



VALORA ESTATES

SPAIN · INSTITUTIONAL REAL ESTATE · EST. 2001

PROJECTS CATALOG · 2026

Projects Catalog

Active developments and completed
portfolio across Spain.

INVESTOR EDITION

Confidential · For institutional investors, partners and private clients

Madrid · Barcelona · Marbella · Valencia · Málaga · Bilbao · Palma

MMXXVI

INTRODUCTION

Institutional Spanish *real estate*.

Valora Estates is a Spanish institutional developer and investor shaping landmark residential, commercial and hospitality assets across Europe's most desired locations. This catalog presents our current active developments and a selection of completed portfolio assets — each project documented with location intelligence, pricing, investment performance and architectural detail at institutional standard.

€3.2B

INVESTMENT VALUE BUILT

126

COMPLETED PROJECTS

21

ONGOING DEVELOPMENTS

€1.4B

ASSETS UNDER MANAGEMENT

18.6%

AVG IRR

7

SPANISH CITIES

CONTENTS

All projects *in this catalog.*

01	Valora Residences Madrid Madrid Financial District · Luxury Residential Towers · Delivery 2027	ACTIVE
02	Costa Valora Resort Marbella Coast · Luxury Resort & Branded Residences · Delivery 2027	ACTIVE
03	Valora Business Hub Barcelona — 22@ District · Commercial & Administrative Complex · Delivery 2026	ACTIVE
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PROJECT 01 · ONGOING

Valora Residences Madrid

Madrid Financial District



€480M

INVESTMENT VALUE

312

TOTAL RESIDENCES

108m

TOWER HEIGHT

62%

CONSTRUCTION

OVERVIEW

Designed in collaboration with award-winning European architects, Valora Residences Madrid delivers 312 private residences across two sculpted high-rise towers. The development pairs a refined classical Spanish material palette with state-of-the-art building intelligence, private wellness facilities and skyline-defining rooftop infinity pools.

ASSET TYPE Luxury Residential Towers

STATUS Ongoing · 62% built

DELIVERY / YEAR Delivery 2027

CITY Madrid

ARCHITECTURAL & LIFESTYLE VISION

Valora Residences Madrid *in detail.*

VISION

A new vertical address for Madrid's global elite — twin sculpted towers anchoring AZCA, the financial heart of southern Europe. Conceived for collectors, executives and international families seeking permanence, privacy and skyline.

ARCHITECTURE

Designed by a Pritzker-decorated European studio in dialogue with Madrid's classical stone tradition. Hand-set travertine façades, bronze-finished structural fins and floor-to-ceiling glazing frame uninterrupted views of Casa de Campo and the Sierra de Guadarrama.

LIFESTYLE

Residents enter through a 9-metre lobby attended by a dedicated concierge team trained by a leading European hospitality school. A members-only sky club, private dining rooms, cigar lounge and 25-metre lap pool define daily life.

MARKET POSITIONING

Positioned in the top decile of Madrid's prime residential market — a benchmark institutional asset comparable to OneEleven, Caleido and the Cuatro Torres trophy assets.

LOCATION

AZCA — Madrid Financial District



AZCA is Madrid's institutional financial core, home to BBVA, Santander, the Cuatro Torres trophy assets and the city's most prestigious corporate addresses. The district benefits from the deepest infrastructure, highest tenant covenant and strongest land-value compression in Spain.

AIRPORT

Adolfo Suárez Madrid-Barajas · 18 km · 22 min

BUSINESS DISTRICT

Paseo de la Castellana · On site

KEY LANDMARKS

- Santiago Bernabéu Stadium — 1.4 km
- Salamanca luxury shopping — 2.6 km
- Puerta del Sol — 4.1 km
- Cuatro Torres Business Area — 1.8 km
- El Retiro Park — 3.2 km
- IE Business School — 2.9 km

INVESTMENT & PRICING

Pricing *structure.*

STARTING FROM €1.45M

AVERAGE PRICE €2.9M

PRICE PER SQM €11,800

PRICE PER SQFT €1,096

TOTAL UNITS 312

CURRENTLY AVAILABLE 96

UNIT MIX & PRICING

Type	Size (sqm)	From	Available
1 Bedroom Residence	78	€1.45M	18
2 Bedroom Residence	124	€2.20M	34
3 Bedroom Sky Residence	186	€3.95M	28
4 Bedroom Penthouse	312	€7.80M	12
Duplex Sky Penthouse	486	€14.5M	4

