

Development comprising Multi-family building with 64 studio apartments in a residential complex

ALICANTE – San Vicente del Raspeig

WHERE DREAMS TURN INTO ASSETS

WHY ALICANTE?

- +35–50% property price growth since 2019 (varies by area/segment; Alicante province +18.3% YoY in Q1 2026 per Tinsa).
- Year-round tourism and international demand: 300+ days of sunshine/year; foreign buyers account for ~45% of all transactions in the province (Colegio de Registradores, Q1 2026); 27.6% of the provincial population is foreign.

DESCRIPTION

- contemporary residential development offers a compelling opportunity for both end-users and investors seeking strong rental demand in a well-connected location.
- The project comprises 64 thoughtfully designed studio apartments within an eight-storey building, arranged above an active ground floor that combines commercial units with shared communal spaces — bringing everyday convenience directly to residents' doorstep. Every studio is designed to maximise light, privacy, and efficient use of space, offering a smart, low-maintenance living solution suited to students, young professionals, and long-term tenants alike.
- Residents benefit from shared amenities including an outdoor swimming pool and secure underground parking, creating a self-contained community within easy reach of everything the area has to offer. The University of Alicante campus lies directly within San Vicente del Raspeig, while Alicante city centre is just a short drive or tram ride away, and Alicante–Elche Airport is easily reached within approximately 15–20 minutes by car. The development is also well connected via the A-3/A-31 motorway and N-330 road, linking directly to the wider Costa Blanca region.
- The development offers approximately 2,450 m² of gross floor area across residential units, communal facilities, and ground-floor commercial space.
- A positive preliminary coordination meeting with the local district authority regarding the building's construction has already taken place, marking solid initial progress through the permitting process.
- The project is currently in development. All renderings and representations are indicative and illustrate the design direction the building may take as planning progresses.

The properties are offered for sale off-plan. Plans, dimensions, materials, technical specifications and visualisations are indicative and may be adjusted during the further planning and construction process. The final contractual documentation and the applicable legal and technical requirements shall prevail.

LOCATION

- Alicante city centre: ~7 km — direct urban bus line 24 connects San Vicente–University–Alicante, running Alicante–University–San Vicente del Raspeig; also served by TRAM line L2.
- University of Alicante (UA): campus is located directly in San Vicente del Raspeig, a few kilometres from Alicante city — effectively on the town's doorstep, not just "nearby." Relevant for rental demand (students, academic staff, visiting researchers).
- Alicante–Elche Airport (ALC): sources diverge somewhat depending on measured point — road distance from San Vicente del Raspeig is about 18 km, roughly 16 minutes by car, while other routing services put it closer to 15–16 km / 12–15 minutes depending on the exact starting address and mode (taxi ~15 min, bus ~20 min). → Use ~15–18 km / 15–20 min as a safe, defensible range; the airport itself sits about 9 km south of Alicante city and the university. *Calcular RutaRome2Rio*
- Nearby towns/cities: Alicante 7 km, Mutxamel 7 km, San Juan de Alicante 8 km, El Campello 12 km, Elche 21 km, Santa Pola 23 km, Novelda/Aspe ~21–22 km, Ibi 26 km. Elche also has its own airport-adjacent business/industrial zone and is Spain's shoe-manufacturing hub — relevant if you want to frame regional economic diversity.
- Nearest beaches: San Vicente itself has no coastline. Closest beach access is via San Juan de Alicante (Playa de San Juan, ~8–10 km) or El Campello (~12 km) — both reachable in roughly 15–20 minutes by car. Don't market San Vicente as "beachfront" or "coastal" — market it as "beaches within a short drive," which is accurate and still investor-relevant.
- Business/commercial centres: Alicante city centre (retail, offices, port, historic centre) at 7 km; PCA (Parque Científico y Empresarial) and the wider Alicante business corridor along the A-7/A-31 corridor, which directly serves San Vicente via the A3/A31 motorway and the N-330 road, with the A-7/E-15 (exit 70) connecting toward Valencia/Catalonia and Murcia/Andalusia.
- Rail/tram connectivity: San Vicente del Raspeig has its own RENFE cercanías stop and its own TRAM station (the "San Vicente del Raspeig" stop, with an additional "Universidad" stop nearby), giving direct light-rail access toward Alicante without needing a car — a genuine locational plus for a development pitch (walkable to transit is a real selling point; ocean view is not).

