

Investment Oportunity **Barcelona**

Can Vinyes Estate

July 2016

DETOX RETREAT & WELLNESS RESORT



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1. EXECUTIVE SUMMARY

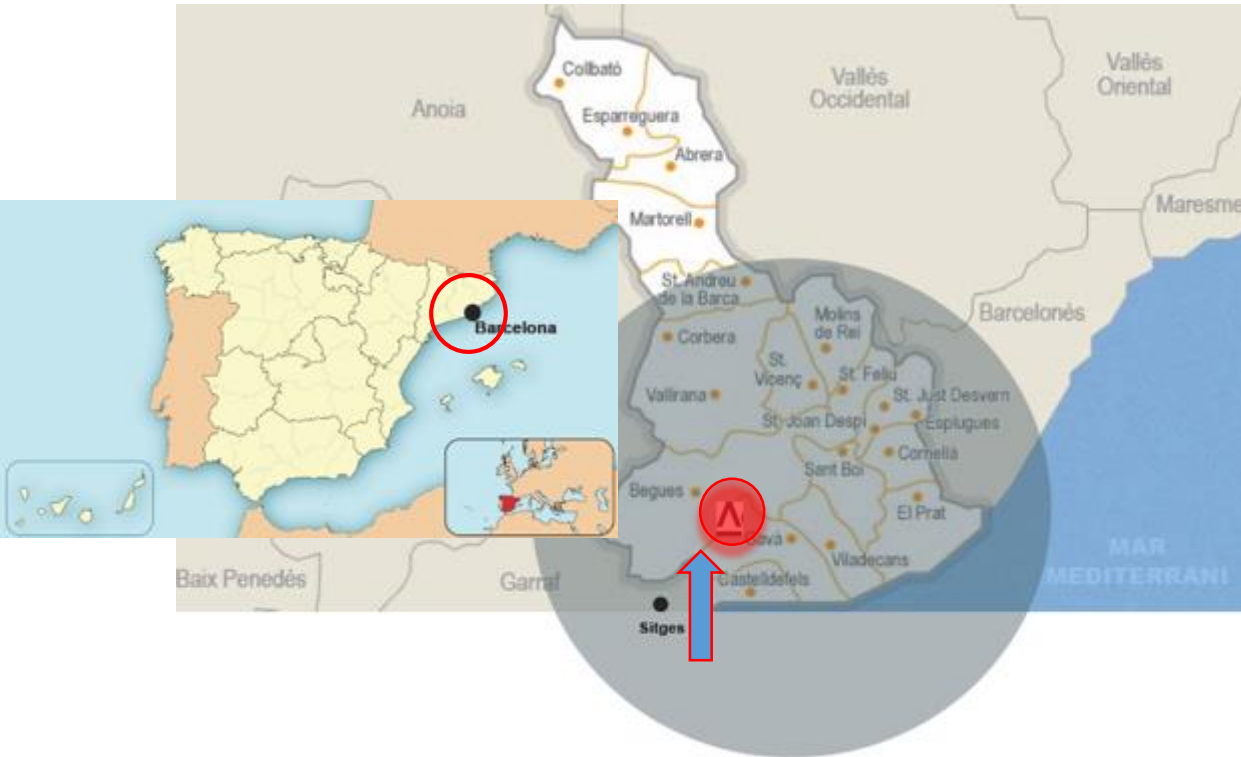
The purpose of this document is to introduce an exclusive investment transaction for the development of a *Prime Detox Resort* located on the Barcelona coast within the municipality of Gavà in Barcelona.

- a.** Unique opportunity to invest in the first luxury resort in Barcelona specialized in the detox sector as a strong and booming development business according to the World Tourism Organization (WTO).
- b.** Possibly one of the largest estates located in the vicinity of Barcelona and at the same time with a large portion of the ownership included within the Garraf Natural Park.
- c.** Development of an specific product with great potential in a well protected and unique area of the Mediterranean Coast for the operation of the business focused on well-being.
- d.** Estate with a total gross area of *200 hectares*, at a short distance from the sea, which is integrated within the natural park located in the mountainous part of the Municipality of Gavà comprising a predominantly forestry area oriented to the sea that predominates on the coast of Barcelona.
- e.** Firm commitment of the City Council to launch a project consisting of a hotel complex and a number of associated villas that will dynamize the environment and create more than 400 fixed and quality jobs. The project has also an associated *Beach Club* which is located on the seafront.
- f.** Based on the interest shown by 6 operating groups specialized in the *Detox* business, ADEQUA has established, based on an initial feasibility study, that the estimated annual income (EBITDA) of the complex would be: € 10,193,000. Villas).

