

# GESTILAR

WE DESIGN WITH YOU IN MIND

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# 01.

## About us

Gestilar was founded in 2009 on the basis of its extensive expertise in the real estate sector, specifically in the development of new-build homes. Since then, we have put the client at the heart of everything when planning each of our projects, while adhering to the premises of design, quality, customisation and innovation, and carrying out our work with a focus on sustainability and social responsibility.

Our business model rests on the principle of providing our clients with the best possible experience and enhancing their quality of life through the development

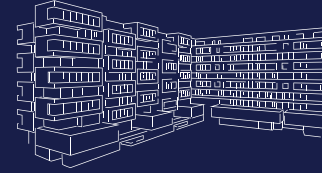
of exclusive homes in superb locations, using premium materials, while paying meticulous attention to every detail to ensure that our products are of the highest quality.

The more than 6,000 homes we have designed so far, of which 2,800 have been delivered, stand as a testimony to our extensive track record in the industry. We operate in Spain and internationally, with offices in Madrid, Galicia, Catalonia, Balearic Islands, Andalusia and Lisbon where our 2,000 homes that are currently under development are offered for sale.



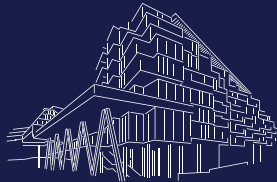
+ 6000

homes since 2009



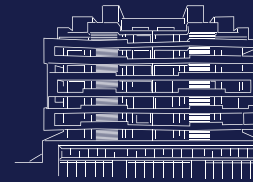
2000

homes under development



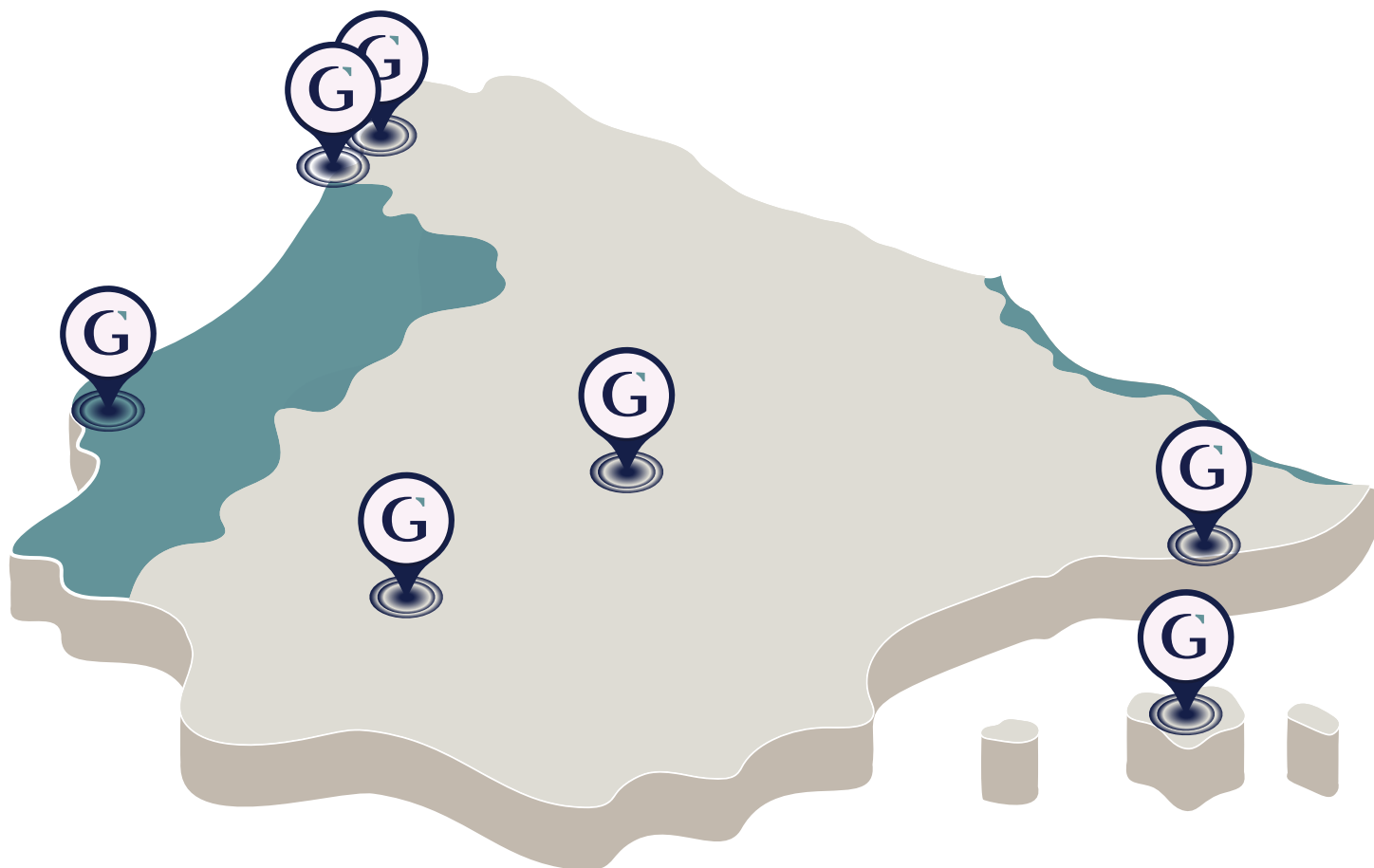
2800

homes delivered



1500

homes in the planning stage





## Offices

### Madrid

Calle José Antonio  
Fernández Ordóñez, 40,  
Oficinas 10-13.  
28055 Madrid

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### Madrid Río

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### Barcelona

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### Vigo

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36202 Vigo, Galicia.

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### Córdoba

C. Diputado Ignacio Gallego  
esq. C. Escritora Alejandra  
Pizarnik – 14005 Córdoba

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### Portonovo

Rúa Rio Baltar nº 6 Local  
- 36979 Portonovo,  
Sanxenxo.

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### Lisboa

Rua Quinta das Romeiras  
Miraflores, 1495-236  
Algés, Portugal.

