042 sqm**  
of free Housing GFA



Three plots of **light industry** use, particularly suitable for logistics, with a total land surface of  
**22,535 sqm**  
**30,235 sqm**  
**11,266 sqm**



One plot of **private facilities** uses, particularly suitable for a hospital, a private **school**, or an elderly residence, with a total GFA of  
**18,147 sqm**



One plot of **retail use**, suitable for a shopping mall, with a total GFA of  
**30,802 sqm**



Six plots suitable for **offices** with a total GFA of  
**36,949 sqm**

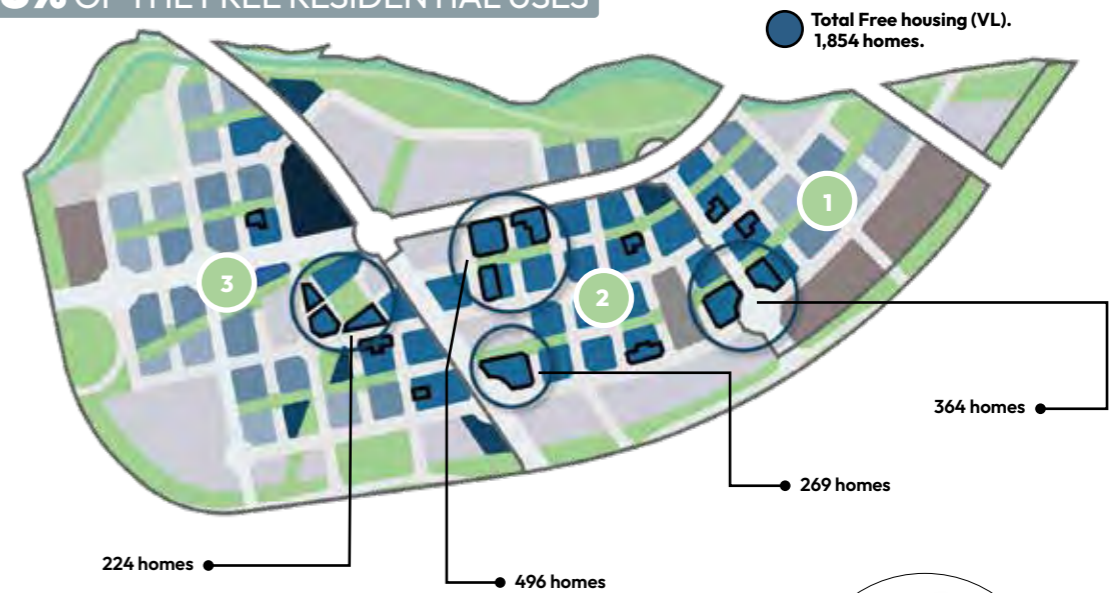


Two plots suitable for **petrol stations** with a total land surface of  
**5,792 sqm**  
**5,000 sqm**

