
Lagoom
LIVING
Real homes
Real future
lagoomliving.es

Real homes
Real future



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01

Making affordable housing possible through public-private partnership

Lagoom Living is a real estate investment manager specialising in the development of affordable rental housing, with a clear focus on sustainability, construction quality and long-term permanence.

Since its founding in 2023, Lagoom Living has developed its own model that brings together every capability needed to make a residential project viable: from identifying land and structuring capital to financing, legal and institutional alignment, and technical and construction delivery. A management capability that turns development opportunities into affordable housing projects.





02

About us

- What do we do?
- Why do we do it?
- The value we create

WHAT DO WE DO?

We turn opportunities into affordable housing projects

At Lagoom Living we develop and manage affordable rental housing projects, from their initial structuring through to full operation.

We bring together the resources and capabilities needed to make sustainable, high-quality housing projects viable, designed to stand the test of time.

WHY DO WE DO IT?

Because access to housing needs real solutions

Expanding the affordable housing stock is one of the great challenges facing our society. Meeting this need calls for new forms of collaboration, investment capacity and a shared vision between public authorities and the private sector.

We work to ensure that this combined effort translates into more opportunities to access quality housing.

THE VALUE WE CREATE

We connect capabilities. We create opportunities

Our model adds value for every party involved in residential development: delivery capacity for public authorities, projects structured with a long-term vision for investors, and new sustainable residential spaces for cities.

But its greatest value lies in people: in widening their opportunities to find a home and build their future.



A model that turns opportunities into affordable housing

Strategic locations

We identify land with development potential in well-connected areas, close to services and amenities, where our projects can meet real housing needs.

Commitment to our surroundings

We develop projects that blend into cities and their neighbourhoods, applying sustainability, urban-quality and wellbeing criteria to help create more balanced communities.

Strategic partnerships

We build collaborative relationships with public authorities, financial institutions and specialist partners. A network of partnerships that allows us to mobilise resources, share capabilities and make complex residential projects viable.

Quality and sustainability

We apply energy-efficiency, architectural-quality and construction-innovation criteria to develop comfortable, durable homes.

Long-term vision

We structure projects with a long-term perspective, combining financial viability, sustainability and professional management to create value throughout their entire life cycle.

Social and urban impact

We help expand the stock of affordable rental housing, unlock land and drive new residential spaces that create opportunities for people and value for cities.



A scalable model

Our model adapts to different regions, land opportunities and institutional frameworks, with the capacity to drive new projects and sustain our growth.

From land opportunity to home

Making affordable housing possible takes much more than building.

At Lagoom Living we bring together land, capital, financing, technical expertise and institutional collaboration in a management model capable of turning complex projects into new homes.



03

Our model

- From land opportunity to home
- Transparency, trust and quality
- Our model in figures

Transparency, trust and quality

Transparency is one of the principles of our management model and the foundation of the relationships we build with public authorities, investors and strategic partners.

We approach every project with rigorous planning, guided by principles of responsibility, quality and sustainability that steer decisions throughout its development.

A way of working built on professional rigour, trust and a long-term vision.