PAYMENT PLAN

- **Reservation** — €60,000 · Refundable within 14 days
- **Down payment** — 20% · On signing of private contract
- **Construction-linked** — 50% · 6 milestone-based installments
- **On handover** — 30% · Mortgage facilitation available
- **Mortgage support** — Up to 70% LTV · Through partner private banks

INVESTMENT PERFORMANCE

Returns & *market outlook.*

+8.4% / yr

ANNUAL APPRECIATION

5.2 – 6.4%

RENTAL YIELD

+42%

5-YEAR ROI

16 – 19%

TARGET IRR

Madrid prime**+52%****(2019–2025)**

MARKET GROWTH

€25,000

MIN. FRACTIONAL TICKET

MARKET OUTLOOK

Madrid is the fastest-growing prime residential market in continental Europe, supported by record FDI inflows, the relocation of Latin American HNW capital and structural undersupply of new-build trophy stock.

INVESTMENT ADVANTAGES

- Prime location — Direct frontage on Paseo de la Castellana with unmatched corporate covenant.
- Limited inventory — Only 312 residences across two towers, under 4% annual prime delivery.
- Rental demand — Sub-2% prime vacancy with structural shortage of branded rental stock.
- Developer credibility — Sponsor co-investment of 22% alongside institutional capital partners.

DIGITAL ACCESS — TOKENISATION

Available from €25,000 via SPV-backed digital units.

Each tranche held in a Luxembourg-domiciled SPV with full audit and quarterly reporting.

FEATURES & AMENITIES

A fully curated *lifestyle.*

WELLNESS & LEISURE

- 3,200 sqm spa & hammam
- Twin rooftop infinity pools
- Cryotherapy & IV lounge
- 25m indoor lap pool
- Pilates & yoga studios
- Padel & paddle tennis

HOSPITALITY

- 24/7 multilingual concierge
- Members-only sky club
- Resident screening cinema
- Private dining & wine room
- Cigar & whiskey lounge
- Hotel-style room service

FAMILY & WORK

- Children's club & nursery
- Library & business lounge
- Pet grooming station
- Co-working & meeting rooms
- Music & art studios
- Concierge schooling support

SMART & SUSTAINABLE

- LEED Gold targeted
- EV-ready private garages
- Filtered air & water systems
- Lutron smart-home automation
- Geothermal heat exchange
- Biometric building access

PROJECT 02 · ONGOING

Costa Valora Resort

Marbella Coast



€620M

INVESTMENT VALUE

280

KEYS & RESIDENCES

600m

BEACHFRONT

47%

CONSTRUCTION

OVERVIEW

Costa Valora Resort orchestrates 184 guest suites, 96 branded residences and a Mediterranean-inspired beach club across 14 hectares of protected coastline. Operated under a strategic hospitality alliance, the resort introduces a new institutional standard for branded living on the Costa del Sol.

ASSET TYPE Luxury Resort & Branded Residences

STATUS Ongoing · 47% built

DELIVERY / YEAR Delivery 2027

CITY Marbella

ARCHITECTURAL & LIFESTYLE VISION

Costa Valora Resort *in detail.*

VISION

A modern Mediterranean estate where five-star hospitality, private branded residences and curated coastal living converge across 14 protected hectares of Marbella shoreline.

ARCHITECTURE

Low-rise pavilions in cream limestone, weathered bronze and bleached oak, sculpted to follow the natural topography. Every residence opens to the sea through 10-metre sliding façades and private infinity terraces.

LIFESTYLE

Days move between the destination beach club, the 12,000 sqm wellness sanctuary and five culinary venues led by a Michelin-starred culinary director. A private marina shuttle connects residents to Puerto Banús in eight minutes.

MARKET POSITIONING

The first true institutional-grade branded resort on the Spanish Mediterranean — benchmarked against Six Senses Ibiza, Bulgari Mallorca and One&Only; Mandarin.

LOCATION

Marbella — New Golden Mile



The New Golden Mile is the most active luxury coastal corridor in southern Europe, connecting Puerto Banús, Estepona and the high-end resort cluster of San Pedro. Marbella attracted record international HNW relocations in 2024–2025.

