



New Developments and Renovation Projects
Madrid • Barcelona • Mallorca • Marbella

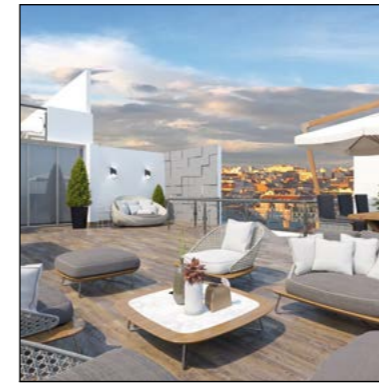


ENGEL & VÖLKERS

Finest Real Estate Spain

Global network, Local experts

Index



Madrid

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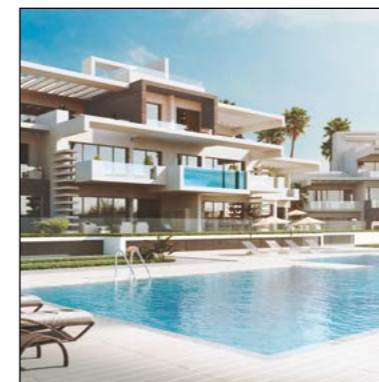
Barcelona

10



Mallorca

16



Marbella

20

Discover our wide range of new developments:

www.engelvoelkers.es

Engel & Völkers is brokering exclusive new projects in the premium segment in Spain

Whether you are a property seeker or an investor – with Engel & Völkers you have the right partner by your side. Not only will you benefit from a strong globally respected brand and 40 years of experience in brokering high-quality real estate – but you will also profit from the extended market knowledge and sound property-specific expertise of our outstanding network of experts.

We will support you from beginning to end, covering the processes of property acquisition and market-oriented real estate development to successful marketing and sales.

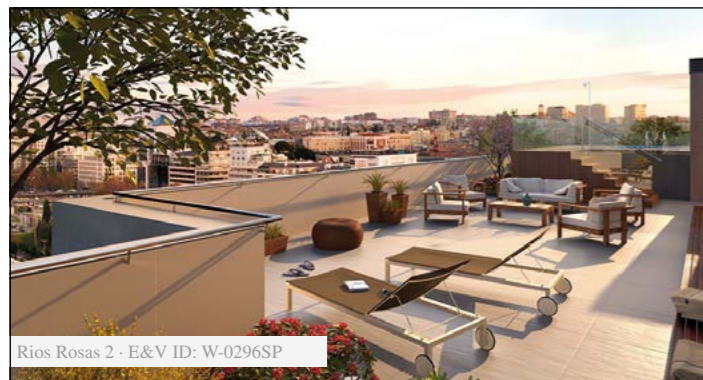
From an exclusive development of apartments in a major European city such as Barcelona or Madrid to a villa project in a popular holiday home location such as Mallorca or Marbella, Engel & Völkers will support you in finding residential developments and properties around Spain.

Madrid

The advantage of the city of Madrid is that it is the region in which are paid less taxes, leading to economic growth and the highest per capita GDP in Spain.

At the same time, it maintains deficit and public debt much lower than those of other autonomous communities of similar wealth.

All this makes that the American, English and German investment funds as well as the great Latin American fortunes, are the most active investors in the Capital of Spain, specifically in new building areas around the city and in the prime neighborhoods of the capital. Although real estate rehabilitation grows fast, the



current supply still does not satisfy the high demand for housing in the most coveted areas of Madrid, mainly in the neighborhoods of Salamanca, Retiro, Chamberí, Centro and Chamartín, which pushes up the acquisition cost of the asset to be rehabilitated. Another investment option that has increased in the past two years is the so called “flipping”.

These are expert investors, who take advantage of their extensive knowledge of the market. They buy properties to reform them and afterwards sell them at a good price. The key is to take advantage of the scarce supply of refurbished properties with high qualities in a time of strong demand and rising prices. In this way, high returns can be obtained that can oscillate between 10% and 20% in short periods of time ranging from three to six months depending on the type of reform.

