

Vía Célere consolidates housing market supply in Valladolid with the launch of Célere Parqueluz III

- The new development is located in the heart of the Parquesol district, next to the Plaza Marcos Fernández, a quiet area in the city of Valladolid, with a wide array of services available.
- The housing development features 78 two, three and four-bedroom apartments, including penthouses, distributed across eight floors, and has innovative communal areas as well as the highest energy efficiency rating.
- Vía Célere attended the Valladolid Real Estate Fair (FIVA), where it was able to demonstrate its full commitment to the city of Valladolid, in which it already has more than 280 homes in the marketing and sales stage.

Valladolid, April 24th, 2024.- Vía Célere, a real estate developer specialized in the development, investment and management of real estate assets, has reached the milestone of 283 homes sold in the province of Valladolid with the launch of its new residential complex, Célere Parqueluz III. Vía Célere took advantage of its presence at the Valladolid Real Estate Fair (FIVA) to introduce this urban housing project, as well as to demonstrate its full commitment to the urban development of the capital of Castilla y León, which at present is one of Spain's most promising residential markets for the future.

Célere Parqueluz III, consisting of 78 homes, is located between Ciudad de la Habana and José Garrote Tebar streets, in the heart of Parquesol, one of the main residential areas in the city of Valladolid. In addition, this development adds the finishing touch to the entire residential area of Plaza Marcos Fernández as it brings aesthetic homogeneity to the district's urban design. It is situated in a constantly growing location with a wide variety of shops and services including leisure, healthcare, education, and dining options. Additionally, it is surrounded by community focused services, as it is very close to the Parquesol Health Center, the Civic Center and the Municipal Library, as well as to numerous schools and high schools. Furthermore, it is in a very good location with excellent connections to the main bus lines and is near the southern inner ring road, providing easy access to any destination.

The residential complex consists of two, three, and four-bedroom homes distributed across eight floors, including penthouses, most of which feature spacious terraces to enjoy natural

light. This residential area meets all the needs of the city's residents, offering a modern building, high-quality materials, and a location in a peaceful environment.

Moreover, Célere Parqueluz III is a housing development featuring exclusive communal areas designed to improve the quality of its residents' leisure time. These amenities include a gym and an outdoor swimming pool with a sun deck on the top floor of the building, offering unique views of Valladolid. Additionally, the ground floor will comprise a social-gourmet room, a children's playroom, and an outdoor play area for children.

As usual in its developments, Vía Célere once again prioritizes innovation and energy efficiency through the implementation of efficient systems. Célere Parqueluz III incorporates an A energy efficiency rating, the highest possible, which will result in a significant reduction in CO2 emissions and will reduce the building's energy demand. This will lead to substantial monthly savings for its residents.

With this residential development, Vía Célere has already surpassed the mark of 280 homes sold in Valladolid, which is one of the most dynamic markets on the peninsula due to its strategic location between Madrid and northern Spain. Therefore, it is poised to be one of the cities that will benefit from a significant urban investment, not only due to the existing residential demand but also because of its high quality of life and excellent mobility connections.

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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