AIRPORT

Málaga–Costa del Sol International · 52 km · 38 min

BUSINESS DISTRICT

Puerto Banús · 8 km · 10 min

KEY LANDMARKS

- Puerto Banús Marina — 8 km
- Sotogrande & Valderrama — 44 km
- Finca Cortesin Golf — 22 km
- Marbella Old Town — 12 km
- Gibraltar International — 78 km
- Los Naranjos Golf — 9 km

INVESTMENT & PRICING

Pricing *structure.*

STARTING FROM €2.85M

AVERAGE PRICE €5.4M

PRICE PER SQM €14,500

PRICE PER SQFT €1,347

TOTAL UNITS 96

CURRENTLY AVAILABLE 41

UNIT MIX & PRICING

Type	Size (sqm)	From	Available
Garden Residence	168	€2.85M	9
Beachfront Residence	240	€4.95M	14
Signature Villa	420	€9.80M	12
Beachfront Penthouse	560	€18.5M	6

PAYMENT PLAN

- **Reservation** — €100,000 · Refundable within 21 days
- **Down payment** — 25% · On private contract signing
- **Construction milestones** — 45% · 5 stage-gated installments
- **On delivery** — 30% · Hotel-managed rental program available
- **Post-handover** — Up to 24 months · Available for select tranches

INVESTMENT PERFORMANCE

Returns & *market outlook.*

+9.2% / yr

ANNUAL APPRECIATION

6.0 – 8.5%

RENTAL YIELD

+48%

5-YEAR ROI

18 – 22%

TARGET IRR

Marbella prime**+61%****(2019–2025)**

MARKET GROWTH

€50,000

MIN. FRACTIONAL TICKET

MARKET OUTLOOK

Marbella branded residences command a 38% pricing premium over non-branded stock, with hotel-managed rental programs delivering institutional-grade yield characteristics throughout the year.

INVESTMENT ADVANTAGES

- Tourism impact — 12.4M Costa del Sol arrivals in 2024 with double-digit luxury growth.
- Branded premium — Hotel-branded residences trade at +38% vs comparable non-branded stock.
- Limited beachfront — Less than 4% of Marbella coastline available for new build.
- Operator credibility — Operated under strategic alliance with a global hospitality group.

DIGITAL ACCESS — TOKENISATION

Fractional ownership of branded residences from €50,000.

Each residence held within a regulated Spanish SPV with annual audited accounts.

FEATURES & AMENITIES

A fully curated *lifestyle.*

BEACH & WATER

- 600m private beachfront
- Beach club & lido
- Watersports academy
- Three infinity pools
- Private marina shuttle
- Sunset sailing program

WELLNESS

- 12,000 sqm signature spa
- Longevity & IV clinic
- Cryo & recovery suites
- Hammam & thalassotherapy
- Yoga & meditation pavilions
- Personal training studios

CULINARY

- Michelin-starred signature restaurant
- Andalusian tapas bar
- In-residence private chef
- Beachfront seafood grill
- Pool club restaurant
- 24h hotel servicing

FAMILY & ESTATE

- Kids club & teens lounge
- Helipad & VIP arrival
- Concierge & butler service
- Tennis & padel academy
- EV fleet & private chauffeur
- On-site international school link

PROJECT 03 · ONGOING

Valora Business Hub

Barcelona — 22@ District



78,000 sqm

LEASABLE AREA

3

OFFICE TOWERS

64%

PRE-LET

71%

CONSTRUCTION

OVERVIEW

Valora Business Hub introduces three interconnected office towers, a curated retail boulevard and a new public plaza to Barcelona's 22@ district. WELL Platinum and LEED Platinum certified, the complex is engineered for the demands of multinational tenants and next-generation working cultures.

ASSET TYPE Commercial & Administrative Complex

STATUS Ongoing · 71% built

DELIVERY / YEAR Delivery 2026

CITY Barcelona

ARCHITECTURAL & LIFESTYLE VISION

Valora Business Hub *in detail.*

VISION

A new institutional workplace standard for southern Europe — three interconnected office towers, a curated retail boulevard and a public plaza redefining Barcelona's 22@ innovation district.

