



Aboutus

KAPITAL PLACES is a boutique real estate advisory and architecture firm specializing in core+ and value-add strategies across prime markets in Spain and Portugal. With a commitment to professionalism, discretion, and exceptional results, we deliver tailor-made investment solutions for institutional and private clients seeking to unlock the full potential of off-market opportunities.

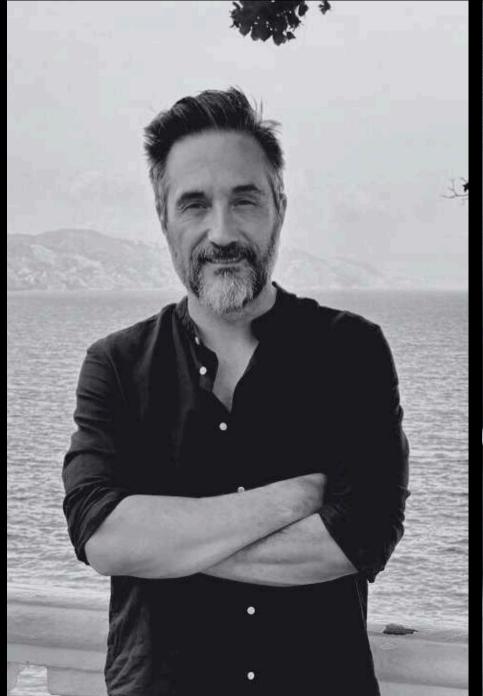
We are specialists in coastal and island real estate assets, with a focus on premium locations such as the Balearic Islands, Canary Islands, Andalusia, and the Algarve.

Our expertise is centered on delivering luxury properties distinguished by exceptional quality and striking architectural design, tailored to meet the demands of the most discerning clients.

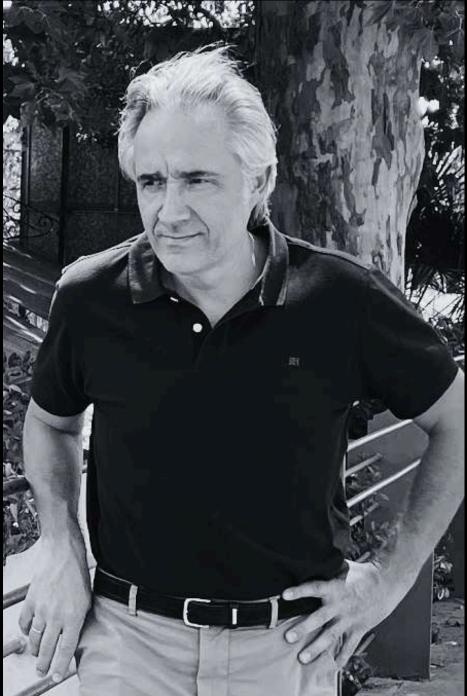
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THE FIRM







Raúl Espada García

Chief Operating Officer - MBA

Rocío Pezzi Hernández

Design Strategist - Arquitecto

Vicente Espada García

Senior Architect



strategy

We have access to an off-market portfolio of over €3 billion in assets in Spain and Portugal, supported by more than 35 national and international partners.

At Kapital Places, we focus on the acquisition and repositioning of high-potential real estate assets in strategic locations in Spain and Portugal. Our pipeline encompasses both land for new development—from residential buildings to semidetached houses and detached villas—and existing assets requiring comprehensive renovation. We apply high-quality, energy-efficiency, and sustainability standards, transforming each property into a value-optimized asset, adapted to the demands of today's market and aligned with the expectations of the most discerning investors.

Each project is structured within a separate vehicle (SPV), ensuring clear management, risk separation, and complete transparency in the entry and exit of invested capital.



strategy

To realize the full potential of our current pipeline, we are seeking to raise between €20-€100 million in growth capital. This equity infusion will enable us to secure, develop, and reposition a carefully curated portfolio of high-quality real estate assets across Spain and Portugal.

With this capital, we can act decisively on exclusive off-market opportunities, accelerate value creation through design-driven enhancements, and deliver superior risk-adjusted returns.

By partnering with Kapital Places, investors gain access to a pipeline of distinctive projects and the ability to deploy capital efficiently into one of Europe's most dynamic real estate markets.









Value-Driven Process

1.Curated Asset Identification

We leverage proprietary networks and in-depth market intelligence to source exclusive, off-market opportunities in prime locations.

2. Strategic Acquisition

Our team conducts rigorous due diligence and negotiates optimal terms to secure high-potential assets aligned with our investment criteria.

3. Innovative Architectural Design

Led by our in-house architects, we unlock and imagine each property's full potential—balancing functionality, aesthetics, and market demand.

4. Integrated Project Execution

We oversee every phase of development, coordinating best-inclass partners and ensuring precision, quality, and on-time delivery.