**+351 968 68 24 24**









In order to finance our developments, we work together with leading banking institutions and receive support from international funding providers. For the construction of each development, Gestilar partners with reputable construction companies, which are selected based on the quality of their work and acceptance by the respective financial institution involved in the development in question.

Furthermore, since speed and adaptability have been two of our enduring qualities over our entire trajectory as developers, in 2019 we founded Gestilar Construcciones, the group's construction arm,

which streamlines the building process and ensures the quality and excellence of the final product while delivering on time and staying on budget, making it one of our key competitive advantages.

Although our core business activity revolves around the development of new Build to Sell (BTS) projects, in 2020 we expanded into the business of Build to Rent (BTR) housing. Today, we are one of the leading developers in this segment with a portfolio of more than 2,000 homes built to rent.

# 02.

## Mission and Vision

Gestilar develops environmentally-friendly homes in order to enhance our customers' quality of life. Our product is exclusive and in a class of its own because, in addition to our use of quality materials and construction in prime locations, we pay meticulous attention to the details and to architectural aesthetics.

Always putting the needs of our customers first, we contribute to sustainable urban development by striving for excellence in our products and developing housing in accordance with the targets set out in the United Nations' 2030 sustainable development agenda.



# 03.

## Corporate Values

### Quality

The unmistakable hallmark of Gestilar quality includes high-performance finishes and the finest materials.

### Design

A crucial factor in all our projects. We work with renowned architecture studios to offer avant-garde design residential developments.

### Customisation

We offer our customers the widest choice of customised options for their home. We offer an extensive range of finishes from leading brands.

## **Innovation**

We use the latest technology in the design and development of all our projects to generate value.

