



Spain named by European Real Estate leaders as one of the most promising investment destinations

Executives from Brookfield, Stoneweg, Colliers, Deloitte and CBRE highlighted at The District 2025 the strong momentum of the Spanish market, which is expected to close the year with 30% more property transactions driven by international capital

Residential assets and data centers are currently generating the greatest interest in Spain and across the Mediterranean region, with Italy also playing a key role

Barcelona, September 30, 2025 – [The District 2025](#), the leading real estate event in Europe from an investment perspective, opened its doors this morning with an opening day dedicated to analyzing market capital projections for the end of this year and the beginning of the next.

It was concluded that property is one of the strongest investment options currently due to its capacity to generate recurring income, strong demand, and its role as a hedge against inflation and political instability. This is complemented by a favorable macroeconomic environment, with interest rates lowered both by the ECB and the Fed.

In this context, the concept of "smart risk" is defining the sector's path to generate strategic returns. This involves taking advantage of the current moment in the industry—marked by high-value assets, a solid tourism recovery, and new opportunities in various sectors—by identifying risks and turning them into sources of value. The challenge, as experts at The District 2025 pointed out, lies in finding the balance between moderate risk and profitability.

Federico Holzmann Pérez-Portabella, Global Head Real Estate, Investment & Development of Catalonia Hotels & Resorts, elaborated on this strategy, emphasizing that "the most interesting aspect of smart risk is making the right investment. Then, repositioning this investment, either through reconstruction or obtaining permits and licenses." Despite the challenges in Europe, especially with licenses, Holzmann stressed that "the key is the ability to reanalyze and reorganize investments, opening the door to new opportunities."

Alberto Nin, General Director of Brookfield Real Estate for Southern Europe, stated that "in the current landscape, marked by 'geopolitical noise,' population growth, and immigration, the real estate supply remains limited." In his view, "risk is inherent in investments, but the essential thing is identifying the reasons behind each transaction and how to mitigate them." In this regard, he also highlighted the potential of Spain and Southern Europe in hospitality, suggesting that "Spain and Southern Europe can continue to attract interest and investments," aiming to position the region as a global leader.

Similarly, **Alberto Díaz**, Managing Director of Capital Markets at Colliers, shared his view, stating that "by 2025, we will end up with 30% more global investments in Spain compared to 2024. Still, this market could change depending on last-minute transactions. This is Spain's moment, and we must seize it."

The District es un evento de:

NEBEX T
NEXT BUSINESS EXHIBITIONS



Alberto Valls, Real Estate Sector Leader Spain & EMEA at Deloitte Spain, commented on the national investment outlook, noting that "since 2023, the country has gained liquidity, which has attracted more investments, especially in sectors such as housing and data centers." In this discussion, **Joaquín Castellví**, Co-Founder and CIO of Stoneweg, shared the company's viewpoint, saying that they manage "a portfolio of 10 billion euros," with strategies in hospitality, housing, logistics, and data centers, working with both large capitals and private investors and governments. Both agreed that the real estate sector remains an attractive investment, especially in Spain, which stands out positively compared to other parts of Europe.

The leaders also agreed that the Mediterranean region remains a key area for international investment, with strategic assets such as residential, hotel, and retail attracting capital. **Frédéric Jariel**, Co-Head of Real Estate at Tikehau Capital, stated that "Spain and Portugal are excellent places to invest," also mentioning the growing interest in data centers and their favorable conditions for energy projects. **Francesc Noguera**, CEO of Alterna Inversiones, emphasized that "demand and supply in the residential sector are the main reasons why investors are betting on Spain," highlighting that Mexican capital is buying high-end properties, regardless of whether they are luxury or more affordable.

Additionally, **Álex Pazos**, Director of Capital Markets Barcelona at CBRE Spain, pointed out that the challenges of the Spanish market, such as the "lack of supply in cities outside of major hubs," still make Madrid a very attractive location due to its tax benefits.

Italy Consolidates as a Leader in Real Estate Investment in 2025

Italy, the guest country at The District 2025, continues to be one of the territories with the most significant evolution in property. Driven by its solid economic recovery and the increasing stability of its markets, the country has registered a 45% increase in transaction volume in the past 12 months, reaching 10.8 billion euros.

In this context, **Valeria Falcone**, CEO of Colliers Italy and Vice President of Confindustria Assoimmobiliare, highlighted that "Italy is experiencing a great opportunity for transformation, especially in the hotel sector, which presents a very strong and stable supply and demand dynamic." She also pointed out the growing interest in residential sectors, both "Build to Rent" and "Build to Sell," further reinforcing the attractiveness of Italian real estate, "with continuous expansion potential," she added.

About The District 2025 (September 30 - October 1-2, Fira Barcelona Gran Via): is the largest European event dedicated to Real Estate from the capital perspective. The summit has a Hospitality area and a content program in The District World Summit 2025, the global reference congress on capital structures, which has 5 auditoriums. It is the main meeting forum where the different Real Estate agents who are looking for opportunities and new real estate projects meet with the aim of designing the future of the sector in Europe. The District is an event organized by NEBEXT - Next Business Exhibitions.

The District es un evento de:

NEBEXT
NEXT BUSINESS EXHIBITIONS