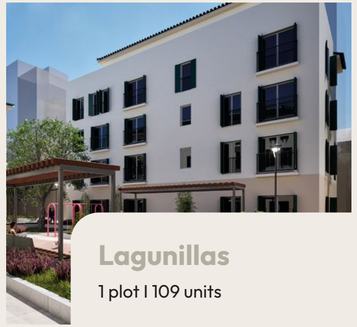


Our model in figures



Distrito Universidad

4 plots I 530 units



Lagunillas

1 plot I 109 units



Gigantes

1 plot I 57 units



Cortijo Merino

2 plots I 137 units

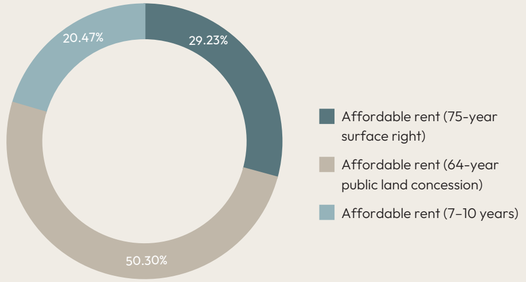


Sevilla Este

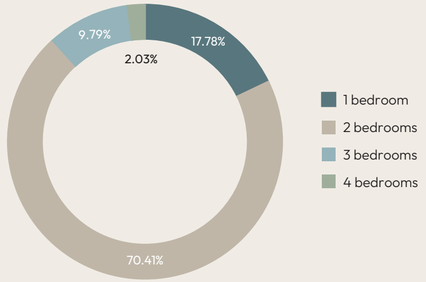
1 plot I 843 units

1,676	9	130,536 m²*	63	1,859
HOMES	PLOTS	BUILT AREA A/G	COMMERCIAL UNITS	PARKING SPACES

RENTAL SCHEMES



HOUSING TYPES



*Built area of the project: 130,536 m² (123,122 m² above ground)



Málaga



04

Málaga

- Lagoom Living Distrito Universidad
  - Plot R3
  - Plot R11
  - Plot R12
  - Plot R15
- Lagoom Living Lagunillas
- Lagoom Living Gigantes
- Lagoom Living Cortijo Merino

Lagoom Living Distrito Universidad

A new benchmark for subsidised housing in Málaga

‘Spain’s first VPO smart city’

530
homes
1 to 4 bedrooms

49,588
square metres
of residential floor area

4
developments
R3, R11, R12 and R15

Location: C/ Ingeniero Juan Brotons, Teatinos (Málaga) · **Completion:** 2026

LAGOOM LIVING

Distrito Universidad

Distrito Universidad comprises 530 subsidised homes for affordable rent, with one, two, three and four bedrooms, across four developments in Teatinos, Málaga.

The development combines energy efficiency, architectural quality and communal spaces designed to promote wellbeing and community life.

Delivered through a public-private partnership model and financed by Next Generation EU funds, it is one of Lagoom Living's flagship projects in terms of scale and residential approach.

Communal areas

Children's play area

Urban garden

Outdoor gym

Pool

Accessible spaces





99,985 m²
Total built area

1 bedroom: **35 units**
2 bedrooms: **413 units**
3 bedrooms: **48 units**
4 bedrooms: **34 units**

807
Parking spaces

530
Storage rooms

1,489 m²
Commercial space



In public-private partnership with:

Financiado por la Unión Europea NextGenerationEU · Gobierno de España Ministerio de Vivienda y Agenda Urbana · Plan de Recuperación, Transformación y Resiliencia · Instituto de Crédito Oficial · Junta de Andalucía Consejería de Fomento, Articulación del Territorio y Vivienda · Ciudad de Málaga · SM Sociedad Municipal de Viviendas de Málaga

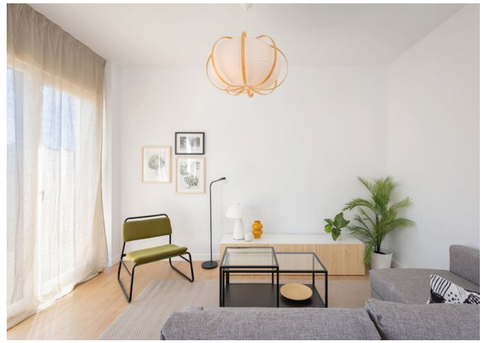
LAGOOM LIVING DISTRITO UNIVERSIDAD

Plot R3

A residential complex of 62 terraced homes for affordable rent under the price-capped VPO (subsidised housing) scheme. The homes have 1 to 4 bedrooms, with a swimming pool, 95 parking spaces and 62 storage rooms.

Location: C/ Ingeniero Francisco Merino, Teatinos (Málaga)

62
homes
1 to 4 bedrooms

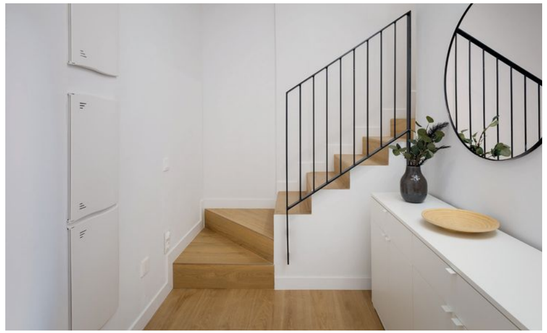
















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Floor plans

1 BEDROOM



3 BEDROOMS



4 BEDROOMS

Lower floor



Upper floor



*Homes are delivered unfurnished. The furniture shown on the floor plans is for guidance only and does not form part of the home.