## **Sustainability**

We use environmentally friendly technology and materials in all our developments, which helps to cut down on greenhouse gas emissions. We are promoting the transition towards a Zero Carbon economy.

## **Social Responsibility**

We contribute towards the development and advancement of the areas where our projects are located by funding Corporate Social Responsibility (CSR) actions.



# 04.

## Gestilar Group

### 2009

The Gestilar Group originated in 2009, the year in which the Gestilar property development firm was founded, based on our solid experience in the development of new residential projects. Although this is its core business, as a result of its desire and capacity to position itself at the forefront of the real estate sector, over the years, it has gradually expanded its range of services to become the group of real estate companies it is today.

### 2019

Gestilar Construcciones, the group's construction division, was founded in 2019, together with Lantania, with the aim of gaining full oversight over the product cycle for its clients, and to optimise the execution of the work, minimise construction costs and guarantee the excellence of the final product. With a volume that has already exceeded 2,000 units, the construction company has so far delivered more than 300 homes in the Community of Madrid and the province of Barcelona.





## 2022

In 2022 the proptech Homes by Gestilar was launched, whose business is based on a property transaction formula that consists of the purchase, renovation and sale of previously built homes over a very short period of time, the entire operation being assisted by substantial technological support.

In less than a year, Homes by Gestilar has become a benchmark in this segment of the real estate sector, opening branches in Madrid, Vigo, Palma, Seville, Malaga and Barcelona. Its value proposition is distinguished by its excellent locations and the quality of its homes. The homes are delivered following their complete renovation, and they include the same features, design, finishes and attention to detail as any new home developed by Gestilar.

Also in 2022, Gestilar founded Cooper by Gestilar to promote affordable and/or subsidised housing developments, switching its business as a developer to that of a manager of housing cooperatives in these projects. With Gestilar having already delivered over 500 homes under cooperative schemes in the past, Cooper is now increasingly active in new developments in Spain's major cities.

Gestilar aims to enable people, through its Cooper product, to access to their first new, high-quality home, while maintaining the same design, sustainability and attention to detail that are hallmarks of our brand.



# 05.

## Our Seal

Our prestigious seal of quality is one of the pillars underpinning Gestilar's value proposition and the factor that differentiates all of our residential developments as one-of-a-kind projects in their respective locations, all of them boasting unique distinguishing features.

### Unique locations

Choosing the best locations is of major importance for Gestilar. We build our developments in strategic locations with very specific characteristics; in town-centre locations undergoing urban regeneration, in new urban development areas with excellent connections to the city centre, and in settings where the countryside and scenery are the main attractions. In all cases, the proximity of green areas and open spaces is a major consideration.











## Attention to detail

This is another common feature of all our projects. The meticulous attention to detail is evident in every inch of our homes, making them the perfect residential proposal for clients who demand welcoming spaces where comfort and quality are paramount.

# Exterior Design

We work hand in hand with renowned architectural firms to develop buildings that combine quality and energy efficiency with elegant design and aesthetics through clean-lined, contemporary

architecture where a sense of panoramic living is offered with floor-to-ceiling windows and terraces designed as extra living spaces.









## Interior Design

Space and light are the key features in the interior of our homes, which also boast premium materials and top-quality wall and floor coverings. We offer our customers the

best customisation options for their homes, including an extensive range of finishes from leading brands, all of which make each home exclusive and unique.



## Communal Areas

A crucial feature of our residential complexes. The communal areas are designed with outdoor leisure in mind and often include a swimming pool and solarium, children's play area,

multi-purpose room, gardens, gymnasium, paddle tennis court, co-working, smart mailboxes and bicycle room, as well as many other facilities.

## Sustainability and

We equip our projects with the latest technology and materials in terms of sustainability and energy saving, earning them the highest energy rating certificates. This translates into lower CO2 emissions





## energy efficiency

to promote the transition towards a Zero Carbon economy. Our projects are also certified by internationally recognised sustainability bodies such as BREEAM and LEED.