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Barcelona

Barcelona offers a unique location in Spain and Europe, overlooking the Mediterranean with excellent connections to the Pyrenees and extraordinary spots nearby. Its topography has a slight slope in the city centre, close to the shore, and it becomes steeper as it gets closer to the Tibidabo Mountain from where one can have a panoramic view of the city. The developments are spread all over its territory and most of them are rehabilitation projects in the core area and brand new developments in the rest of its space. The city centre offers typical old buildings with vaulted ceilings, heavy stone façades and arched openings reminding the origins of the city in the Roman Empire,



the Middle age, and especially the Gothic which is the given name to the oldest neighbourhood in the city. The city grew in the XVIII century consolidating a neighbourhood that now offers restored buildings with multi-coloured mosaics, decorated high ceilings and modernist facades from the XIX century and beginning of the XX century. The other areas of the city are the ones in which, due to the existence of land, offer brand new and modern developments started from scratch.

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Mallorca

Mallorca, the capital of the Balearic Islands, continues to be an important “hot spot” for investors. It offers easy access, excellent infrastructure, a unique landscape, a mild sunny climate and quality lifestyle which is hard to beat. It is not surprising that in recent years, Mallorca has been identified as one of the best places to live in the world. Many families decide to settle and educate their children on the island whilst commuting to work



and taking advantage of daily direct flights from Palma to all the major European cities. Combined with the general attraction to the region one major reason to invest are the stable market conditions and favourable tax breaks for foreigners. Last year once again marked a record year for Engel & Völkers on Mallorca.

The positive development shows that residences in prime locations on the Balearic Islands are still considered an extremely attractive investment for international buyers. Investors confide in us as the leading international real estate agency on the island with an extensive local network. To manage the increased demand Engel & Völkers has launched a new Projects Division. The past two years represent one of the most dynamic periods for the construction of 10 new developments in Mallorca’s Southwest region.

The unprecedented demand for new off plan projects in Mallorca’s Southwest makes Engel & Völkers the leading international real estate brand in the area, representing in excess of 100 million Euros worth of sales volume.

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Marbella

When it comes to luxury Mediterranean resorts, Marbella stands out among the best, making its iconic top address – the Golden Mile – one of the very finest abodes in Europe. Successive generations of the world’s royalty, rich and famous continue to flock this prime millionaire’s row, where internationally famous Marbella Club and Puente Romano Hotels form the epicentre of Marbella chic. Along with the most beautiful sandy beaches, prestigious golf courses, spectacular coastal views, and a unique microclimate, Marbella Golden Mile offers a new level of concept living. Newly built developments are designed to



provide sophisticated contemporary homes with complete lifestyle that starts with the top location and continues with the luxury resort amenities and a full range of on-site services that match the best discerning international buyers are accustomed.

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At Engel & Völkers Spain, we have a large stock of new built and renovated properties. Contact us and we will be happy to assist you in everything you need.