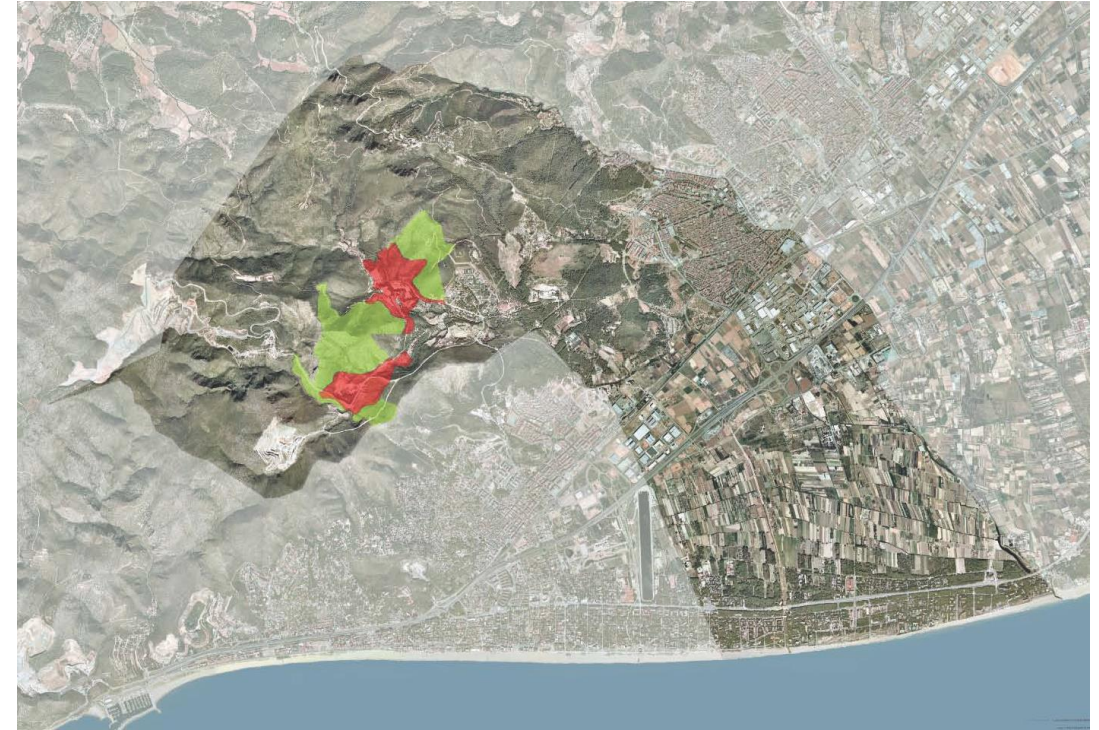


2. ACCESS AND COMMUNICATIONS

Estate located in the upper area of the urbanization of La Sentiu integrated within the Garraf Natural Park, belonging to the municipality of Gavà, southwest of Barcelona.



The area of Gavà belongs to the region of Baix Llobregat located within the Metropolitan Area of Barcelona and is the 3rd most populated area after Barcelona. Its strategic location in the vicinity of Barcelona, the Airport in a short distance and the tourist wealth of the area boasts its special appeal.



The entire estate is shaded in green and red colors in the upper *orthophoto*, appreciating the great significance and scale of the project to be developed within the boundaries of the municipality of Gavà (shaded).

The actual property is composed of several plots, some of which belong to the estate that are part of the Garraf Natural Park and the rest are buildable plots (in red) that give building rights according to the established agreements on behalf of the Can Vinyes Sector (Plan Parcial).

2. ACCESS AND COMMUNICATIONS

The attached image shows the privileged location of the estate located just southwest of Barcelona within the AMB, Metropolitan Area of Barcelona.