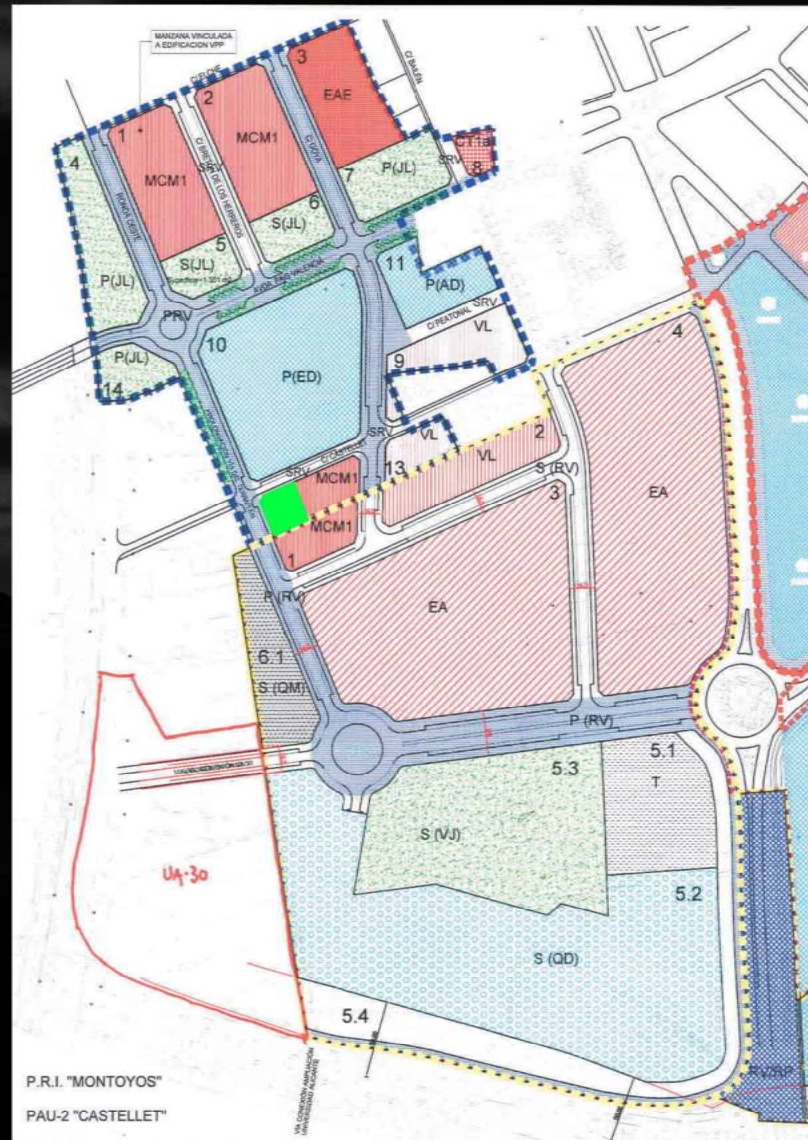
TECHNICAL DESCRIPTION



- Positive preliminary coordination meeting with the local district authority already held regarding construction of the building @Matrium & Partners
- 8-storey residential building with 1 underground parking level
- Ground floor: mixed-use — commercial units + communal areas
- Multi-family residential complex comprising 64 studio apartments
- Shared facilities: outdoor swimming pool, underground car park
- Approx. 2,450 m² gross floor area (residential + communal + commercial)

Project currently in development; all renderings/illustrations indicative - subject to further design development

PLANNING DOCUMENTS



Official land-use plan.



Typical floor plan.

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Façade.

Schematic representation of the building. Final planning is still pending.

WHY WITH US?

Behind this development stands a "Made in Germany" building concept — planned in Germany and adapted to the specific location, climate, and regulatory framework of San Vicente del Raspeig.

- German planning quality: architectural and execution planning, technical detail planning, and structured quality control from design through handover, backed by full technical documentation.
- German-engineered building components: preferably sourced from established German manufacturers — from sanitary fittings (Villeroy & Boch, Hansgrohe, Grohe) to façade, insulation, windows, and building technology (Schüco, Viessmann, Gira) — selected project-by-project and fixed in the construction specification, not left to chance. For a 64-unit residential building, this consistency matters in particular: every studio is built to the same defined standard, rather than varying unit by unit.
- Energy efficiency by design: heat pumps, photovoltaics, ventilation, and shading are considered from the outset, using German efficiency standards as a technical benchmark, adapted to the applicable Spanish and EU regulatory framework — relevant both for owner-occupiers and for investors focused on long-term operating costs across a multi-unit building.
- Turnkey execution: delivered by our own highly qualified craftsmen together with partner manufacturers from Berlin and across the EU — from the first design concept through to move-in-ready studios, including kitchens, built-in furniture, and complete interior concepts on request
- Fast, high-quality hybrid construction: Built using our hybrid construction system, this development combines the speed of prefabricated methods with the structural and technical quality standards of German engineering. As an illustrative example: once the building permit is issued, the enhanced structural shell of a representative unit can typically be assembled within approximately two to four weeks, with the subsequent interior fit-out requiring a further four to eight weeks — figures based on one representative unit, not the combined construction timeline for the full eight-storey, 64-unit building. The actual overall project schedule depends on site logistics, sequencing, and vertical construction progress across all eight storeys, and will be confirmed in the detailed construction plan.

The result: a development built to a defined, verifiable quality standard — not a generic spec-build, but a project where planning discipline, component quality, and execution are controlled end-to-end by one team.

MUCHAS GRACIAS

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Invest in Alicante's Growth — From the Costa Blanca to Its University City
Join us in shaping your vision in one of Spain's fastest-growing property markets — from the vibrant coastline of the Costa Blanca to San Vicente del Raspeig, home of the University of Alicante and one of the region's most dynamic residential areas.

Transform Vision into Opportunity
Turn your ambition into high-yield development projects that combine smart architecture, strategic locations, and long-term profitability.

Sustainable. Architectural. Valuable.
Each project embodies our commitment to sustainability, timeless architectural design, and exceptional quality of life — offering investors secure returns and a tangible share in Alicante's continued growth.

PROJECT ORGANISATION CHART