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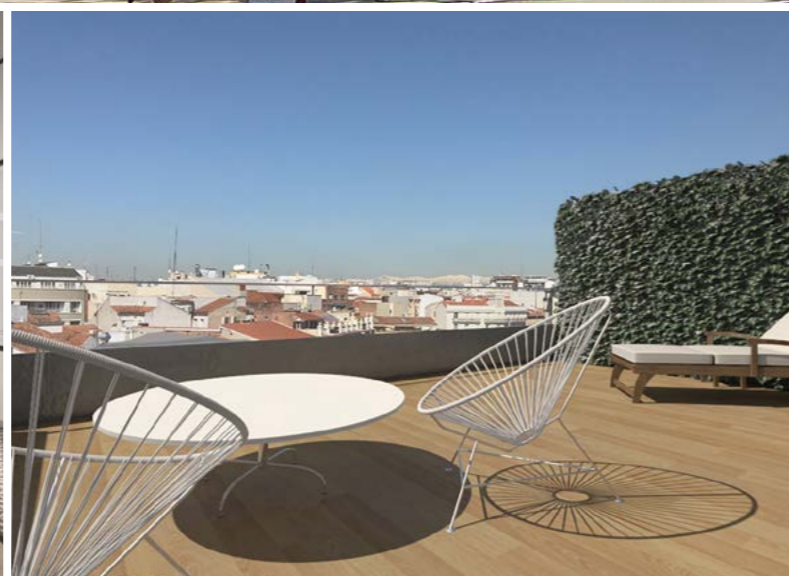
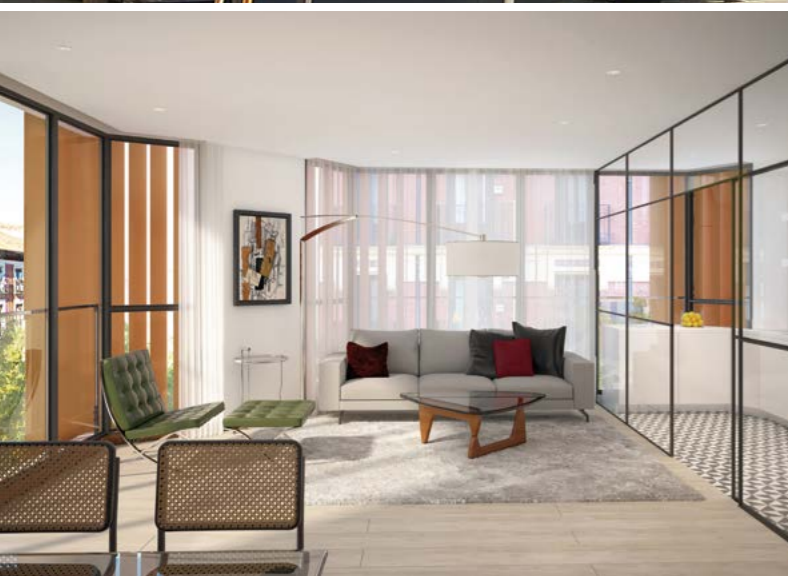
Madrid



Salamanca · Castellana General Orúa

SPAIN, MADRID
PRICE € 4,259,334 CONSTR. AREA 394,34 SQM E&V ID W-025LQO
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The rehabilitation project will entirely respect the original facade and will restore all the solemn and the classic appearance of the building. Its courtyard receives plenty of natural light and the area is quiet and peaceful. The architecture and interior design have made a careful selection of high level materials both in the different units as in the common areas. All building facilities provide the latest technology in energy efficiency, electrical, lighting and home automation. This construction resumes the typology of the building of the twentieth century, comprising six floors plus a penthouse and a roof top. This residential project also plans to build a robotized car park with 39 parking spaces, which will be accessed from an elevator at the rear of the building. This residential project in Salamanca District stands out for its elegance and luxury.



Chamberí - Trafalgar Modern Promotion

SPAIN, MADRID
PRICE € 1,420,000 **CONSTR. AREA** 172,20 SQM **E&V ID** W-02BKTS
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Unique building in one of the most renowned streets of the city of Madrid, Fuencarral street, in the heart of the traditional neighborhood of Chamberí. The promotion is established as a reference in the area, as it is equipped with numerous facilities, such as a large garden terrace with an infinity pool on the deck with views over Madrid's skyline, modern gym with sauna and events room. The 25 homes are distributed in 7 floors of houses and 3 garage floors, designed with glazed wall to both streets Fuencarral and Gonzalo de Córdoba, which provide exceptional brightness to all homes. Contemporary architecture project adapted to the new needs and with a refined design with "loft aroma". The interior distribution of clean lines with a marked New York loft style and a use of high-end contemporary style materials. A wide variety of 10 types of homes from approximate 55 to 175sqm built.