ARCHITECTURE

Engineered timber cores, ceramic-tile sun shading and full-height glazing translate the rhythm of Cerdà's grid into a contemporary architectural language. Triple-certified (LEED Platinum, WELL Platinum, BREEAM Outstanding).

LIFESTYLE

Tenants benefit from on-site wellness, conference auditoriums, a curated F&B; boulevard, end-of-trip cycling facilities and rooftop co-working terraces overlooking the Mediterranean.

MARKET POSITIONING

The largest single Grade A delivery in 22@ since 2010 — comparable to Torre Glòries and Diagonal ZeroZero in covenant and rental tier.

LOCATION

22@ — Barcelona Innovation District



22@ is the most successful urban regeneration district in Europe, home to Amazon, Meta, Cisco and over 1,500 technology and creative companies. The district benefits from the deepest tenant pool and lowest vacancy in Barcelona.

AIRPORT

Barcelona–El Prat International · 16 km · 22 min

BUSINESS DISTRICT

Plaça de les Glòries · 0.6 km

KEY LANDMARKS

- Torre Glòries — 0.5 km
- Sagrada Família — 1.8 km
- Diagonal Mar shopping — 2.4 km
- Port Olímpic & beaches — 1.6 km
- Pompeu Fabra University — 1.2 km
- Mobile World Congress venue — 9 km

INVESTMENT & PRICING

Pricing *structure.*

STARTING FROM €420 / sqm / yr

AVERAGE PRICE €32M (floor plate)

PRICE PER SQM €8,400

PRICE PER SQFT €780

TOTAL UNITS 24

CURRENTLY AVAILABLE 9

UNIT MIX & PRICING

Type	Size (sqm)	From	Available
Flexible Office Floor	1,200	€420 / sqm / yr	6
Full Floor Plate	3,200	€445 / sqm / yr	4
Multi-floor Headquarters	9,800	€465 / sqm / yr	2
Flagship Retail Unit	320	€1,950 / sqm / yr	8

PAYMENT PLAN

- **Pre-leasing terms** — 5 / 7 / 10 yr · Indexed to Spanish CPI
- **Tenant incentive package** — Up to 18 months · Phased rent-free schedule
- **Capex contribution** — €420 / sqm · Cat-A delivered
- **Acquisition (whole asset)** — Yield 4.4 – 4.8% · Open to institutional capital

INVESTMENT PERFORMANCE

Returns & *market outlook.*

+6.8% / yr

ANNUAL APPRECIATION

4.4 – 5.2%

RENTAL YIELD

+34%

5-YEAR ROI

14 – 17%

TARGET IRR

**Barcelona
prime offices
+44%
(2019–2025)**

MARKET GROWTH

€100,000

MIN. FRACTIONAL TICKET

MARKET OUTLOOK

Barcelona Grade A office stock remains structurally undersupplied — sub-3% vacancy and record pre-letting velocity from technology and life-science tenants drive rental growth into 2027.

INVESTMENT ADVANTAGES

- Pre-let covenant — 64% of leasable area pre-committed to multinational tenants.
- Infrastructure — Direct metro, tram and Ronda access; best-in-class accessibility.
- Sustainability premium — Triple-certified assets capture +12% rental premium in EU.
- Institutional exit — Designed to core institutional acquisition standards.

DIGITAL ACCESS — TOKENISATION

Fractional commercial ownership from €100,000 via regulated SPV units.

Spanish SOCIMI structure with quarterly distributions and full institutional reporting.

FEATURES & AMENITIES

A fully curated *lifestyle.*

WORKPLACE

- 3,000+ sqm flexible floor plates
- Innovation & event auditoriums
- Smart access & visitor mgmt
- 10m double-height lobbies
- Tenant conference center
- Multi-tenant signage rights

WELLNESS & MOBILITY

- End-of-trip cycling facility
- On-site fitness center
- EV-ready parking 1,400 bays
- Showers & lockers
- Rooftop gardens
- Direct metro & tram access

RETAIL & F&B;

- Curated retail boulevard
- Healthy F&B; village
- Childcare partnership
- Flagship coffee operator
- Co-working terraces
- Concierge for tenants

SUSTAINABILITY

- LEED Platinum certified
- BREEAM Outstanding
- Photovoltaic rooftop
- WELL Platinum certified
- Net-zero operational carbon
- Greywater reuse system

PROJECT 04 · ONGOING

Valora Gardens Valencia

Valencia — Patacona



540

TOTAL RESIDENCES

80,000 sqm

GREEN AREA

82%

PHASE 1 SOLD

54%

CONSTRUCTION

OVERVIEW

Valora Gardens Valencia reimagines suburban Mediterranean living with low-rise residences arranged around eight hectares of botanical gardens. A community clubhouse, retail high street and education campus complete the masterplan, designed for multi-generational families seeking space without compromise.

