

*Una manera de hacer Europa*



# BUENAS PRÁCTICAS

## Actuaciones Cofinanciadas

Construction, development and commissioning of a Student Residence in Seville.

Arcano Capital

**Programa Operativo  
de Andalucía**

Año 2021

**Fondo Europeo de Desarrollo Regional**



## **CONSTRUCTION, DEVELOPMENT AND COMMISSIONING OF A STUDENT RESIDENCE IN SEVILLE.**

The project consists of financing the construction, development and commissioning of a student residence with 725 rooms, restaurant areas, a swimming pool on the roof and underground parking. The building is built on a plot belonging to the Seville City Council, assigned to the developer through a surface right for a period of 78 years. Completion is expected in August 2022.

As part of the Andalusian FEDER Operational Program 2014-2020 and with the aim of alleviating market failure, the Andalusian Government has allocated resources to set up a Fund of Funds managed by the European Investment Bank (EIB) whose purpose is to finance urban development and regeneration projects in Andalusia. It is the Andalusian Urban Development Fund endowed with up to 250 million euros, whose resources are channeled to the projects through two financial intermediaries that provide financing, in the form of loans, capital or quasi capital, to the promoters of the Projects. In this project that concerns us, the financial intermediary is ARCANO CAPITAL.

This project has involved a total cost of €59,523,471, of which €15,246,000 correspond to the European contribution financed by the ERDF by 90%.

This action is intended to improve the urban environment, the rehabilitation of old industrial areas and the reduction of soil, atmospheric and noise pollution, reaching a level of 8,70 in the Qualification of the quality of the urban environment in 2023, compared to the rating of 8,41 in 2019.



**It is considered a Project's Good Practice since it meets the following criteria:**

### **1. The ERDF's role has been suitably disseminated among the beneficiaries, potential beneficiaries, and the general public:**

The financial intermediary has issued a large number of press releases which have had a great impact in the written and digital press:

<https://www.europapress.es/esandalucia/sevilla/noticia-fondo-desarrollo-urbano-apoyara-sevilla-construccion-mayor-residencia-estudiantes-espana-20210420130114.html>

[https://sevilla.abc.es/sevilla/sevi-junta-andalucia-aportara-15-millones-mayor-residencia-estudiantes-sevilla-202104201318\\_noticia.html](https://sevilla.abc.es/sevilla/sevi-junta-andalucia-aportara-15-millones-mayor-residencia-estudiantes-sevilla-202104201318_noticia.html)



**El Fondo de Desarrollo Urbano "Impacto Andalucía" aportará fondos para la construcción de una residencia de estudiantes en suelo público**

- El Fondo de Desarrollo Urbano Impacto Andalucía aportará aproximadamente 15 millones de euros, siendo la inversión total cercana a los 60 millones.
- El proyecto incluye la construcción y posterior explotación de una residencia de estudiantes con 1.127 camas sobre un suelo público bajo régimen de derecho de superficie otorgado por el Ayuntamiento de Sevilla. La apertura de la misma está prevista para septiembre de 2022.
- Impacto Andalucía, cuyos fondos provienen del Fondo Europeo de Desarrollo Regional (FEDER) a través del Programa Operativo FEDER de Andalucía 2014-2020 y de la Junta de Andalucía, es un vehículo de inversión gestionado por Arcano Capital.

El Fondo de Desarrollo Urbano "Impacto Andalucía", gestionado por Arcano Capital, ha anunciado la firma del acuerdo para aportar fondos a la construcción de la mayor residencia de estudiantes de Sevilla con 1.127 camas (725 habitaciones), zonas de restauración, piscina en la cubierta, gimnasio, salas de estudio, parking etc. y una superficie construida total de más de 29.000 m<sup>2</sup>.

Se trata de la tercera firma de este vehículo en 2021, cuyos fondos provienen mayoritariamente del Fondo Europeo de Desarrollo Regional (FEDER) a través del Programa Operativo FEDER de Andalucía 2014-2020 y de la Junta de Andalucía y que tiene como objetivo invertir un importe aproximado de 100 millones de euros en proyectos de desarrollo urbano en Andalucía.

