

## Vía Célere signs a turnkey agreement with the DEA and Harrison Street JV to develop 284 rental homes in Alicante

- The developer and a joint venture between DeA Capital and Harrison Street have closed a deal to develop a new rental development in Alicante, a market with a need for BTR housing.
- The development will have the BREEAM Very Good sustainability certificate.

**Alicante, October 05, 2023.** Vía Célere, a developer specializing in the development, investment and management of residential real estate assets, has closed **a deal with a joint venture between DeA Capital and Harrison Street**, to develop 284 new **Build-to-Rent** (“BTR”) homes in Alicante that will be operated under the name LAVIDDA, a brand designed to launch a new concept of BTR and housing management that will represent a new way of living.

**The project is located in the north of the city**, close to the Hospital General Universitario Dr. Balmis of **Alicante** and next to one of the main ring roads of the city, benefiting from excellent connections with the center of Alicante and surrounded by numerous amenities.

The demand for rental housing in Alicante is significant, while the availability of units, **particularly newly built units, is limited**. This development should be a success in an area with a shortage of newly-built modern rental housing.

The new building, developed by Vía Célere, **will be BREEAM Very Good certified**. All homes will have **private terraces** and the development will have **a large number of all-inclusive common services**: concierge, swimming pool, paddle tennis court, children's play area, gym, coworking and large green areas. In terms of management, an intelligent building is proposed where digitalization will allow **"smart metering" for energy consumption**, access through electronic locks, and an **integrated app** for tenant needs.

Through this project, **Vía Célere again demonstrates its expertise in the Spanish BTR market**, a market it expects to continue to participate in throughout the coming years.

### About Harrison Street (H2)

Harrison Street, a Chicago-based **fund focused on alternative real estate investments**, in its commitment to the Spanish market, opened an office in Madrid in 2021, and is among the most active investors in the alternative sector, including student housing, build-to-rent and life sciences. Since launching its European strategy in 2015, Harrison Street has acquired or developed 79 assets, including more than 20,000 beds of student accommodation (3,800 in Spain across 11 assets, including 4 in Madrid and 2 in Barcelona), 5,545 residential units and 2.1 million square meters of life sciences space across 10 assets in the UK, in partnership with 16 operating partners in the UK, Ireland and France, Germany and Spain.

### About DeA Capital (H2)

DeA Capital S.p.A., a **subsidiary** of De Agostini S.p.A., **Italy's leading independent Alternative Asset Manager** (by assets under management), with a Combined Assets Under Management volume of over €27.7 billion, including €13.1 billion in Real Estate. The Group's Platform - concentrated in two subsidiaries, DeA Capital Real Estate SGR and DeA Capital Alternative Funds SGR, as well as in the indirect majority stake in Quaestio Capital SGR - is focused on the promotion, management and development of real estate assets, credit and private equity funds, as well as multi-asset/multi-manager solutions for institutional investors.

### About Vía Célere (H2)

**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 is today the **company of reference in the new real estate environment and cycle**.

The company is committed to **innovation and sustainability** as the fundamental pillars of its projects, while showing its **permanent commitment** to the satisfaction of its customers, shareholders and the professional development of its employees.

**Vía Célere is at the forefront of the Spanish residential sector** through the introduction and pioneering implementation of 45 innovations, including processes and concepts such as **MagicHouse**, **Building Information Modeling (BIM)**, the **Last Planner System (LPS)** and disruptive common areas. In addition, the company has 14 R&D certificates, issued by the ENAC accredited company. These certificates give it recognition for its commitment to implement and develop new techniques.

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