




Investing in value added projects



URBEX

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Our aim is to create real estate business opportunities through urban transformation.

Inversión inmobiliaria de valor añadido.

URBEX centra su actividad en la inversión inmobiliaria de valor añadido, aportando valor mediante la transformación de los activos.

Nuestro ámbito de trabajo es nacional, con especial intensidad en el Área de Madrid, donde hemos gestionado y coinvertido en más de 35.000 m² construidos, con un valor añadido generado superior a los 120M€.

URBEX tiene su origen en Urbex Arquitectura, empresa de servicios de Arquitectura y Urbanismo que acumula una experiencia de más de 20 años, 300 proyectos de rehabilitación, obra nueva y urbanismo, que suman más de 200.000 m² construidos.

Nuestro equipo acumula una dilatada experiencia inmobiliaria local que aporta una elevada autonomía en la gestión técnica, administrativa, jurídica y comercial de las inversiones de la compañía.

Investing in value added Projects.

URBEX center their activity in value-added real estate, providing value through asset transformation.

We operate at a national level, with special expertise in Madrid Area, where we have already managed and co-invested in more than 35.000 sqm, with a total added value over a 120M€.

URBEX have their origin in Urbex Arquitectura, an architecture and urbanism firm with more than 20 years' experience and 300 successfully accomplished refurbishment, new building and urban projects, adding in total more than 200.000 sqm.

Our team provides extensive local real estate experience, which translates in large technical, administrative, legal and commercial autonomy in development.



Javier González Herráez

Founding Partner
jgh@urbex.es

Javier leads URBEX investments, especially focusing on financial structuring, new business generation and fund rising management.

As an independent Architect, he is also co-CEO in Urbex Arquitectura Office, specialized in refurbishments and new building in Madrid, having designed and managed more than 200.000 sqm of residential developments and hotel use, as well as numerous urban planning projects.

Javier holds a MSc. in Architecture by Universidad Politécnica de Madrid, and a MDI in Real Estate MBA, accumulating up to 20 years' experience in the Real Estate sector.



Juan Sánchez Robles

Associate Director
jsr@urbex.es

Juan is in charge of financial and legal advisory of URBEX developments.

His broad experience in operation structuring, sales control and institutional management provides solid foundations for company investments, having managed over 500M € of real estate products.

Juan holds a MA. in Economy and Business Science by the Universidad Complutense de Madrid, accumulating over 25 years expertise in the real estate sector.



Víctor Diéguez Montes

Associate
vdm@urbex.es

Víctor is focused in the analysis, selection and development of real estate products.

His broad experience in building renovation, structure reinforcement and building pathology is especially valuable in investment analysis and technical risk management.

Victor holds a MSc in Architecture by Universidad de Alcalá de Henares, a MSc in Building Structures by Universidad Politécnica de Madrid and specialized training in Real Estate Law by Universidad Complutense de Madrid; accumulating 15 years' experience in Real Estate and Construction Management sector.



Leonor Ortiz Mora

Technical Director
lom@urbex.es

Leonor leads technical development of URBEX projects.

As experienced Architect, she leads URBEX ARQUITECTURA, an firm made up of 5 experienced Architects and support staff, which have designed and managed more than 200.000 sqm of residential developments and hotel use, as well as numerous urban planning projects.

Leonor holds a MSc. in Architecture by Universidad Politécnica de Madrid, and a MDI in Real Estate MBA, accumulating up to 20 years´ experience in the Real Estate sector.



Rafael Gil Von Carstenn

Associate
rgvc@urbex.es

Rafael is in charge of business development and opportunity detection.

As independent businessman, Rafael is in charge of SANECO GROUP which centers its activity in building construction and renovation, with a intense experience in parking construction and Management. By the date, SANECO GROUP manage more than 1000 parking spaces in high demand áreas of Madrid.

His remarkable negotiation and connection skills, as well as his broad experience in local Real Estate Bussiness provides very valuable expansion capability to URBEX investments.



Ximena Patin chaux

Associate
xpc@urbex.es

Professional Bank manager and CFO of many leading groups over Mexico and Latin America.

Proficient in all financial áreas combined with exemplary Service skills and thorough knowlegde of Investment real estate banking.

Dedicated to effective and innovative Management techniques to ensure success. Leading staff over 1000 personnel ensuring Group compliance. Over her 20 year experience she has increased 300% revenues in over a year or several companies in Mexico.