Pozuelo de Alarcón New semi-detached houses

SPAIN, MADRID
PRICE € 799,000 **CONSTR. AREA** 429,75 SQM **E&V ID** W-0294GS
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Each semi-detached house of this development has the same design, distributed in 4 floors. Every house has two large parking spaces in the common basement garage. Going through the main door we access into a large hall with a wardrobe. From the distributor we can access the kitchen with office area. Opposite the three-ladder staircase we find the glazed inner courtyard that serves as a nexus between the different spaces and floors, providing the rooms with luminosity and achieving a sensation of amplitude. Finally, we will be able to access our large living room of about 42sqm with glazed front of sliding carpentry incorporating the back porch and offering over our garden. On the upper floor we will find two bedrooms that share a bathroom and the large master suite with dressing room. In our common areas we will enjoy an outdoor swimming pool and children's play area.



Salamanca - Castellana

New apartment fully furnished

SPAIN, MADRID
 PRICE € 3,500,000 CONSTR. AREA 324,93 SQM E&V ID W-02BH3M
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The building that houses this wonderful apartment also has well-kept common areas, with interior patios landscaped, as well as solarium area on the roof floor, with wooden pergolas and benches where you can enjoy a pleasant reading. The common facilities are completed by a large community room with cooking facilities and suitable for informal cocktails with our friends, as well as a bicycle room, fully equipped gym and sauna, including a changing room and shower area. The apartment is fully equipped with modern and functional furniture and high-end material. All dwellings also have a generous storage room of almost 10.07sqm. Enjoy this fantastic home in the heart of the Barrio de Salamanca, along with the most prestigious and renowned national and international brands of fashion. The Salamanca district is known for its classic elegance.

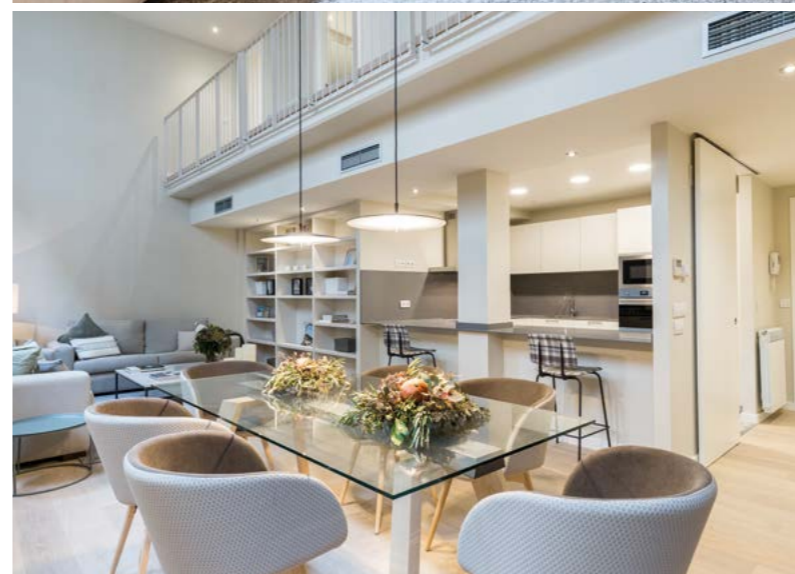
Chamberí - Rios Rosas

The new jewel of Chamberí

SPAIN, MADRID
 PRICE € 2,610,000 CONSTR. AREA 212,67 SQM E&V ID W-028TSR
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The promotion represents a magnificent investment opportunity to acquire an exclusive property in a "Premium" area considered among the best of Madrid capital, located in the middle of the "Almendra central". The promotion is located in the exclusive district of Chamberí and is composed of spacious houses of one to four rooms, flexible to the circumstances and needs of each owner. The building has communal gardens, private pool with terrace; luxurious sun deck; gym with sauna; concierge and private underground car park in the building itself. The building houses 41 modern homes that are totally flexible to the lifestyle of each user, three underground parking floors and storage rooms, exclusive to residents (a garage and storage space included in the price) and spectacular common areas.