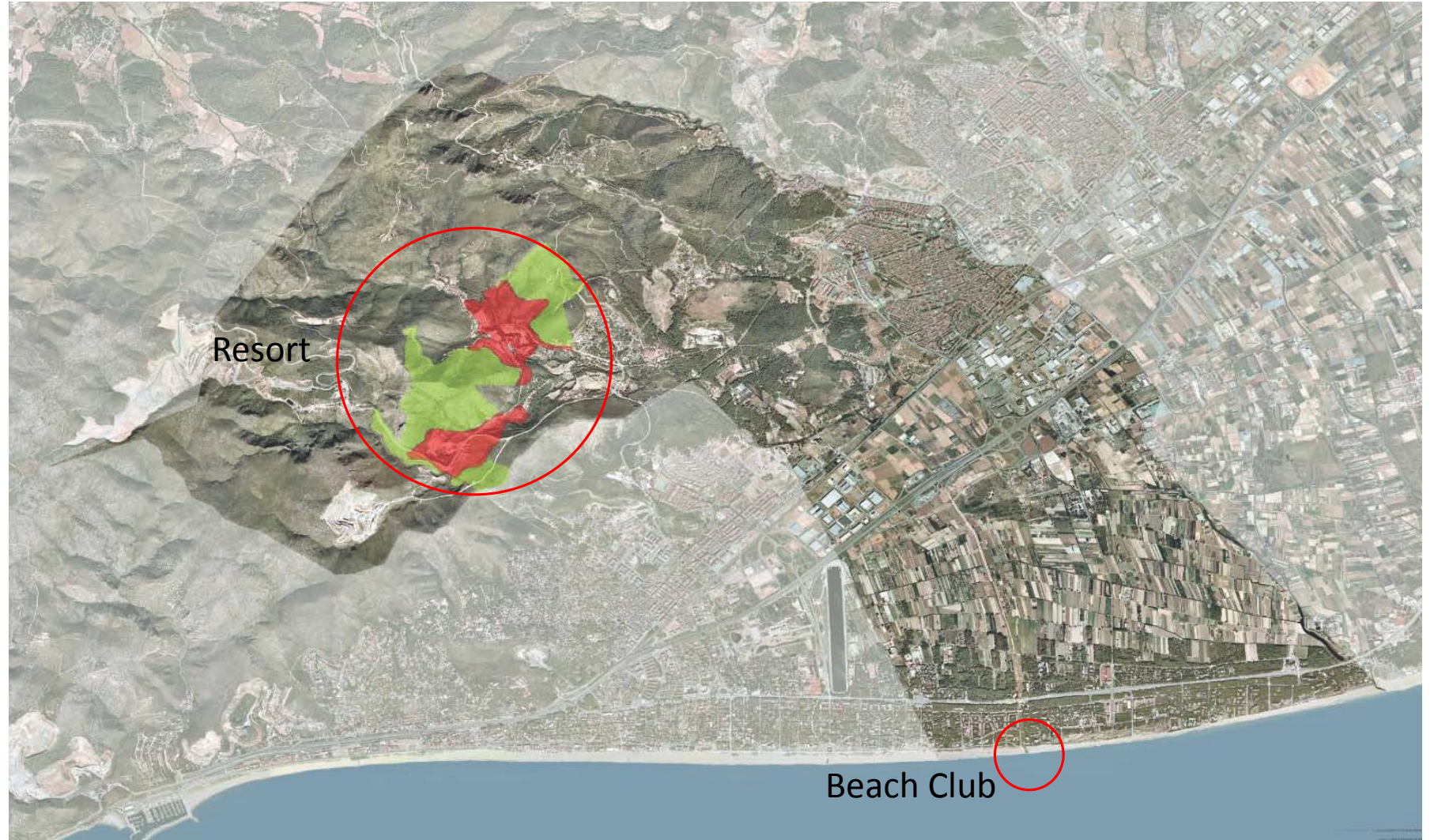
2. ACCESS AND COMMUNICATIONS

The International Architecture Award 2014. Category "Landscape Architecture"

"Vall d'en Joan" en el Parque Natural del Garraf, Barcelona" / PRIMER PREMIO



2. ACCESS AND COMMUNICATIONS



The project consists of two actions, one part corresponding to the Resort located in the estate of Can Vinyes in the interior of Gavà and the other part corresponds to a piece of land located in the sea side for the execution of the Beach Club associated to the main resort.