Juan Monsalve Kagi

Associate

jmk@urbex.es

Juan is focused on operations Management, as well as in real estate product catchment and fundraising.

His broad experience as real estate director - having managed more than 50 properties - and a deep knowledge of the real estate market; provides URBEX high efficient & innovative management capabilities.

Juan has carried out management projects related to building construction and refurbishment, activity licenses and building transformation, among other real estate projects.



Jimena Acevedo Cañadas

Associate

jac@urbex.es

Jimena is focused in the analysis, selection and development of real estate products, as well as fundraising, both nationally and internationally.

Her experience in Urbanism, as well as in architectural Project Management provides a very valuable overview for the company's developments.

Jimena holds a MSc in Architecture by Universidad Politécnica de Madrid, a BA in Law by Universidad Pontificia de Comillas (ICADE E1) and a Postgraduate Programme in Real Estate Management, accumulating 15 years' experience in Real Estate sector.



Alberto Ferrándiz Gutiérrez

Associate

afg@urbex.es

Alberto is focused on operations structuring and land catchment.

His experience in wealth management and real estate investment, as well as his deep knowledge of Levante land market; make the difference in URBEX operations, providing solid logical development.

As private investor, Alberto has carried out numerous real estate investments in Madrid and Levante.

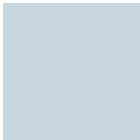


URBEX
KEY FIGURES



Total adquirido
Total value acquired

70 M €



Total superficie gestionada
Total managed area

90.000 m²



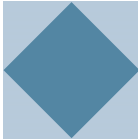



Total valor en venta
Total sales value

200 M €

URBEX

STRATEGY

	BUILDING TRANSFORMATION	BUILT TO RENT	HOSPITALITY & COLIVING	LAND DEVELOPMENT
				
TARGET	Ready-to-build residential blocks.	Development of ready to rent residential blocks.	Development of ready-to-operate Hotels & Coliving blocks.	Land for development. High potential land for planning improvement.
ORIGIN	Distressed urban assets. Unsolved problems. High transformation potential.	High intensity and well connected urban assets. Solid-demand areas.	High intensity and well connected urban assets. Solid-demand areas.	Urban optimized land, ready for real estate development.
TICKET	> 2.000 sqm > 2M €	> 2.000 sqm > 5M €	> 5.000 sqm > 15M €	> 10.000 sqm > 20M €
LOCATION	Madrid City.	Madrid City.	Madrid City.	Madrid Region
TIMING	1 to 4 years	2 to 5 years	2 to 5 years	4 to 8 years
MANAGEMENT	Problem solving. Financial, legal, technical & urban management. Legal certainty mngt. Building optimization. Architectural and executive projects. License management. Bussiness plan. Project monitorig.	Financial, legal, technical & urban mngt. Legal certainty management. Architectural and executive projects. License mngt. Bussiness plan. Prj. & construction mngt. Turnkey solution.	Financial, legal, technical & urban management. Legal certainty mngt. Architectural and executive projects. License management. Bussiness plan. Prj. & construction mngt. Turnkey solution. Operational leasing.	Urban planning development. Legal certainty management.