Barcelona



Sarrià - Sant Gervasi 10 High-end Homes

SPAIN, BARCELONA
PRICE € 993,600 CONSTR. AREA 139 SQM E&V ID W-0299RI
CONTACT ENGEL & VÖLKERS BARCELONA
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At number 106, Bertrán Street in the district of Putxet in the upper area of Barcelona, we have an exceptional offer of 10 high-end homes with communal pool and solarium on the roof of the building. The uniqueness of our offer lies in the range of properties for sale from 110 to 167sqm. All of these homes have 3 bedrooms with 2 or 3 bathrooms. The finishes and materials are of high quality that provide warmth and luxury to the property. Each property has parking and storage rooms in the same block. The project offers 4 duplexes on the ground floor, 3 of which have large private terrace with excellent positioning, while the rest of the homes are distributed on the first and second floors, with a total of 3 per floor. The properties are ready to move into and meet all the requirements that the customer expects from a luxury home.



Turó Parc

Exceptional new development

SPAIN, BARCELONA
 PRICE € 2,500,000 CONSTR. AREA 365 SQM E&V ID W-026FSZ
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In one of the best residential areas located in the district Sarrià-Sant Gervasi, there are 5 large homes for sale. These properties are located in a quiet and exclusive residential area. Where you can enjoy the prestigious Turó Park, the district's shopping areas and the great ease of road access to and from the city. This project stands out for its latest generation properties that boast comfort, design and high-end materials that create a perfect new home. Regarding the building, there are five totally bright and airy homes. All the residents will be able to enjoy a welcoming communal area with swimming pool and a concierge service. In addition, the project guarantees excellent sustainability and energy efficiency with an AA rating. This is a fantastic opportunity for all those who want to live in a quiet place and just a few minutes away from the centre of Barcelona.

Eixample - Sagrada Família

A project with a unique design

SPAIN, BARCELONA
 PRICE € 524,175 CONSTR. AREA 71 SQM E&V ID W-0291XX
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In the heart of Barcelona, we find N-236, a stylish and unique designed building, located in the neighbourhood of Sagrada Família. N-236 offers five exclusive apartments, three type plants of 72sqm and the option to convert the top two apartments into an exclusive duplex of 148sqm with a private 32sqm terrace. The facade has a unique and original design, which delivers an added value to the house, providing liveliness and color. The construction has been carried out with the best systems and materials of the market, aiming to maximize its energy efficiency and soundproofing from the exterior. The property has five apartments of 72sqm per level with the option of creating an exclusive duplex of 148sqm in the two top floors. N-236 is a project with unique features, and ideal place to live in Barcelona, and an incomparable investment opportunity.



Girona - PGA Catalunya Resort
La Selva Terrace Villas

SPAIN, BARCELONA
PRICE € 780,000 CONSTR. AREA 273 SQM E&V ID W-02CBCN
CONTACT ENGEL & VÖLKERS BARCELONA
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Located less than an hour from Barcelona, 20 minutes from Costa Brava and just 15 minutes from Girona, PGA Catalunya Resort offers a selection of villa plots for sale, enabling owners to undertake their own project in keeping with the architectural concept of the resort, or let our experienced team take care of the construction of their dream villa. In addition, PGA Catalunya Resort offers a variety of ready to live luxury villas designed by award winning architects. Each villa is unique yet instantly recognizable by its modern design and perfect integration with the natural surroundings, offering comfort and wellbeing with a Mediterranean lifestyle. The Residents Club offers access to extensive facilities including a 20m outdoor pool with spacious terrace, solarium, children's pool, techno-gym fitness room, and two spa treatment rooms.

Girona - Begur
Exclusivity in Son Rich Residences

SPAIN, BARCELONA
PRICE € 2,159,314 CONSTR. AREA 431 SQM E&V ID W-026P51
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Son Rich Residences are located in Begur, the heart of the Costa Brava. Situated on the slopes of the mountain that gives it's name to the project, Son Rich Residences enjoys the very best panoramic views over the Empordà, the Medas Isles and the Gulf of Rosas. The recently completed residential area has all services and is just a few minutes' walk away from the centre of Begur. High quality detached houses with gardens, private pool and designed to the requirements of each owner with finishings of the different brands of the Porcelanosa Group. Houses fitted with lift, high quality external carpentry of the Cortizo and Gradhermetic brands and latest generation air conditioning using Hitachi aeroterminia, giving the best results in sustainability and energy efficiency. Son Rich Residences is the hallmark of success in an exceptional investment project thanks to its fast revaluation and high return.

