

## Vía Célere begins to shape the Los Berrocales skyline with Célere Bifaz, an emblematic 20-story residential tower.

- This iconic residential tower, which will feature avant-garde architecture, will define the character of the new neighborhood, and will house 87 one, two, and three-bedroom apartments.
- Célere Bifaz will have an A energy efficiency rating, both in terms of emissions and consumption, and will have communal areas such as a swimming pool, outdoor lounge, gymnasium and social-gourmet room on the top floor, chill-out area on the rooftop, children's playground, and bicycle parking.
- Vía Célere already has more than 160 homes being marketed in Los Berrocales, one of the most sought-after areas of Madrid, in which more than 22,000 homes will be developed in the coming years.
- The developer has enough land for the development of 1,500 homes in Los Berrocales; and for a total of 6,000 units in the Madrid region.

**Madrid, March 19<sup>th</sup>, 2024.-** Vía Célere, a real estate developer specialized in the development, investment and management of real estate assets, is expanding its portfolio of homes being marketed in Los Berrocales to 161 with the launch of its emblematic and avant-garde **Célere Bifaz** development. With this new development, Vía Célere is beginning to shape the future skyline of Los Berrocales. Its first landmark will be an iconic building that will be the most distinctive and emblematic skyscraper in the entire residential district. In this way, the developer's commitment to this urban development, which is set to become one of the most sought-after residential neighborhoods in the Madrid region in the coming years, is once again demonstrated.

Célere Bifaz will be an idiosyncratic 20-story tower, designed by the prestigious firm Morph Estudios, which will include 87 new and exclusive homes, comprising penthouses and ground floor apartments, with one, two and three bedrooms, all of them with a terrace, storage room and one or two parking spaces. This development, with two entrance halls, and within a gated community, will adapt to all the needs of its residents, with a modern building and the high quality of its materials.

Likewise, in its conception, Vía Célere has once more opted for spacious and heterogeneous communal areas, designed to guarantee maximum comfort for its residents, including a swimming pool, outdoor lounge, gym, and social-gourmet room on the top floor of the tower, as well as a chill-out area on the rooftop and bicycle parking, all with communal Wi-Fi access. In addition, the development will have a children's pool and an outdoor play area

surrounded by landscaped areas for the youngest members of the family, which will boost families' wellbeing.

Vía Célere integrates in this development one of its hallmarks, which is its commitment to sustainability, with the highest A energy efficiency rating, both in terms of consumption and emissions. In this way, a significant reduction in CO2 emissions will be accomplished and the building's energy demand will be achieved. This will result in great monthly financial savings for its residents, totaling more than 1,000 euros per year if we take as a reference a home with an F energy rating.

Los Berrocales is set to be one of the largest urban housing projects in Madrid. This development, will include 22,000 homes, divided into six construction phases, with the primary objective of achieving a modern, sustainable neighborhood adapted to the needs of its inhabitants. In this regard, the entire area will have all the necessary services, combining housing, green spaces, commercial facilities, and public services. Likewise, the future urban expansion of the capital has already been anticipated in its conception, incorporating innovative concepts such as "superblocks".

Within the neighborhood, Célere Bifaz will have a strategic location and excellent transport connections with the rest of the city, as it is 12 km from the center of Madrid. It is also very well connected by road as it is bounded by the M-50, the A3, the M-45 and the H-8 that links Berrocales with Ensanche de Vallecas, thereby connecting both neighborhoods, which will facilitate access to a wider range of leisure services, schools, health centers, sports centers, metro, and city bus lines.

*"The launch of Célere Bifaz is further evidence of our great commitment towards the new urban developments that are being promoted in the Community of Madrid and particularly in Los Berrocales, after launching our second development in less than a month. A development that is set to be one of the most differentiating elements and that will define the character of the residential district. We are going to play a key role in all these major projects, and we are convinced that these new neighborhoods will encourage urban regeneration and promote the transformation of Madrid's housing stock, thus helping to alleviate the demand for housing in the region", stated Héctor Serrat, CEO of Vía Célere.*

### **One of the largest landowners in Madrid.**

Vía Célere has become one of the largest landowners in Los Berrocales. The land developer, having invested significantly in this development over the past few years, possesses a total

of 140,000 square meters of buildable land to build approximately 1,500 new construction homes.

Beyond this development, Vía Célere, which at present has enough land to build more than 6,000 new homes, has solidified its position as one of the leading property developers in the Community of Madrid—a market characterized by a significant imbalance between housing supply and demand in Spain. In addition to Los Berrocales, the developer holds prominent positions in Los Cerros, Pozuelo de Alarcón, and Coslada.

### About Vía Célere

[Vía Célere](#) is a real estate company specialized in the development, investment, and management of residential assets. Thanks to its innovative business model and team of professionals, Vía Célere stands as the benchmark company in the new real estate environment and cycle.

The company advocates for innovation and sustainability as the fundamental pillars of its projects, while also demonstrating a steadfast commitment to the satisfaction of its clients, shareholders, and the professional development of its employees.

[Vía Célere leads the way in the Spanish residential sector](#) through the pioneering introduction and implementation of 45 innovations, including processes and concepts such as MagicHouse, Building Information Modeling (BIM), Last Planner System (LPS), and disruptive common areas. Furthermore, the company holds 14 I+D certificates, issued by the accredited company ENAC. These certificates acknowledge its commitment to implementing and developing new techniques.

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