5. Value-Add Repositioning & Exit

Our comprehensive approach culminates in the repositioning of each asset— maximizing market value and ensuring successful, profitable exits for our investors.



We focus exclusively on areas with proven demand and strong growth potential, ensuring each development benefits from exceptional market fundamentals and international appeal. This targeted approach allows us to maximize value for our investors while delivering outstanding real estate assets in some of the most sought-after locations on the Iberian Peninsula.

OUR PROJECTS READY TO START





PIPELINEINDEX

1. Ibiza - Spain

8,000 m² plot designed for the development of five independent luxury villas 650sqm each one. 2. Faro - Portugal

We hold a prime development site designated for a luxury residential building comprising 19 highend apartments.

3. Jávea - Spain

We control a significant land plot with planning permission for the development of up to high end 144 apartments

Total acquisition and renovation budget: €14 million

Projected exit value (upon sale): €24-26 million Total acquisition and renovation budget: €13 million

Projected exit value (upon sale): €25-28 million Total acquisition and renovation budget:

€50 million

Projected exit value (upon sale): €75 million



PIPELINEINDEX

4. Marbella - Spain

A 20,207 sqm plot with approved planning permission for the development of 40 villas, ready tu built.

5. Málaga - Spain

El Rincón de la Victoria (Málaga), a 140-room hotel for a complete renovation.

All rooms with sea views.

6. Ibiza - Spain

A large beachfront hotel project (WIP) with 265 rooms and multiple beach clubs, currently under construction (30%).

Total acquisition and renovation budget: €50 million

Projected exit value (upon sale): €75-80 million

Total acquisition and renovation budget:

€18 million

Projected exit value (upon sale):

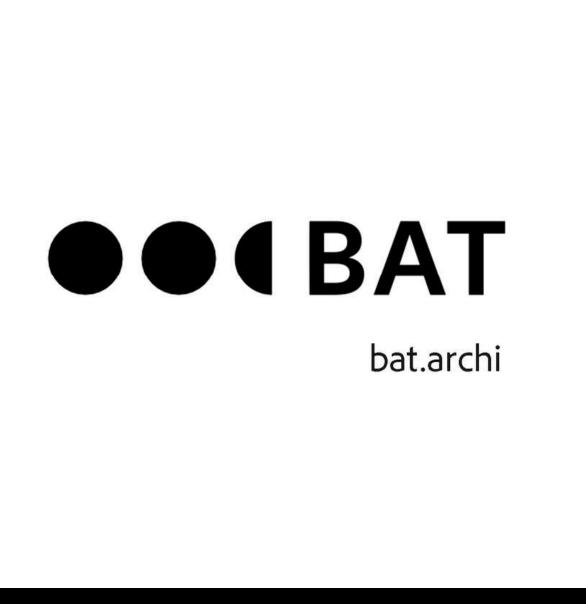
€30 million

Total acquisition and renovation budget:

€90 million

Projected exit value (upon sale):

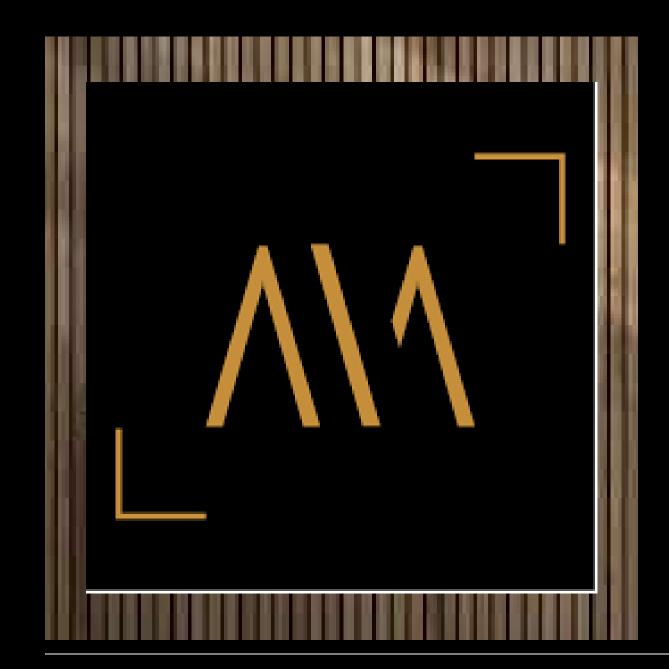
€150 million



BAT is a transdisciplinary, dialogue-driven practice that encompasses architecture, landscape architecture, art, interior, product and graphic design, often integrating a combination of interests across our projects. Although these larger projects are often a focus of attention, we continue to work within a range of scales and types of work starting from something as small as a bird nest or beehive.