Mallorca



Port Andratx Modern new built villas "New Folies"

SPAIN, MALLORCA
PRICE From € 1,890,000 CONSTR. AREA 293-509 SQM E&V ID W-02793J
CONTACT ENGEL & VÖLKERS PUERTO ANDRATX
LICENSEE PARTNER OF BALEAREV GMBH
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New Folies is a luxurious residential project located in Port Andratx, one of the most privileged locations in the Mediterranean. The development comprises 41 contemporary style villas which are not only characterised by the modern architecture but also by the sole usage of high-quality materials. The self-contained villa park "New Folies" does overall consist of 41 semi-detached houses, a spacious community pool, garden areas and underground car parking spaces. The villas comprise 3 bedrooms, 3 bathrooms, private pool, elevator, generous terraces, private garden, underfloor heating, high-quality and fully-equipped kitchen, domotic system and offer a fantastic sea view. The open plan layout combines the spacious interior with the exterior and provides the ideal living environment to enjoy Mediterranean living at its best.



Santa Ponsa Amazing seafront project

SPAIN, MALLORCA
PRICE From € 8,900,000 **CONSTR. AREA** 1,115-1,570 SQM **E&V ID** W-0233RP
CONTACT ENGEL & VÖLKERS SANTA PONSA
 LICENSEE PARTNER OF BALEAREV GMBH
 © +34 971 69 90 63 **E-MAIL** SANTAPONSA@ENGELVOELKERS.COM

Cap Adriano is the island's most prestigious development to date. The restricted number of just nine luxury villas ensures maximum exclusivity in first sea line with spectacular views over the open sea and the Malgrat archipelago. The total constructed area of each villa varies from 1,115sqm to over 1,570sqm providing great space, light and designer contemporary interiors. The concept is focused on tasteful contemporary interiors, offering the ultimate in modern comfort with large terraces, spacious patios, direct access to the sea and flourishing landscaped gardens that give this prestigious complex a very special Mediterranean character. The unique location makes the best of the island's sun orientation and all the villas will enjoy direct coastal access and spectacular sea views. This will be contemporary sea front living at its best.

Portals Avant-garde Residential Project

SPAIN, MALLORCA
PRICE From € 1,365,000 **CONSTR. AREA** 186-598 SQM **E&V ID** W-021Y52
CONTACT ENGEL & VÖLKERS PORTALS
 LICENSEE PARTNER OF BALEAREV GMBH
 © +34 971 67 68 36 **E-MAIL** PORTALS@ENGELVOELKERS.COM

Located within walking distance of the Marina of Puerto Portals and the sandy beach of Portals, the outstandingly elaborated design project LELEMENTS unites the four elements earth, fire, water and air and represents first-class lifestyle in all 31 premium units. Equipped according to German quality standards, ELEMENTS represents the essence of modern living, with 24-hour concierge service and an allround assistance which meets the highest demands. Every apartment is designed with astonishing attention to detail, the interior design offers Mediterranean comfort of exquisite quality. Sustainability and energy efficiency play a significant role, which is an important factor in a sensitive and protected environment like Mallorca. The project also comprises highly efficient insulation windows and walls as well as eco-friendly sound, heating and cooling systems.

Marbella



Golden Mile 26 Luxury semi-detached Villas

SPAIN, MARBELLA
PRICE € 1,075,000 CONSTR. AREA 409 SQM E&V ID W-02A0TM
CONTACT ENGEL & VÖLKERS MARBELLA GOLDEN MILE
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Situated in the most prestigious area of Marbella, on the Golden Mile, within 400 metres away from the iconic Puente Romano Beach Resort & Spa and walking distance from the beaches of the Golden Mile, The Collection is a small, exclusive, gated community of only 26 contemporary, semidetached villas, with private pools. With beautiful greenery accompanied by mountain and sea views, the community enjoys a full concierge service and a communal swimming pool area, together with a gym, sauna, and Jacuzzi. Such a special setting deserves nothing less than the finest architectural design and homes built to the highest standards of quality and detail, which is the concept from which these beautifully styled, three bedroom, semidetached villas have been created. Their styling and layout offer a refined contemporary design that is truly timeless in its appeal.