3. ASSET



The lot has a large dimension and includes an important part of it integrated inside the Natural Park which must be protected and another part of it corresponding to buildable land that are the object of the present project.

The land is logically very well located with respect to the Barcelona Airport, the beaches and the city center. Nevertheless it allows to remain in tranquility and isolated of the multitude, located in the upper part of the Baix Llobregat.



The estate is the largest piece of land currently available in the area and according to the agreement provided by ADEQUA, with definite use to develop an *eco-resort* including the execution of a luxury hotel with a spa and wellness clinic in conjunction with a limited number of exclusive managed villas.

The global registered plot area is 1,960,000 sqm.

The buildable area is 125,000 sqm (theoretical property rights).

Zoning: Clave 21 (buildable, non delimited). This is an optional urban development zone of intensity 3.

3. ASSET

Current state and environment.

The Can Vinyes Sector is located on the maritime slope of the Garraf mountain, in the vicinity of the torrent of La Font del Castell.

Nearby there is only the area of La Sentiu, an old urbanization of detached houses.



3. ASSET

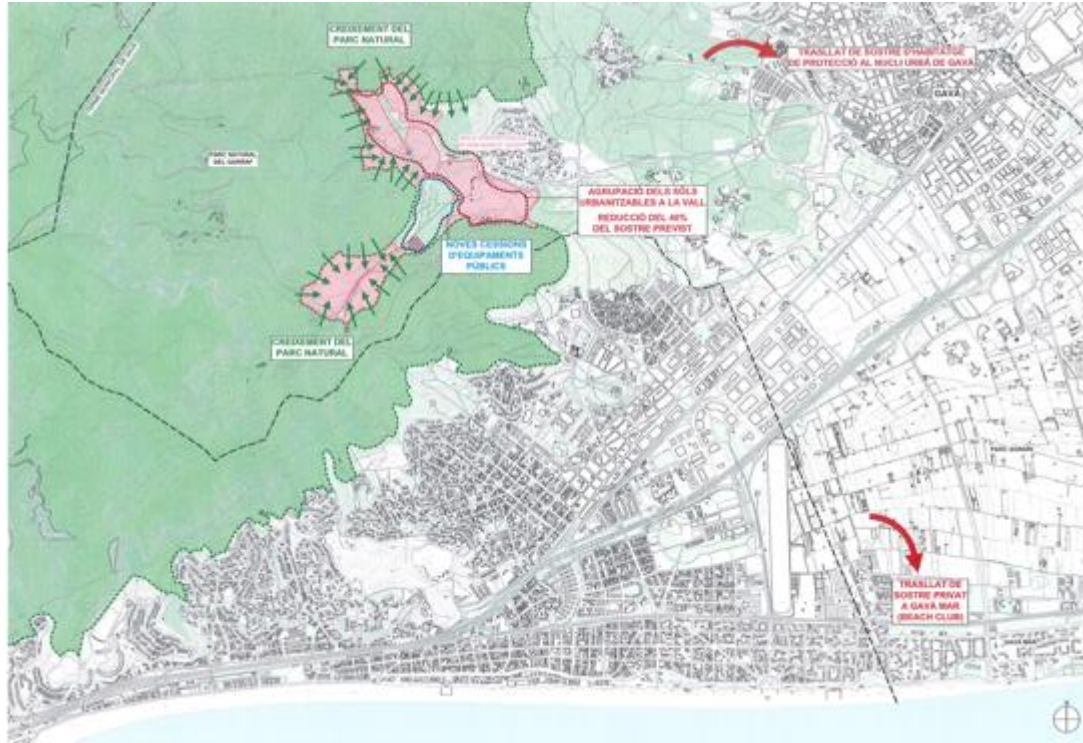
Scheme of current stage and the future:

There are a total of 5 farmhouses listed by Patrimoni (protected) that must be preserved and that would function as service centers of the Resort.

Around these existing buildings there would be established new buildings and expansions of existing ones that will correspond to the hotel and other services that integrate and connect with each other forming the Resort.