## Experience

With more than 50 projects under our belt, we optimise the development of each of our projects by leveraging our know-how as manager, developer and builder,

to ensure the most efficient completion of the work and a comprehensive overview of the project's process, making these yet another of our competitive advantages.

# 06.

Projects and developments  
under construction

## Valdebebas BTR

Build to Rent (BTR) Development  
130 High rise homes  
Valdebebas (Madrid)



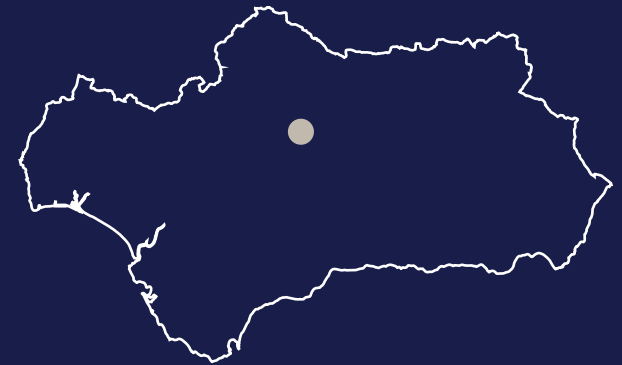






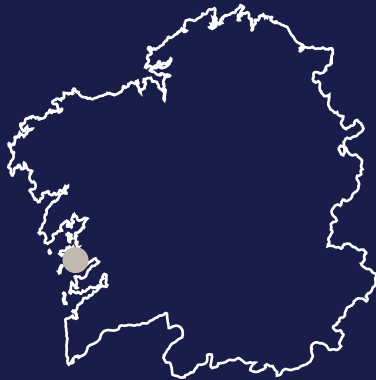
# Terrazas de la Medina

Build to Sell (BTS) Development  
70 High rise homes  
Córdoba (Andalucía)



# Isla de San Martiño

Build to Sell (BTS) Development  
92 High rise homes  
Portonovo (Pontevedra)











# Barrio do Cura

Build to Sell (BTS) Development

264 High rise homes

Vigo (Pontevedra)



# River Park I

Build to Sell (BTS) Development

223 High rise homes

Madrid Río (Madrid)

Under construction













# River Park II

Build to Rent (BTR) Development

160 High rise homes

Madrid Río (Madrid)

Under construction



# Residences Miraflores I

Build to Sell (BTS) Development  
111 High rise homes  
Lisboa (Portugal)

Under construction









# Getafe I y II

Build to Rent (BTR) Development

760 High rise homes

Getafe (Madrid)

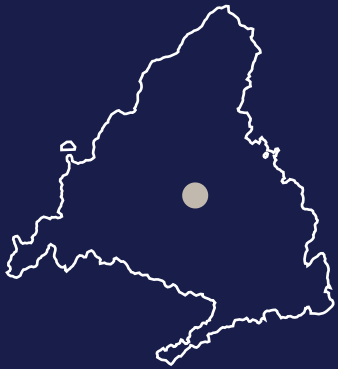
Under construction



# Vallecas I y II

Build to Rent (BTR) Development  
281 High rise homes  
Vallecas (Madrid)

Under construction











# Mediterrània II

Build to Rent (BTR) Development

121 High rise homes

Palma de Mallorca (Balearic Islands)

Under construction





# Voramar II

Build to Rent (BTR) Development

40 High rise homes

Badalona (Barcelona)

Under construction









# Pozuelo Residences

Build to Rent (BTR) Development  
46 High rise homes  
Pozuelo de Alarcón (Madrid)

Under construction



## Upcoming projects

### COOPER POZUELO

Housing cooperative  
126 ARPO multi-family homes  
Pozuelo de Alarcón, Madrid.