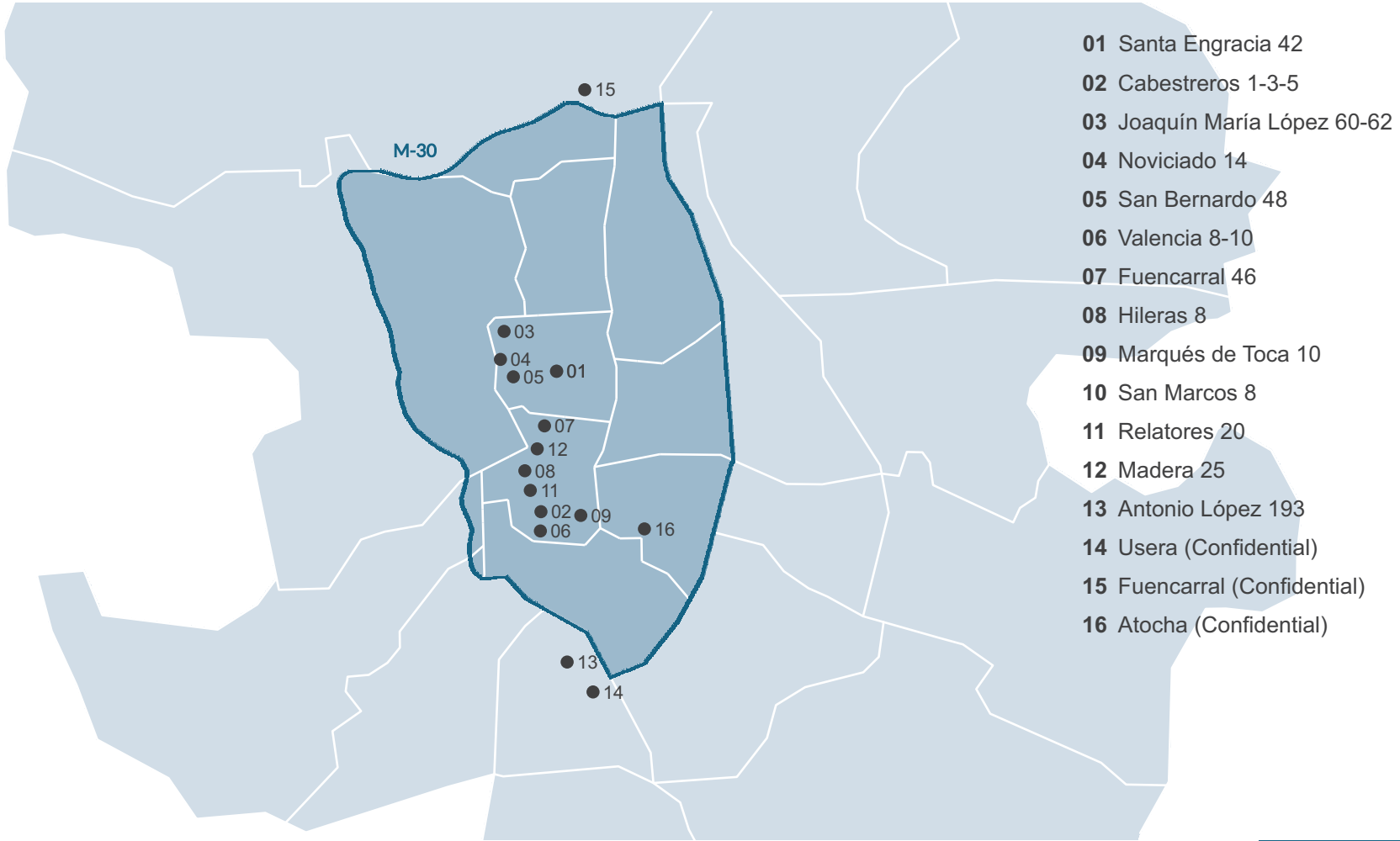
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LOCATIONS · SPAIN



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LOCATIONS · MADRID



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LOCATIONS · LEVANTE · BALEARES



- 01 Roses
- 02 Bellavista
- 03 Cala Xinxo

URBEX

TRACK RECORD



SANTA ENGRACIA 42



SAN BERNARDO 48



CABESTREROS 1-3-5



**JOAQUÍN MARÍA
LÓPEZ 60-62**

Entry	05.2018	02.2015	06.2018	06.2018
Exit	07.2019	03.2019	Ongoing	06.2020
Use	Residential	Hospitality	Hospitality	Residential
Area	3.800sqm	4.500sqm	1.900sqm	3.600sqm
Description	Extension & renovation of housing block. Panoramic terraces and rooftop pool. 22 flats, 2 commercial premises and 16 parking spaces.	New building. Boutique hotel, restaurant, terrace and panoramic bar with rooftop pool. 64 rooms, 1 commercial premise and 62 short-term parking spaces.	New building in historical city centre. Hostel and pub-style restaurant. 260 beds and independent restaurant.	Renovation and new building. Two housing blocks with car park, garden and swimming pool. 47 flats and 112 parking spaces.

* Further information (initial & final value, management costs, equity, return rate, detailed operations, etc.) on request.