El proyecto consiste en la construcción y posterior explotación de una residencia de estudiantes en la parcela donde anteriormente se ubicaban las antiguas cocheras de Tuscan por parte de Grupo Moraval. El derecho de superficie de esta parcela, propiedad del Ayuntamiento de Sevilla y que lleva más de diez años sin uso, fue adjudicado al citado grupo por 78 años.

Este proyecto de desarrollo urbano es de especial importancia para la ciudad de Sevilla y para su entorno, al perseguir, entre otros objetivos, la mejora del posicionamiento de la ciudad de Sevilla como destino educativo, a nivel tanto nacional como internacional, a través de la dotación de una infraestructura de calidad comparable a las que existen en otros destinos educativos españoles, europeos y mundiales.

Likewise, in February 2019, the project was presented at the Seville City Council with the presence of the municipal delegate for Urban Habitat, Antonio Muñoz, and the general director of the Moraval Group, Álvaro Soto de Scals.

<https://www.urbanismosevilla.org/noticias/sevilla-contara-con-una-nueva-residencia-universitaria-para-800-plazas-impulsada-por-el-ayuntamiento-en-el-barrio-del-porvenir>



And in April 2021, the signing ceremony was held in which the Ministers of Finance and European Financing, Juan Bravo, and of Economic Transformation, Industry, Knowledge and Universities, Rogelio Velasco, were present. In said news, the contribution of the ERDF through the operational program of Andalusia 2014-2020 was highlighted.

**España**

Proyecto FDU Sevilla - Junta de Andalucía  
SEVILLA, 20 Abr. (EUROPA PRESS) -

El Fondo de Desarrollo Urbano de Andalucía apoyará con 15 millones de euros la construcción en Sevilla de la que será la mayor residencia de estudiantes de España, que contará con 1.127 camas, zonas de restauración, piscina en la cubierta, aparcamiento y una superficie total construida de más de 29.000 metros cuadrados.

En un comunicado, la Junta de Andalucía señala que el proyecto supondrá una inversión total cercana a los 60 millones de euros y cuya apertura está prevista para septiembre de 2022. Se trata del tercer acuerdo que ha suscrito en lo que va de año Arcano, uno de los intermediarios financieros elegidos para la gestión de este instrumento de inversión, en cuyo acto de firma han estado presentes los consejeros de Transformación Económica, Industria, Conocimiento y Universidades, Rogelio Velasco, y de Hacienda y Financiación Europea, Juan Bravo.

Los recursos de este Fondo de Desarrollo Urbano provienen mayoritariamente del Fondo Europeo de Desarrollo Regional (Feder) a través del Programan Operativo Feder de Andalucía 2014-2020 y de la Junta de Andalucía. Es un vehículo financiero que tiene

**Andalucía**

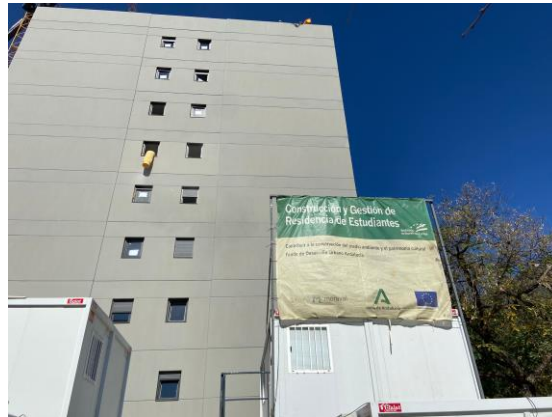
Proyecto FDU Sevilla - Junta de Andalucía  
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Finally, during the execution of the works, the obligatory work poster has been placed where the ERDF contribution is disseminated.



## **2. The action incorporates innovative elements:**

The main innovative aspect of this action lies in the fact that it is an example of public-private partnership between public agents at European, national, regional and local level, financial institutions and private promoters.

On the one hand, the original promoter and owner of the land (Seville City Council), whose objective was to enhance the value of unused land, which had previously been the headquarters of the municipal bus company depots, and to contribute to covering a social need and to complete the urban transformation of a sector of the city.