### MEDITERRÀNIA III

331 multi-family homes  
Palma de Mallorca

### GESTILAR PUNTA AREAS

Build to Sell (BTS) Development  
130 multi-family home project  
Areas - Sanxenxo (Pontevedra)



# 07.

## Developments Delivered



### VORAMAR I

Build to Rent (BTR) Development  
99 High rise homes  
Badalona (Barcelona)

## ISLA DE CORTEGADA

Build to Sell (BTS) Development  
30 High rise homes  
Valdebebas (Madrid)



## ISLA DE PEDROSA

Build to Sell (BTS) Development  
150 High rise homes  
Valdebebas (Madrid)





## MEDITERRÀNIA I

Build to Sell (BTS) Development  
89 High rise homes  
Palma de Mallorca (Balearic Islands)

## ISLA DE TAMBO

Build to Sell (BTS) Development  
52 High rise homes  
Madrid North







## ISLA DE SANTA CRUZ

Build to Sell (BTS) Development  
46 High rise homes  
Oleiros (A Coruña)

## ISLAS ESTELAS

Build to Sell (BTS) Development  
69 High rise homes  
Calle Valle de Mena (Madrid)







## ISLA DE LA TOJA

Build to Sell (BTS) Development  
56 High rise homes  
San Sebastián de los Reyes (Madrid)

## BLAU DE MAR

Build to Sell (BTS) Development  
92 High rise homes  
Platja d'Aro (Girona)







## ISLA DE SÁLVORA

Build to Sell (BTS) Development  
36 Single family homes  
Boadilla del Monte (Madrid)

## ISLA ALBORÁN

Build to Sell (BTS) Development  
74 High rise homes  
Valdebebas (Madrid)







## ISLA DE AROSA

Build to Sell (BTS) Development  
254 High rise homes  
Alcalá de Henares (Madrid)



## FISTERRA I, II y III

Build to Sell (BTS) Development  
88 High rise homes  
Boadilla del Monte (Madrid)



## ISLA DE MOURO

Build to Sell (BTS) Development  
87 High rise homes  
Ensanche de Vallecas (Madrid)

## LA TENERÍA II PINTO

Build to Sell (BTS) Development  
48 High rise homes  
Pinto (Madrid)

## ISLAS CÍES

Build to Sell (BTS) Development  
61 Single family homes  
Boadilla del Monte (Madrid)



## ISLA DE ÍZARO

Build to Sell (BTS) Development  
64 High rise homes  
Sinesio Delgado (Madrid)

## ISLAS ONS

Build to Sell (BTS) Development  
74 Single family homes  
Boadilla del Monte (Madrid)

## OLAM

Build to Sell (BTS) Development 124  
State subsidised homes Valdebebas  
(Madrid)



## LOS GAZEBOS

Build to Sell (BTS) Development  
58 High rise homes  
Valdebebas (Madrid)

## VALDEBEBAS 136

Build to Sell (BTS) Development 117  
State subsidised homes Valdebebas  
(Madrid)

## FUENTE DEL JARRO

Build to Sell (BTS) Development  
105 State subsidised homes  
Valdebebas (Madrid)



### CAL FONT

Build to Sell (BTS) Development  
57 High rise homes  
Igualada (Barcelona)

### RESIDENCIAL BOAMONTE

Build to Sell (BTS) Development  
16 Single family homes  
Boadilla del Monte (Madrid)

### PROMOZIONA VALDEBEBAS

Build to Sell (BTS) Development  
46 State subsidised homes  
Valdebebas (Madrid)

### ARAVACA

Build to Sell (BTS) Development  
4 Single family homes  
Aravaca (Madrid)

### PROMOZIONA NORTE

Build to Sell (BTS) Development  
54 State subsidised homes  
Sanchinarro (Madrid)

### LAS CÁRCAVAS

Build to Sell (BTS) Development  
200 High rise homes  
Las Cárcavas (Madrid)

### PARQUE CONDE ORGAZ

Build to Sell (BTS) Development 11  
Single family homes  
Conde Orgaz (Madrid)

# 08.

## Quality Certificates

We strive to offer our customers the best assistance and support when making such a life-changing decision as the purchase of a new home, while respecting the environment and fulfilling our social responsibility.

