PROJECT CAMPUS SILVA

Student accommodation development in a university catchment within the Barcelona metropolitan area.



Conceptual image. It does not show the current property or an approved design.

~5,465 m²

PLANNED TOTAL FLOOR AREA[1]

€7.5m

ACQUISITION[2]

€29m

TURNKEY ALTERNATIVE[2]

LOCATION AND INVESTMENT THESIS

Development opportunity in an established residential area close to universities. The proposal combines refurbishment of an existing building and new construction to create a distinctive student residence.

TWO ROUTES TO DELIVERY

Acquisition and development. Purchase for €7.5m, plus applicable infrastructure, design, permitting, construction and tax costs. Allows the purchaser to define the product and operating strategy.

Turnkey alternative. The dossier outlines €29m for acquisition and CAPEX, with potential operation under a lease or management agreement. Scope, price and operator terms remain subject to confirmation.

CONFIGURATION AND POTENTIAL

- Approximately 2,131 m² of existing floor area for refurbishment.
- Approximately 3,334 m² of planned new construction.
- Expected resulting private plot of approximately 6,704 m².
- Accommodation capacity and layout remain subject to technical definition.
- Specialist alternative uses outlined in the dossier require planning validation.

[1] Parameters according to source documentation. Initial and provisional approvals are reported as granted in June 2026; final approval was anticipated in September 2026 but is not evidenced in the dossier.
[2] Acquisition excludes conversion/development investment. Additional indicative costs include €738,000 for infrastructure works and €350,000 for land readjustment, plus other technical and administrative costs. Cost breakdown, tax treatment and turnkey scope require verification. Operator availability and terms are not evidenced by a signed contract.

FURTHER INFORMATION AVAILABLE UNDER NDA

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