URBEX
TRACK RECORD



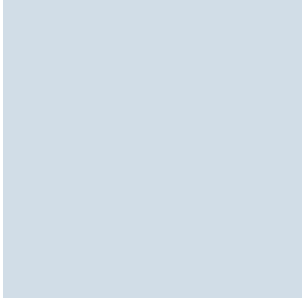
VALENCIA 8-10



FUENCARRAL 46



RELATORES 20



ATOCHA
(Confidential - in progress)

Entry	10.2014	2015	2009	2021
Exit	05.2016	2017	2010	Ongoing
Use	Hospitality	Hospitality	Residential	Residential
Area	3.800sqm	2.800sqm	1.800sqm	
Description	New building. Hotel. 100 rooms, 1 comercial premise and 30 parking spaces	Refurbishment. Touristic apartments. 19 apartments and 2 commercial assets.	Historic building refurbishment and restoration. Historic downtown residential. 14 flats and 1 commercial asset,	

* Further information (initial & final value, management costs, equity, return rate, detailed operations, etc.) on request.

URBEX

TRACK RECORD



NOVICIADO 14



MARQUÉS DE TOCA 10



SAN MARCOS 8



HILERAS 8

Entry

05.2016

2007

2006

2010

Exit

12.2017

2009

2008

2012

Use

Residential

Residential

Residential

Hospitality

Area

1.000sqm

1.800sqm

1.700sqm

2.200sqm

Description

Refurbishment and extension. Historic downtown residential. 4 flats and 4 parking spaces.

New building. Historic downtown residential. 13 flats and 13 parking spaces.

Refurbishment. 14 Touristic apartments.

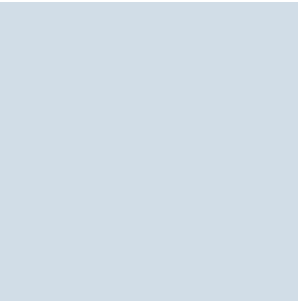
Refurbishment. Touristic apartments. 26 touristic apartments, 1 commercial premise and 13 parking spaces.

* Further information (initial & final value, management costs, equity, return rate, detailed operations, etc.) on request.

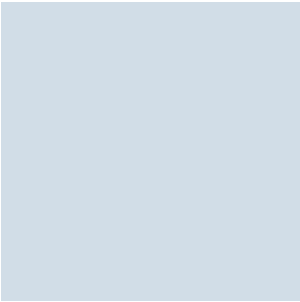
URBEX
TRACK RECORD



ANTONIO LÓPEZ 193



USERA
(Confidential - in progress)



FUENCARRAL
(Confidential - in progress)

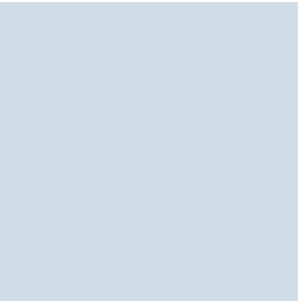
Entry	02.2021	06.2021	06.2021
Exit	Ongoing	Ongoing	Ongoing
Use	Residential	Residential	Coliving
Area	3.500 sqm	6.000 sqm	4.500 sqm
Description	Urban land plot.	Urban land plot.	Building & urban land plot.

* Further information (initial & final value, management costs, equity, return rate, detailed operations, etc.) on request.

URBEX
TRACK RECORD



ROSES 4



BELLAVISTA
(Confidential - in progress)



CALA XINXO

Entry	05.2018	10.2021	08.2021
Exit	Ongoing	Ongoing	Ongoing
Use	Residential	Residential & touristic	Hospitality
Area	2.700 sqm	15.000 sqm	25.500 sqm
Description	New building. Beachfront housing.	Land development.	New building. Hotel de 5 estrellas y Beach-Club. Eivissa Consell touristic authorization granted. 255 double rooms. 6 quadruple rooms. Beach-club.

* Further information (initial & final value, management costs, equity, return rate, detailed operations, etc.) on request.



MADRID

URBEX



Santa Engracia 42

URBEX

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Título Title	SANTA ENGRACIA 42
Descripción Description	Ampliación y rehabilitación de edificio de viviendas. Terrazas panorámicas y piscina en cubierta. Extension & renovation of housing block. Panoramic terraces and rooftop pool.
Localización Location	Madrid, Chamberí.
Detalle Detail	22 viviendas, 2 locales comerciales y 16 plazas de aparcamiento. 22 flats, 2 commercial premises and 16 parking spaces.
Superficie Area	3.800 m ²
Initial situation	Fully rented building with deadline in 2026. Two protected tenants. Not optimized exploitation area.
Value added	Leasing Management. Technical assurance. Architectural and executive refurbishment and extensión projects. License Management. Constructed area optimization
Final situation	Building refurbishment and extensión in historic downtown. 22 high-end flats. 2 commercial premises. 16 parking spaces.