In order to guarantee the excellence and quality of our services, we have integrated our land purchase, development, marketing and after-sales processes into a Management System endorsed by AENOR, an internationally recognised certifying body.

This Management System also includes procedures to ensure our business is run sustainably, and it implements an occupational health and safety policy to ensure the well-being of all our staff.

Thus, in 2023, Gestilar successfully passed the audits and obtained quality certificates under the following standards:







# 09.

## Sustainability

Ensuring the conservation of the environment, and with it, the well-being of future generations is every company's responsibility. This is why our production process is geared towards minimising our carbon footprint by promoting the principles of the circular economy, energy saving and renewable production to facilitate the transition towards a Zero Carbon economy and thereby contribute to the well-being of society as a whole.

Our projects are designed to generate, distribute and recover energy as efficiently as possible while minimising any negative impact they may have on the environment. When planning a new residential development, we choose the most suitable option from the clean technology solutions in order to maximise energy efficiency while offering our customers the most comfortable homes.

Furthermore, all members of the Gestilar team continuously make an effort to minimise the impact of our day-to-day work at our points of sale and offices by recycling the waste we produce.

In our current portfolio of residential projects in Spain, 100% of the developments in pre-project stage are expected to obtain A-rating energy certification. Additionally, more than 90% of the homes currently planned will be built to the highest internationally recognised sustainability standards, such as BREEAM and LEED-ND, especially our BTR project in Valdebebas, which aims to obtain the BREEAM EXCELLENT certificate, which is the highest credential awarded by this body.











In order to be as energy efficient as possible, we use the following systems:

## **AEROTHERMICS**

Aerothermics is a system that extracts energy from the air, even when outdoor temperatures fall below zero degrees, and transfers it to the room or water supply. This allows households to save a significant amount of the energy needed to maintain a comfortable temperature.

## **CENTRALISED SYSTEMS**

The installation of centralised heating and hot water systems significantly reduces maintenance costs.

## **GEOOTHERMICS**

Geothermics utilises energy generated from the heat that is present within the Earth. This is a significant, inexhaustible source of energy that we can harness in our projects in a completely sustainable way.

## **INSULATION**

Heat insulation is maximised by improving the thermal envelope and optimising façade insulation, upgrading the roof insulation, separating community areas and using low-emission glazing in the external carpentry.

## **TAPS**

Hansgrohe brand CoolStar and AirPower technology is used in our washbasin taps.

## **SOLAR PANELS**

Use of renewable energy to preheat domestic hot water with solar panels.



# 10.

## Corporate Social Responsibility (RSC)

Gestilar is actively involved in a broad range of social causes, sponsorships, voluntary work and partnerships, all of which have one thing in common: they support the values of effort and solidarity.

Our Corporate Social Responsibility strategy is implemented through more than 20 initiatives in the areas of sports promotion, environmental conservation, the fight against inequality and support for art and culture.

Most of the actions that make up our CSR Plan aim to improve the lives of the most disadvantaged or vulnerable people and groups, such as children, people with disabilities or victims of trafficking, and we collaborate with organisations such as Aldeas Infantiles, Balía por la Infancia, Down Madrid and APRAMP.

In 2020, the Príncipe de Asturias women's sailing competition trophy was renamed as the "Gestilar Ladies Cup". Through our sponsorship, we seek to support and give maximum visibility to women in sailing, a sport traditionally dominated by men.

In 2021 we launched GestilART, an innovative initiative to support the arts through which Gestilar assists artists by promoting their artworks across all our communication channels, making it possible for our community of followers and customers to view and purchase them.

Moreover, we have created our own artists' residence: the GestilART Gallery, the centre of operations which is the jewel in the crown of our sponsorship activities. Our Gallery is available free of charge to artists, which they can use on a temporary basis as a workshop to create and exhibit their work.



# GESTILAR

## Corporate Curriculum 2023

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