ASSET TYPE Mixed-use Residential Community

STATUS Ongoing · 54% built

DELIVERY / YEAR Delivery 2026

CITY Valencia

ARCHITECTURAL & LIFESTYLE VISION

Valora Gardens Valencia *in detail.*

VISION

A complete masterplanned Mediterranean community designed for the next generation of Valencian and international families — 540 residences arranged around eight hectares of botanical gardens.

ARCHITECTURE

Low-rise residences with whitewashed render, ceramic louvres and cross-ventilated layouts inspired by the historical Huerta. Each residence opens onto a private garden or south-facing terrace.

LIFESTYLE

Mornings on the Patacona promenade, afternoons in the community padel academy, evenings in the high-street plaza. A dedicated international school partner anchors the family proposition.

MARKET POSITIONING

The largest delivery of new-build family residences in Valencia's coastal corridor — capturing the structural shift of digital nomads and European families relocating to the city.

LOCATION

Valencia — Patacona Coastal Corridor



Patacona connects the City of Arts & Sciences with the northern Valencian coastline. The corridor has captured a record influx of European families and digital nomads relocating to Valencia, named the world's most liveable city in recent global rankings.

AIRPORT

Valencia International (Manises) · 14 km · 22 min

BUSINESS DISTRICT

City of Arts & Sciences · 5 km · 9 min

KEY LANDMARKS

- City of Arts & Sciences — 5 km
- Port of Valencia — 4 km
- International schools cluster — On site
- Old Town & Mercado Central — 6 km
- Albufera Natural Park — 16 km
- AVE high-speed station — 8 km

INVESTMENT & PRICING

Pricing *structure.*

STARTING FROM €385K

AVERAGE PRICE €720K

PRICE PER SQM €4,950

PRICE PER SQFT €460

TOTAL UNITS 540

CURRENTLY AVAILABLE 178

UNIT MIX & PRICING

Type	Size (sqm)	From	Available
1 Bedroom Garden Apartment	62	€385K	32
2 Bedroom Family Apartment	94	€545K	64
3 Bedroom Townhouse	168	€820K	48
4 Bedroom Garden Villa	240	€1.35M	28
Retail Unit (high street)	120	€880K	6

PAYMENT PLAN

- **Reservation** — €10,000 · Refundable within 14 days
- **Down payment** — 20% · On private contract
- **Construction-linked** — 10% · Two milestone installments
- **On handover** — 70% · Mortgage facility up to 80% LTV
- **Post-handover plan** — Up to 36 months · Available for select units

INVESTMENT PERFORMANCE

Returns & *market outlook.*

+7.6% / yr

ANNUAL APPRECIATION

5.8 – 7.2%

RENTAL YIELD

+39%

5-YEAR ROI

15 – 18%

TARGET IRR

Valencia prime**+56%****(2019–2025)**

MARKET GROWTH

€15,000

MIN. FRACTIONAL TICKET

MARKET OUTLOOK

Valencia is the fastest-growing tier-1 Spanish residential market, supported by structural relocation flows from northern Europe and the city's positioning as a Mediterranean lifestyle and tech capital.

INVESTMENT ADVANTAGES

- Lifestyle premium — Valencia repeatedly ranked the world's most liveable city for expats.
- Family demand — Record international school enrolment and family relocation flows.
- Tourism uplift — America's Cup legacy infrastructure attracting global event calendar.
- Affordability gap — Prime psm 60% below Madrid and 40% below Barcelona — rerating runway.

DIGITAL ACCESS — TOKENISATION

Fractional family-residence ownership from €15,000.

Each phase consolidated within an audited Spanish SPV with annual investor reporting.