# Junta de Compensación owned

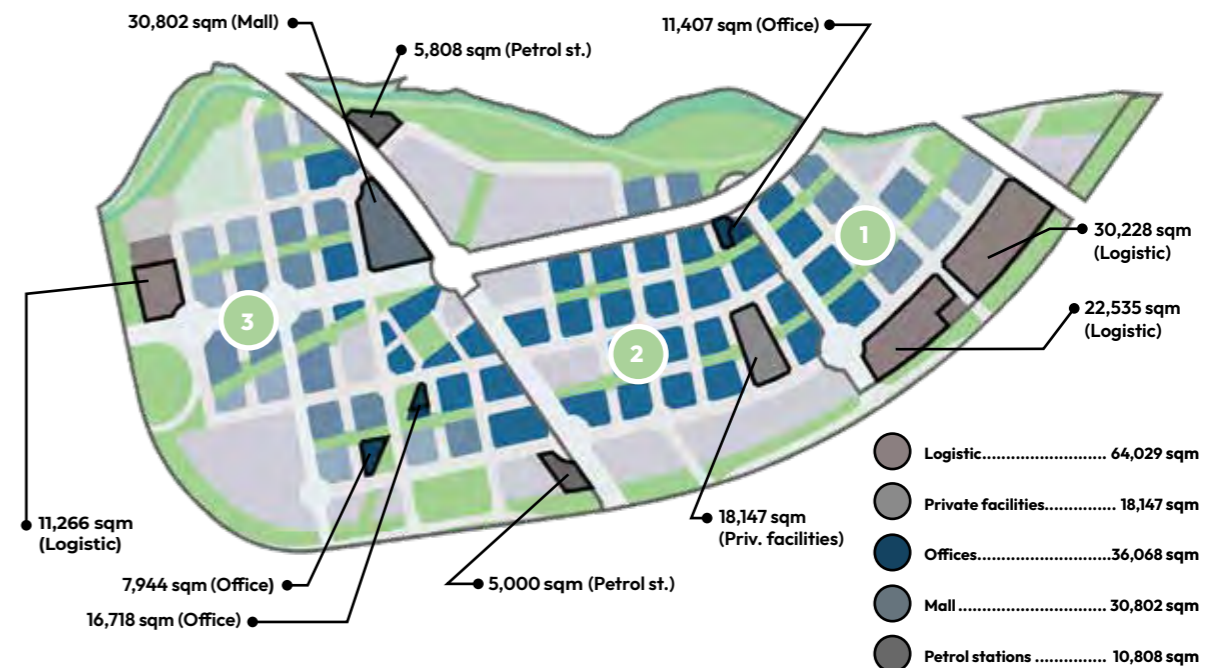
## RESIDENTIAL USES IN STAGES 1, 2 & 3

**28% OF THE FREE RESIDENTIAL USES**



## NON-RESIDENTIAL IN STAGES 1, 2 & 3

**100% OF THE NON-RESIDENTIAL USES**



# Plots allocation in Stages 1, 2 & 3



	PLOT	DESCRIPTION	LANDSURFACE	GFA	STORIES	
STAGE	1	A.16.d.5	Housing	1,270.18 sqm	4,901.17 GFA	8/10
	1	A.25.a.2	Housing	1,432.71 sqm	4,441.78 GFA	8
	1	A.25.d.1,5	Housing	3,361.94 sqm	13,041.33 GFA	8/10
	2	A.13.a.1-6	Housing	5,558.43 sqm	20,981.17 GFA	8/10
	2	A.13.b.1,2,3,4	Housing	3,862.62 sqm	15,973.74 GFA	8/10
	2	A.13.d.1,5,6	Housing	2,780.50 sqm	10,018.77 GFA	8
	2	A.15.d.2	Housing	1,347.81 sqm	3,362.52 GFA	8
	2	A.22.d	Housing	6,130.36 sqm	24,742.87 GFA	8/10
	2	A.24.c.1-3	Housing	5,228.70 sqm	21,019.57 GFA	8/10
	2	A.24.d.4,5	Housing	2,490.40 sqm	9,707.57 GFA	8/10
	3	A.5.c.1	Housing	1,084.75 sqm	3,965.92 GFA	8/10
	3	A.10.b	Housing	1,849.41 sqm	12,215.99 GFA	8/10
	3	A.11.d	Housing	2,612.39 sqm	8,063.42 GFA	5
	3	A.11.e	Housing	2,993.53 sqm	7,254.36 GFA	5
	3	A.11.f	Housing	1,331.78 sqm	5,290.77 GFA	5
	3	A.20.b.1,2	Housing	2,169.50 sqm	7,786.33 GFA	5
3	A.21.b.6	Housing	611.00 sqm	2,570.50 GFA	8/10	
<b>TOTAL RCVL</b>			<b>46,116.01 sqm</b>	<b>175,337.78 GFA</b>		
1	A.33.a.1	Logistic	22,535.02 sqm	47,426.06 GFA	7	
1	A.34.a	Logistic	30,227.92 sqm	63,631.25 GFA	7	
3	A.1.d.1	Logistic	11,266.24 sqm	23,709.60 GFA	7	
<b>TOTAL PI</b>			<b>64,029.18 sqm</b>	<b>134,766.91 GFA</b>		
3	A.6.a	Retail	19,502.04 sqm	30,802.00 GFA	3	
<b>TOTAL TCC</b>			<b>19,502.04 sqm</b>	<b>30,802.00 GFA</b>		
2	A.15.b.1	Offices	2,170.73 sqm	11,406.79 GFA	8	
3	A.19.c.1,2,3	Offices	3,180.57 sqm	16,717.86 GFA	8	
3	A.20.a.1,2	Offices	1,511.38 sqm	7,943.51 GFA	8	
<b>TOTAL TO</b>			<b>6,862.68 sqm</b>	<b>36,068.16 GFA</b>		
2	A.24.e	Private facilities	12,929.92 sqm	18,146.80 GFA	6	
<b>TOTAL DP1</b>			<b>12,929.92 sqm</b>	<b>18,146.80 GFA</b>		
2	A.3.c	Petrol stations	5,808.64 sqm	954.20 GFA	3	
3	A.11.f	Petrol stations	5,000.48 sqm	875.00 GFA	3	
<b>TOTAL DP2</b>			<b>10,809.12 sqm</b>	<b>1,829.20 GFA</b>		
<b>ALLOCATIONS 100% J. COMPENSACIÓN</b>			<b>171,058.07 sqm</b>	<b>398,784.05 GFA</b>		



# Plots 100%

## Junta de Compensación

STAGES 1, 2 & 3



### GLOBAL USES

#### A. RESIDENTIAL

- Free housing VL
- Subsidized housing VPPL
- Subsidized housing VPPB

#### B. NON RESIDENTIAL

- Light industry PI
- Offices TO
- Commercial in exclusive building
- Private facilities DP(SC)
- Private facilities. Petrol Station DP(SP)
- Private facilities. Infrastructures DP(I)
- Social facilities RL(ES)

### LAND RESERVES

- Green spaces
- Livestock route RS(NUP5)
- Canal Isabel II RS(I)
- Arroyo de la Gavia RS(I)
- Supra-municipal facilities RG(ES)
- Infrastructures RG(I)



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