San Bernardo 48

URBEX



San Bernardo 48

URBEX

22



San Bernardo 48

URBEX

23



Título Title	SAN BERNARDO 48
Descripción Description	Obra nueva. Hotel boutique, restaurante asociado, terraza y bar panorámico, y piscina en cubierta. New building. Boutique hotel, restaurant, terrace and panoramic bar with rooftop pool.
Localización Location	Madrid, Centro.
Detalle Detail	64 habitaciones, 1 local comercial y 62 plazas de aparcamiento en rotación. 64 rooms, 1 commercial premise and 62 short-term parking spaces.
Superficie Area	4.500 m ²
Initial situation	Unlawful construction work. Very dangerous technical situation. Administrative fines. Destroyed historical heritage. Protected tenant.
Value added	Historical heritage & administrative Management. Technical assurance. Purpose-design architectural and executive new building projects. Building permit. Experts verified Hospitality Business Plan. Real estate feasibility.
Final situation	New building in historical downtown. Boutique hotel, restaurant, terrace and panoramic bar with rooftop pool. 64 rooms. 1 independent commercial Asset. 62 short-stay parking spaces.



Cabestreros 1-3-5

URBEX

25



Cabestros 1-3-5



Cabestreros 1-3-5

URBEX

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Título Title	CABESTREROS 1-3-5
Descripción Description	Obra nueva. Hostel y restaurante-pub asociado. New building. Hostel and pub-style restaurant.
Localización Location	Madrid, Lavapiés.
Detalle Detail	260 camas y restaurante independiente. 260 beds and independent restaurant.
Superficie Area	1.900 m²
Initial situation	Not optimized operational hostel. Bussiness cessation. Obsolete buildings. Irregular tenants.
Value added	Purpose-design architectural and executive new building projects. License Management. Pre operational negotiation. Ral estate feasibility.
Final situation	New building in Historic downtown Hostel & Restaurant. 260 beds.





Título Title	JOAQUÍN M. LOPEZ 60 - 62
Descripción Description	Rehabilitación y obra nueva. Dos edificios de viviendas, aparcamiento y jardín con piscina. Renovation and new building. Two housing blocks with car park, garden and swimming pool.
Localización Location	Madrid, Chamberí.
Detalle Detail	47 viviendas y 112 plazas de aparcamiento. 47 flats and 112 parking spaces.
Superficie Area	3.600 m² above gr.lev 3.520 m² below gr.lev
Initial situation	Not optimized exploitation area. Two different urban plots, one of them without facade. Business cessation. Several property easement.
Value added	Real estate feasibility. Two alternative purpose-design architectural and executive new building and renovation projects. Tenant negotiations. License Management. Easement negotiation.
Final situation	New building and renovation of two housing blocks with car park, garden and swimmingpool. 47 flats building. 112 parking spaces.

ibis budget

T&B THE GOOD LIFE

ibis budget Madrid Centro Lavapiés

Parking

Valencia 8-10

URBEX



Título Title	VALENCIA 8-10
Descripción Description	Obra nueva. Hotel New building. Hotel.
Localización Location	Madrid, Lavapiés.
Detalle Detail	100 habitaciones, 1 local comercial y 30 plazas de aparcamiento. 100 rooms, 1 comercial premise and 30 parking spaces
Superficie Area	2.620 m ² above gr.lev. 1.180 m ² below gr.lev.
Initial situation	Legal conflict asset. Squatting. Dangerous hygienic situation. Subway affection.
Value added	Squatters eviction. Plot clean-up. Purpose-design architectural and executive projects. License Management. Experts verified Hospitality. Bussiness Plan. Operational Leasing. Turnkey solution.
Final situation	New building in Historic downtown. Low-cost hotel. 100 rooms. 1 commercial premise. 30 parking spaces.





Título
Title

FUENCARRAL 46

Descripción
Description

Rehabilitación. Apartamentos turísticos.
Refurbishment. Touristic apartments.