On the other hand, the business promoter, who presents a project for the construction, development and commissioning of the residence, with the aim of providing quality and energy-sustainable services to the needs of the university sector, and of creating activity and jobs associated with the same, and with a perspective of business profitability as well.

And finally, the regional administration (Junta de Andalucía) which, in cooperation with the European Investment Bank (EIB), launches a Financial Instrument charged to the regional Operational Program, co-financed by the ERDF, which provides financing (in the form of quasi-equity and loans) for viable urban development and regeneration initiatives through two financial intermediaries selected by the EIB.



## **3. Adaptation of the obtained results to the established objectives:**

The objectives pursued by this initiative are based on generating investments aimed at regeneration and/or sustainable urban development, which are financially viable and capable of generating returns, either through income or through considerable savings for citizens.

Therefore, the main results and impacts of this student residence are 4.125 square meters of plot reused; 29.078 square meters of constructed building; 1.127 beds for students; 1.189 jobs to be created (1.008 during construction and 181 in operation); and soil decontamination.

Other achievements that are also achieved through the project are that disused municipal public land is reused; provides income to City Council for 78 years; and reinforces the provision of quality infrastructures in the city.



#### **4. Resolution contribution of a regional problem or weakness:**

The plot where the residence is located was land that had been unused for a long period of time and was affected by a certain level of contamination since it had previously been the site of the depots of the municipal bus company.

Therefore, with this action, the transformation of an area in which industrial activities, military barracks and transport infrastructures were implanted, culminates in a residential area and with provision and service infrastructures.

#### **5. High target population coverage:**

The direct beneficiaries of this project are university students from Seville from other cities, including from outside Spain, who will be able to stay in a quality infrastructure and with additional services. For its part, this project also has a direct impact on the 1.189 new jobs it generates, both in the construction phase and for the residence workers once it is finished.

But in addition, there are some very important indirect beneficiaries such as the business and commercial businesses around the project that will benefit from a large flow of potential clients once the residence is operational.

#### **6. The horizontal criteria for equal opportunities and non-discrimination, environmental sustainability and/or social responsibility have been taken into account:**

The construction of this project complies 100% with these criteria since it has been designed to comply with energy certification standards. In addition, this action stands out in terms of environmental sustainability, since projects like this reinforce the provision of quality infrastructures similar to other European cities, positioning Seville as an international educational destination, and with high standards in energy certification and sustainability.

Likewise, it promotes a safe and accessible space for all students, which favors social equity and does not generate inequalities due to age, gender, ethnic origin or cultural diversity.

#### **7. Synergies with other public intervention policies or instruments:**

The main synergy that this action presents is with the Andalusian Urban Agenda 2030, which is structured on the basis of five dimensions adapted to the urban reality of our region: spatial, economic, social, environmental and governance. The project that concerns us is directly aligned with the urban dimension, where the design of a well-

structured city is pursued spatially, facilitating the provision of the necessary resources - such as housing, health, education or leisure centers - in an equitable manner and seeking to promote sustainable mobility when accessing the different centers of activity.

In addition, it also presents synergies with the New Urban Agenda of the United Nations, the Urban Agenda of the European Union, and the strategic planning plans in terms of urban sustainability and sustainable development existing at the state and Andalusian level. As well as involving the European Investment Bank (EIB), financial intermediaries, and other public agents (Management Authority and Andalusian Government) who acquire lessons for the use of financing from financial instruments.

Finally, it presents synergies with the Integrated Sustainable Urban Development Strategy (EDUSI) through which the Seville City Council is a beneficiary entity of the aid granted in the first call for the selection of Integrated Sustainable Urban Development strategies, which are co-financed through the Operational Program of Spain FEDER 2014-2020, with operations such as a Smart City Platform with Acquisition and continuous improvement of applications for the management of open data, Intelligent Transport Systems, Execution of a cycle path and accessibility Glorieta San Lázaro, Enhancement of the RENFE Ships at the service of the DUSI area, among others.



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