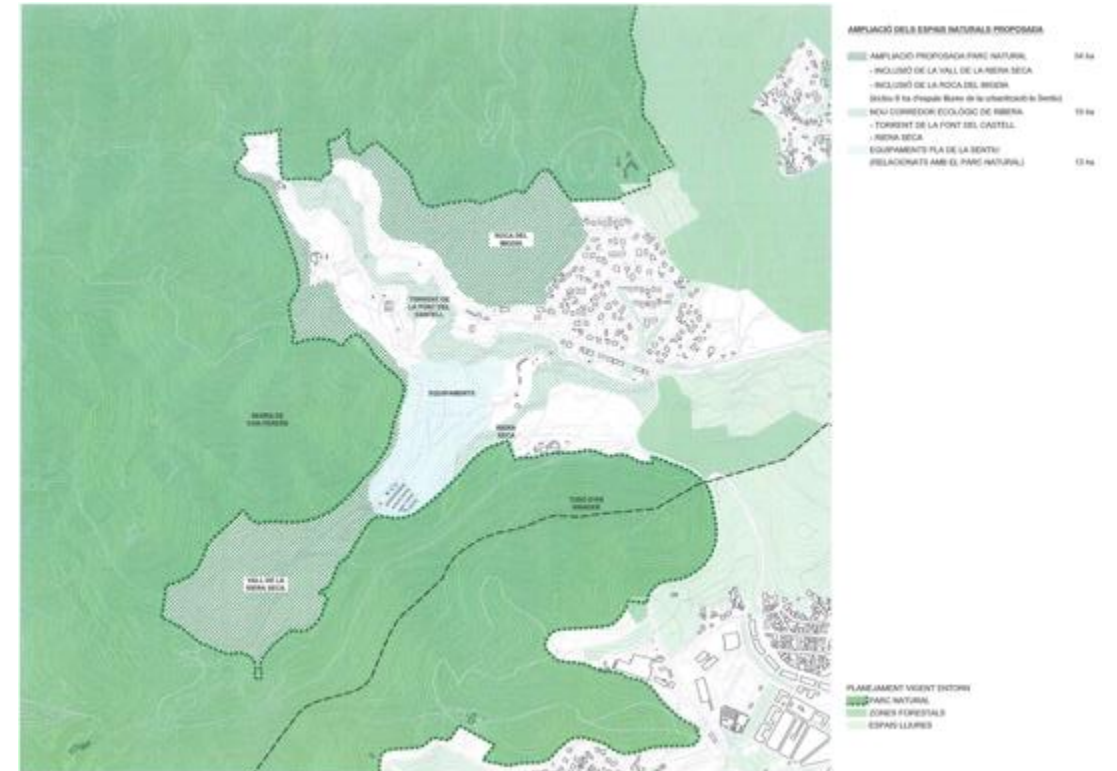


3. ASSET



The Property accounts for 67% of the entire Sector (Can Vinyes) and has the capacity to initiate alone the transformation of current zoning. According to the exploitation proposal analyzed with the City Council, the private net buildable area corresponding to our Property is 62,750 sqm after the proposed cessions to the Town Hall. The project has a central axis of farmhouses that runs along a stream and provides the part corresponding to the hotel and associated services through several buildings forming a route. At the same time, 35 exclusive villas with hotel services are planned at the top of the estate, facing the valley where the rest of the complex is located.

The architectural program ADEQUA contemplates is the creation of an Eco-Resort formed by a complex integrated by the hotel, the wellness & spa clinic and the associated single-family dwellings. As it is seen in the following plan, the project proposes to extend the existing green zones of its Natural Park, thus being a totally isolated resort surrounded only by protected zones.