Localización
Location

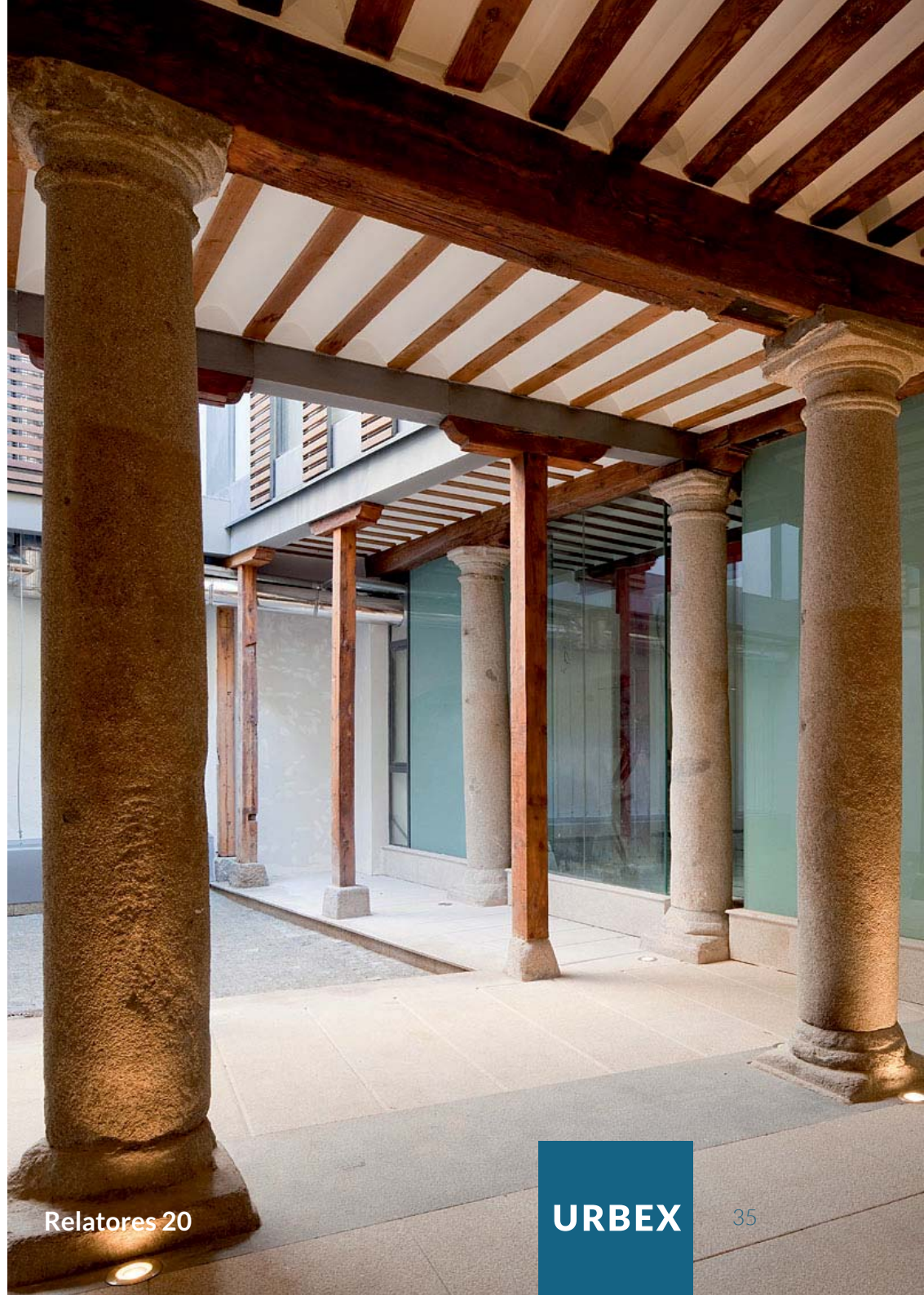
Madrid, Centro.

Detalle
Detail

19 apartamentos y 2 locales comerciales.
19 apartments and 2 commercial premises.

Superficie
Area

2.800 m²





Título
Title

RELATORES 20

Descripción
Description

Rehabilitación y restauración de edificio histórico. Viviendas en centro histórico.
Historic building refurbishment and restoration. Historic downtown residential.

Localización
Location

Madrid, Centro.

Detalle
Detail

14 viviendas y 1 local comercial.
14 flats and 1 commercial premise.