Golden Mile 34 Luxury Apartments

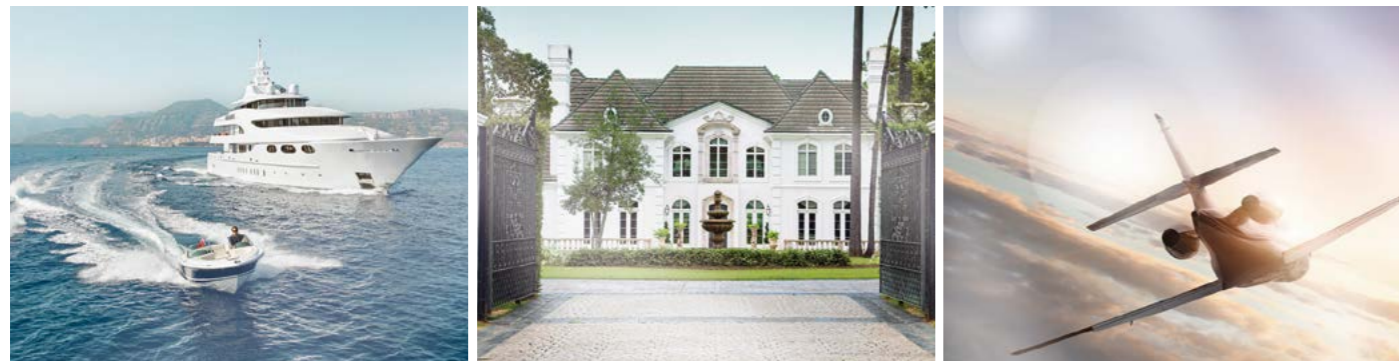
SPAIN, MARBELLA
PRICE FROM € 695,000 CONSTR. AREA 138 SQM E&V ID W-028LXH
CONTACT ENGEL & VÖLKERS MARBELLA GOLDEN MILE
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La Meridiana Suites, a unique boutique apartment community of only 34 luxury apartments and penthouses distributed over four individual buildings, on just three floors. The gated community is situated on the Golden Mile, the most prestigious location in Marbella and within walking distance to the Puente Romano Hotel Resort and the beach. La Meridiana Suites is designed and fitted to the standard of a luxury Spa Resort. The vision is to offer a complete lifestyle with a state-of-the-art Spa and sport facilities, a private 9.000sqm park reserved for the exclusive use of the residents, a communal pool and a bespoke, on-site, concierge and property management service for a hassle free living experience. The homes range from 120sqm with 35sqm of terraces to 300sqm penthouses with 380sqm of terraces. Some feature private pools on the terraces.

Golden Mile 8 Exclusive Residences

SPAIN, MARBELLA
PRICE € 2,600,000 CONSTR. AREA 521 SQM E&V ID W-025N3U
CONTACT ENGEL & VÖLKERS MARBELLA GOLDEN MILE
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The C8NCEPT is a highly select, gated community of eight luxurious private residences situated in one of the most desirable addresses in Marbella. Set upon gently sloping land at less than 200 metres from the region's most exclusive stretch of beach, the site offers peace and privacy amid natural greenery, and the commanding sea views that the slight, but effective elevation makes possible. The design and layout are state of the art and every kind of luxury has been carefully thought-out. The villas represent the very pinnacle of modern style, comfort and sophistication, featuring sumptuous, contemporary architectural design, the finest materials and advanced technology at the service of luxury and convenience. Three types of villas are available and each enjoys its own styling, layout, setting, orientation and sea views, with personalised finishes and unique features.



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