FEATURES & AMENITIES

A fully curated *lifestyle.*

OUTDOOR & FAMILY

- 8 hectares of botanical gardens
- Padel & tennis academy
- Outdoor cinema lawn
- Community pools & splash park
- Children's adventure park
- Cycling & running circuits

COMMUNITY

- Community clubhouse
- International school partner
- Pet park & grooming
- Retail & F&B; high street
- Medical & pharmacy hub
- Community events team

WELLNESS

- Resident gym & yoga
- Kids swim school
- Dietitian & coaching
- Spa & sauna pavilion
- Wellness retreats program
- Private personal training

SMART & SUSTAINABLE

- Solar-powered common areas
- Greywater garden irrigation
- District-scale heat sharing
- EV-ready underground parking
- Smart-home automation
- Native Mediterranean planting

PROJECT 05 · COMPLETED

Palacio Valora

Madrid — Salamanca



28

RESIDENCES

€4.2M

AVG. TICKET

100%

SELL-THROUGH

2022

YEAR

OVERVIEW

Palacio Valora restores one of Salamanca's most architecturally significant facades, pairing protected heritage detailing with thoroughly contemporary residences finished by Studio Piet Boon.

ASSET TYPE Heritage Residential

STATUS Completed

DELIVERY / YEAR Completed 2022

CITY Madrid

PROJECT DETAIL

Palacio Valora

OVERVIEW

Palacio Valora restores one of Salamanca's most architecturally significant facades, pairing protected heritage detailing with thoroughly contemporary residences finished by Studio Piet Boon.

KEY AMENITIES

- Concierge
- Wine cellar
- Wellness suite
- Private courtyard

ASSET TYPE Heritage Residential

LOCATION Madrid — Salamanca

YEAR Completed 2022

STATUS Delivered · 100% sold

PROJECT 06 · COMPLETED

Torres Diagonal

Barcelona — Diagonal Mar



412

RESIDENCES

118m

HEIGHT

100%

SELL-THROUGH

2021

YEAR

OVERVIEW

A landmark addition to Barcelona's coastline, Torres Diagonal delivers 412 residences with sky gardens, a private members club and direct access to the Diagonal Mar promenade.

ASSET TYPE Residential Towers

STATUS Completed

DELIVERY / YEAR Completed 2021

CITY Barcelona

PROJECT DETAIL

Torres Diagonal

OVERVIEW

A landmark addition to Barcelona's coastline, Torres Diagonal delivers 412 residences with sky gardens, a private members club and direct access to the Diagonal Mar promenade.

KEY AMENITIES

■ Sky gardens

■ Members club

■ Spa

■ Padel courts

ASSET TYPE	Residential Towers
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LOCATION	Barcelona — Diagonal Mar
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YEAR	Completed 2021
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STATUS	Delivered · 100% sold
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PROJECT 07 · COMPLETED

Marbella Bay Residences

Marbella — Golden Mile



62

RESIDENCES

€6.8M

AVG. TICKET

100%

SELL-THROUGH

2023

YEAR

OVERVIEW

62 branded residences with full hotel servicing, private beach access and a destination spa — fully sold within nine months of launch.

ASSET TYPE Branded Residences

STATUS Completed

DELIVERY / YEAR Completed 2023

CITY Marbella

PROJECT 08 · COMPLETED

Jardines de Valencia

Valencia — Cabanyal



320

RESIDENCES

3

PHASES

100%

SELL-THROUGH

2020

YEAR

OVERVIEW

Jardines de Valencia introduced a new benchmark for community-scale Mediterranean living with seven hectares of shared gardens and a full retail high street.

ASSET TYPE Residential Community

STATUS Completed

DELIVERY / YEAR Completed 2020

CITY Valencia

PROJECT DETAIL

Jardines de Valencia

OVERVIEW

Jardines de Valencia introduced a new benchmark for community-scale Mediterranean living with seven hectares of shared gardens and a full retail high street.

KEY AMENITIES

- Community pools
- Schools
- Retail boulevard
- Padel

ASSET TYPE Residential Community

LOCATION Valencia — Cabanyal

YEAR Completed 2020

STATUS Delivered · 100% sold

CONTACT

Begin a private *conversation.*

HEADQUARTERS

Torre de Cristal · Paseo de la Castellana 259C
Planta 42 · 28046 Madrid, Spain

TELEPHONE

+34 91 234 5678

INVESTOR RELATIONS

private@valoraestatesglobal.com

WEBSITE

www.valoraestatesglobal.com

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