Superficie
Area

1.600 m² above gr.lev.
180 m² below gr.lev



Título Title	NOVICIADO 14
Descripción Description	Rehabilitación y ampliación. Viviendas en casco histórico. Refurbishment and extension. Historic downtown residential.
Localización Location	Madrid, Centro.
Detalle Detail	4 viviendas y 4 plazas de aparcamiento. 4 flats and 4 parking spaces.
Superficie Area	1.000 m ²
Initial situation	Very dangerous technical situation. Unregulated tenants. Protected tenant.
Value added	Technical assurance. Leasing Management. Architectural new building. Project. Real estate feasibility.
Final situation	New Building and refurbishment in historic downtown. 14 flats.



Título
Title

MARQUÉS DE TOCA 10

Descripción
Description

New building. Viviendas en centro histórico.
New building. Historic downtown residential.

Localización
Location

Madrid, Centro.

Detalle
Detail

13 viviendas y 13 plazas de aparcamiento.
13 flats and 13 parking spaces.

Superficie
Area

1.750 m²

Título
Title

SAN MARCOS 8



Descripción
Description

Rehabilitación. Apartamentos turísticos.
Refurbishment. Touristic apartments.

Localización
Location

Madrid, Centro.

Detalle
Detail

14 apartamentos.
14 apartments.

Superficie
Area

1.700 m²

Título
Title

HILERAS 8



Descripción
Description

Rehabilitación. Apartamentos turísticos.
Refurbishment. Touristic apartments.

Localización
Location

Madrid, Centro.

Detalle
Detail

26 apartamentos, 1 local comercial y 13 plazas de aparcamiento.
26 touristic apartments, 1 commercial premise and 13 parking spaces.

Superficie
Area

2.200 m²

Título
Title

MADERA 25



Descripción
Description

Rehabilitación. Apartamentos turísticos.
Refurbishment. Touristic apartments.

Localización
Location

Madrid, Centro.

Detalle
Detail

41 apartamentos.
41 apartments.

Superficie
Area

2.100 m²

Título
Title

ANTONIO LÓPEZ 193



Descripción
Description

Urban Land plot.

Localización
Location

Madrid, Usera.

Detalle
Detail

Legal unblocking.
Registral property recovery.
Residential use.

Superficie
Area

3.500 m²

Título
Title

USERA (Confidential - In progress)



Descripción
Description

Urban Land plot.

Localización
Location

Madrid, Usera.

Detalle
Detail

Structuring of a real estate
residential complex through land
aggregation.

Superficie
Area

6.000 m²

Título
Title

FUENCARRAL (Confidential - In progress)



Descripción
Description

Urban Land plot

Localización
Location

Madrid, Fuencarral.

Detalle
Detail

Structuring of a real estate build-
to-rent complex through building
& land aggregation.

Superficie
Area

4.500 m²



LEVANTE y BALEARES

URBEX



Título Title	BELLAVISTA (Confidential - In progress)
Descripción Description	Desarrollo de suelo urbanizable. Land development.
Localización Location	San Juan de Alicante. Alicante.
Detalle Detail	Desarrollo de un ámbito de suelo residencial y turístico. Development of a residential and touristic area.
Superficie Area	15.000 m ²



Roses



Título
Title

ROSES 4

Descripción
Description

Obra nueva. Viviendas en primera línea de playa.
New building. Beachfront housing.

Localización
Location

Alicante, Campello.

Detalle
Detail

16 viviendas y 23 plazas de aparcamiento.
16 flats and 23 parking spaces.

Superficie
Area

2.700 m²





Cala Xinxo

URBEX





Título Title	CALA XINXO
Descripción Description	Obra nueva. 5-star hotel & Beach Club. Autorización turística del Consell de Ibiza concedida. New building. Hotel de 5 estrellas y Beach-Club. Eivissa Consell touristic authorization granted.
Localización Location	San José de Sa Talaia, Ibiza
Detalle Detail	260 habitaciones dobles. 6 habitaciones cuádruples. 255 double rooms. 6 quadruple rooms.
Superficie Area	Built area 19.900 m² Beach Club 5600 m²
Initial situation	Foreclosure. Unlawful construction work, stopped since 2009. Obsolete design and license.
Value added	Touristic authorization consolidation. License & design uptade. New bussiness plan.
Final situation	New 5-star hotel in beach-front area, 261 rooms and 5600 m² Beach Club

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Investing in value added Projects

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