We work within various types of cultural, science and commercial sectors and scales, from domestic to urban master planning. We have designed and built furniture, produced using environmentally sensitive solutions in construction. Our consulting, architecture, interior design and construction management teams regularly receive international plaudits and push the envelope of how to positively transform the world around us through their work.

We are more than just an architecture firm; we are a community of creative thinkers. Our multidisciplinary team gives added value to every step of our services. Our commitment to professional specialisation and teamwork has been our most ambitious project yet, one that has driven us to create an extraordinary group of humans that we can work and have fun with every day



Tailor Bau is a boutique construction firm specializing in custom-designed luxury homes, operating since 2000. Known for its precision, transparency, and craftsmanship, the company offers end-to-end project management, from land acquisition to key handover, with a clear focus on excellence in every stage of the process (tailorbau.com).

With a developer-as-a-service approach, Tailor Bau enables clients to save up to 30% on high-end residences (600+ m²) by centralizing all design, construction, and legal/financial oversight under one experienced team. Their business model ensures full cost control, quality execution, and delivery within agreed timelines.

tailorbau.com



EXEDRA PROYECTOS URBANOS specializes in the management of real estate projects, offering an unbeatable alternative to the traditional purchase of property from a developer or on the second-hand market. It represents an opportunity to access the home you truly desire.

Through proper coordination, we create a professional and dynamic team capable of providing optimal service throughout the complex real estate development process, always maintaining close attention to our clients' needs and concerns with a personal and approachable touch.

The professionals at EXEDRA, fully aware of the challenges involved in self-development, as well as the significant difficulties and complexities this may represent for most of our potential clients, aim to make the journey easier for those who choose to take this step. We are committed to reducing costs to what is strictly necessary, without sacrificing the highest level of quality and satisfaction in the final product.

Our comprehensive management covers everything required to achieve the final goal, while remaining open to taking on additional services as requested by our clients.





Victorino Vicente Construction, founded in 1977 and based in Navarra with a Madrid office, is a full-service construction firm renowned for its rigor, quality, and innovation. With over 40 years in the industry and a workforce exceeding 200 professionals, they execute complex projects across sectors—including residential, industrial, commercial, hydraulic works, and civil infrastructure—using their own machinery and in-house teams. They hold ISO 9001 certification and maintain a strong commitment to workplace safety, environmental protection, and zero-defect quality. Victorino Vicente's expertise makes them a reliable partner for turnkey developments, combining scale, technical excellence, and sustainable construction practices.

victorinovicente.es



Zoco Home is an interior design and decoration brand offering quality furniture, unique home decor and Interior Design services.

To know Zoco Home, is to know Johanna Weckström, creative wanderer, interior designer and founder of Zoco Home.

Inspired by her travels as a young girl, Johanna has combined her love for travelling and passion for interior design to build the multifaceted company that is Zoco Home today.

DECORATING SPACES SINCE 2013

We have been offering our products and services to individuals, professionals, and businesses around the world since 2013.

Offering them the latest design solutions and unique decor.

Zoco Home has come a long way since its inception, establishing ourselves as a bridge for interior design enthusiasts to find inspiration in our products and designs. We share our vision with the world to beautify more spaces.



AV DRONE operates at the intersection of technology and project execution, offering advanced services across engineering, technological innovation, and audiovisual production.

They deliver civil and industrial technical services including aerial photogrammetry, topography, inspections, and BIM modeling. Through their AVIOT platform, they enable intelligent site monitoring with live visualization, access control, and EPI tracking.

Their audiovisual team produces time-lapse videos, 3D models, and VR experiences to support branding and investor confidence.

In renewable energy, they provide advanced drone-based inspections, 3D mapping, predictive analytics, and digital asset management for solar and wind facilities, ensuring efficiency, safety, and sustainability.



Palma Coliving is an innovative operator focused on creating vibrant shared-living communities for remote professionals, entrepreneurs, and creatives. Located in Palma de Mallorca, they offer flexible accommodation in fully equipped spaces that combine private rooms with shared coworking areas, event spaces, and community activities. Residents enjoy high-speed internet, modern design, and inspiring surroundings ideal for personal and professional growth. Their philosophy blends coliving and coworking, fostering a collaborative ecosystem where members can exchange ideas, network, and build meaningful connections.

With a strong emphasis on community, Palma Coliving organizes workshops, social gatherings, and wellness experiences to enrich residents' daily life. The project supports sustainability and local culture by integrating eco-friendly practices and promoting authentic connections with Mallorca. As a reliable partner, Palma Coliving provides seamless stays and a vibrant network for modern nomads, aligning perfectly with Kapital Places' mission to create innovative and future-ready urban spaces. Their professional team guarantees an excellent hospitality experience with a personal touch and community-centered mindset.



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