



The Ardian and Rockfield student housing fund recognized as best of the year at The World-Class District Awards 2025

The accolades have highlighted the partnership between both firms, which successfully raised €550 million to invest in their student housing strategy across Europe

The City of Madrid, Alas Vivienda Asequible, Grupo Lar and Hines, Node Living, and Accumin were also honored in the prizes, which recognize investors and destinations that are leading the way in Real Estate

Barcelona, 2 de octubre de 2025 – [The District 2025](#) revealed the best real estate deals of the year in Europe during The World-Class District Awards 2025. Considered one of the most prestigious recognitions in Real Estate, the awards aim to distinguish the funds, investors, and destinations that are setting the standard with their projects, influencing the evolution of the industry, and shaping the market across the continent.

This edition saw 127 submissions, reflecting the optimistic moment the capital is experiencing, as landmark transactions are being made with a focus on profitability, but also on ESG criteria. In this way, The World-Class District Awards further solidify their position as the platform to discover the best practices in the sector and inspire others.

Award winners setting the standard in European Real Estate

The **Sabadell Award for Best Real Estate Fund, Management Company, or Investment Group** was presented to **Ardian and Rockfield** for their European Student Accommodation Fund (ARESAF), which raised €550 million to invest in student residences across Europe with sustainable, community-focused housing solutions. **Stoneweg** was a finalist in this category for its global alternative investment platform, managing €10 billion in assets across 17 countries. **FruX Capital Investments** was also a finalist for its leading credit platform, which drives 10% of alternative real estate financing in Spain.

The **Cuatrecasas Award for Best Real Estate Transaction of the Year** was awarded to **Grupo Lar and Hines** for their acquisition of 100% of the shares of LAR España through Helios Real Estate. Finalists in this category included **King Street** for investing up to €400 million in Room00 Group's expansion of its boutique hotel and hostel chain across Europe, and **Colliers** for advising on the historic Spring Hotels transaction, Spain's largest single hotel asset acquisition, valued at €430 million with the purchase of Mare Nostrum Resort from Brookfield.

The **SmartRental Award for Best Real Estate Investment Destination of the Year** recognized the **City of Madrid** for its *Suma Vivienda Plan*, which will enable the construction of over 2,200 new affordable rental homes through public-private partnerships. **AX Partners** was a finalist for its acquisition and repositioning of the former Sir Joan hotel, transforming it into the first NH Collection 5* hotel in Ibiza, while **Stoneweg** was recognized for the transformation and reopening

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of Kimpton Los Monteros Marbella, new resort that has become the icon of luxury in Southern Europe.

The **CaixaBank Award for Real Estate Transaction with the Greatest ESG Impact** was highlighted to **Alas Vivienda Asequible** for being the first property investment fund in Spain with social aims and limited profits, dedicated to the large-scale development and preservation of affordable rental housing. **Prologis** and **Testa Homes** were finalists for their impactful initiatives: **Prologis** for its LTIM program, offering university training in logistics to address skills gaps and future industry demands, and **Testa Homes** for its Sustainability Plan, leading the energy transition and promoting greener, more sustainable cities.

The **Technal Award for Best Real Estate Project or Development** was distinguished to **Node Living** for its innovative urban flex-living proposal in Madrid, adapting spaces to meet the new needs of users. **Grupo Lar** and **BlackRock** were finalists for their transformation of the former Hacienda office complex in Madrid into luxury residences and student housing with a €500 million investment. **Klépierre** was also a finalist for the renovation of Maremagnum in Barcelona, turning the shopping center into a retail and leisure destination and setting a new benchmark in Spain's sector.

Finally, the **La Vanguardia Award for Best Real Estate Advisor or Service Provider** went to **Accumin** for its exceptional work in independent real estate consulting, combining local expertise, exclusive data, and advanced technology to offer insights and solutions in the sector. Close to receiving recognition were **IQBI B.V.** for its innovative real-time ESG data offering and automated service tracking, ensuring portfolio transparency, and **Serveo** for updating the National Police Corps of Spain Data Center to the highest security and reliability standards, ensuring operational continuity across all its managed facilities.

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.

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