

Acquisition of residential building for refurbishment

Case Study: Urban regeneration: **Barcelona headquarters.**

Urban regeneration



Acquisition of an office building for renovation and repositioning as new luxury residential offices and apartments in a prime location.

They were formerly the headquarters of Barclays Bank in Barcelona.

Very complex license management due to being adjacent to Casa Batlló, the famous modernist building of the architect Gaudí, and above the rail hub of Barcelona.

The building was sold at the beginning of construction

Origination	✓
Underwriting	✓
Debt Negotiation	✓
Equity Investor	✓
Asset Manager	✓
Pre-Development	✓

Asset overview

- Total of 5,619 sqm distributed in 8 floors plus ground and underground level.
- Located on famous retail boulevard Paseo de Gracia.
- Next to world famous building Casa Batlló.
- Underground location of a key rail hub center in Barcelona.

Investment rationale

- Opportunity to reposition the asset to a mixed use with luxury residential in prime location of the city.
- Very strong demand for prime residential location in Paseo de Gracia with very limited supply of good quality product.

Value creation

- Negotiation with the City Council that wanted to reduce the buildability and height so that it did not coincide with that of Casa Batlló and presentation of several renovation projects to avoid municipal attempts to reduce buildable area as a condition of granting a license.
- Alternative construction solutions and negotiation with Renfe and Metro due to the underground railway hub.
- Basic and Executive Restoration Project. Construction hiring.

Exit strategy

- Complete rehabilitation of facade and residential floors.
- Residential and store leasing.
- The attractive market dynamics allowed BCP to sell the block building to the American developer Hines, which completed the construction and retail sale.