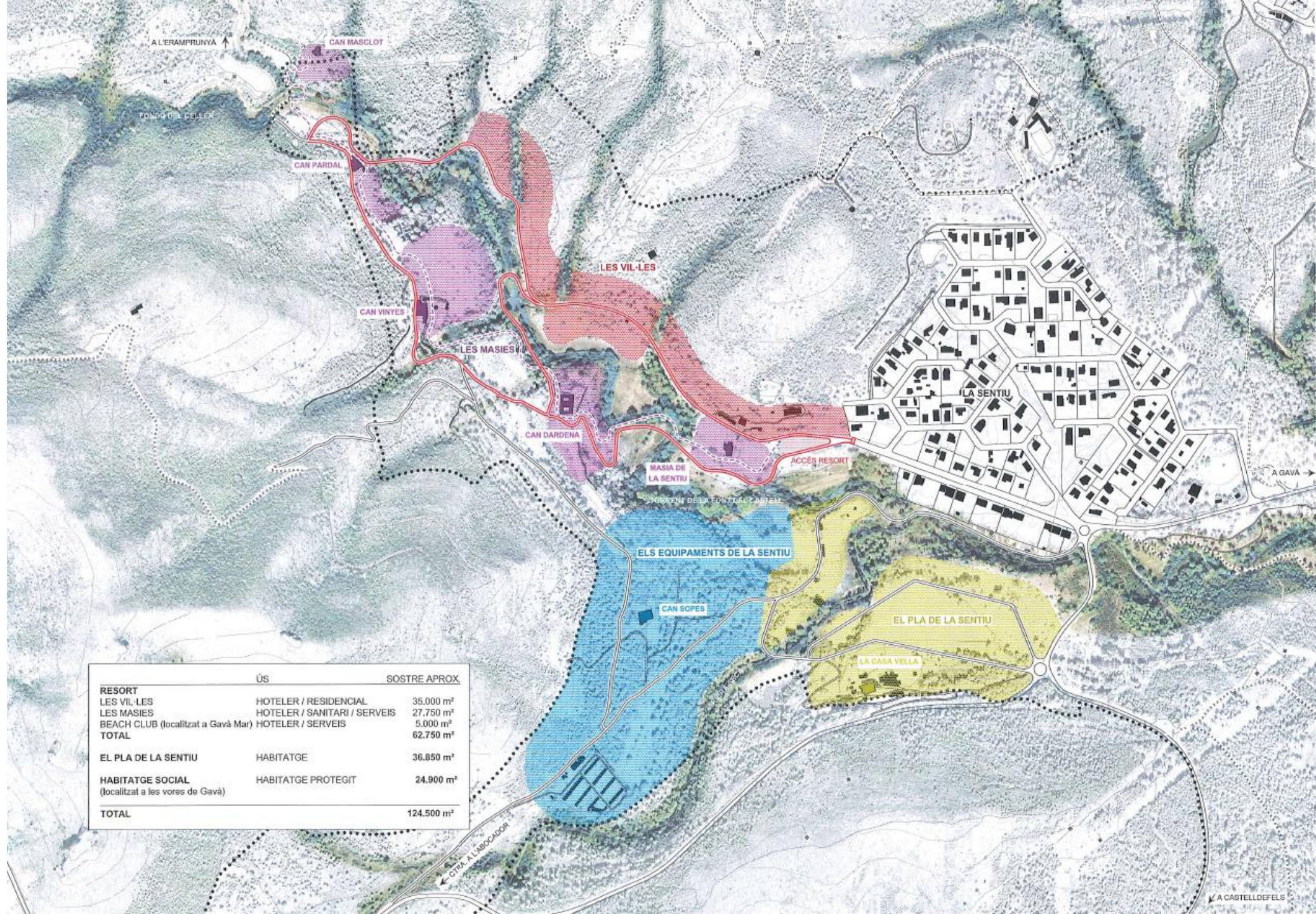


3. ASSET

Sector Planning Program:

Plan Parcial of Can Vinyes includes the use of the main property corresponding to the ring-fenced resort and the building rights of minority stakeholders to be located in the lower part within el Pla de la Sentiu.

In addition, 24,500 sqm are to be allocated for social housing corresponding to the public rights derived from the assignments of the Plan Parcial to be developed in a different land outside of the subject plot.



	ÚS	SOSTRE APROX
RESORT		
LES VIL-LES	HOTELER / RESIDENCIAL	35.000 m ²
LES MASIES	HOTELER / SANITARI / SERVEIS	27.750 m ²
BEACH CLUB (localitzat a Gavà Mar)	HOTELER / SERVEIS	5.000 m ²
TOTAL		62.750 m²
EL PLA DE LA SENTIU	HABITATGE	36.850 m ²
HABITATGE SOCIAL (localitzat a les vores de Gavà)	HABITATGE PROTEGIT	24.900 m ²
TOTAL		124.500 m²

3. ASSET

Resort scheme and uses:

Private use corresponding to the Resort including: hotel, healthcare services and residential.

The project will be developed maintaining the current buildings (farmhouses) that will be extended around and along a circuit with the services of the Resort. The associated residences (villas) are arranged in the mountain suntrap.





4. PHOTOS

















5. CONTACT

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