12,270 m²
Total built area

1 bedroom: **19 units**
3 bedrooms: **9 units**
4 bedrooms: **34 units**

95
Parking spaces

62
Storage rooms

LAGOOM LIVING DISTRITO UNIVERSIDAD

Plot R11

A residential complex of 175 homes for affordable rent under the general VPO (subsidised housing) scheme. The homes have 2 or 3 bedrooms, with a swimming pool, 264 parking spaces and 175 storage rooms.





Location: C/ Ingeniero Agustín Escolano, Teatinos (Málaga)

175
homes
2 and 3 bedrooms

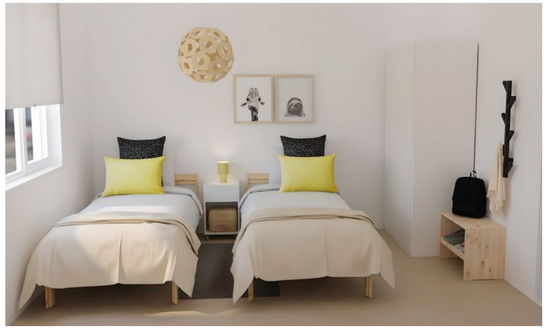












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Floor plans

2 BEDROOMS



3 BEDROOMS



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32,401 m²
Total built area

2 bedrooms: **136 units**
3 bedrooms: **39 units**

264
Parking spaces

175
Storage rooms

115 m²
Commercial space

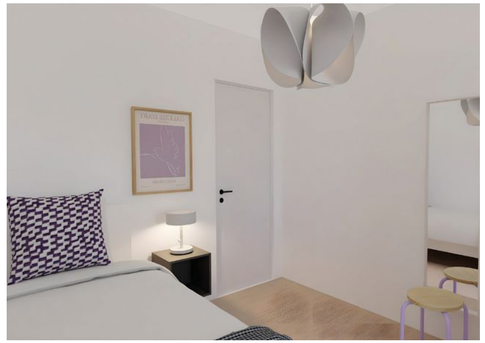
LAGOOM LIVING DISTRITO UNIVERSIDAD

Plot R12

A residential complex of 202 homes for affordable rent under the VPO (subsidised housing) scheme. The homes have 1 or 2 bedrooms, with a swimming pool, 311 parking spaces and 202 storage rooms.

Location: C/ Ingeniero Agustín Escolano, Teatinos (Málaga)

202
homes
1 and 2 bedrooms





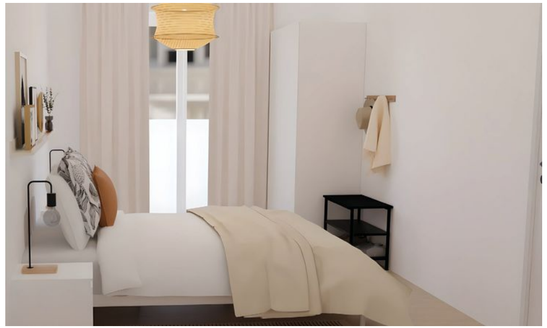












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Floor plans

1 BEDROOM



2 BEDROOMS



*Homes are delivered unfurnished. The furniture shown on the floor plans is for guidance only and does not form part of the home.

38,285 m²
Total built area

1 bedroom: **16 units**
2 bedrooms: **186 units**

311
Parking spaces

202
Storage rooms

692 m²
Commercial space

LAGOOM LIVING DISTRITO UNIVERSIDAD

Plot R15

A residential complex of 91 homes for affordable rent under the VPO (subsidised housing) scheme. The homes have 2 bedrooms, with a swimming pool, 137 parking spaces and 91 storage rooms.

Location: C/ Ingeniero Luis López Peláez, Teatinos (Málaga)

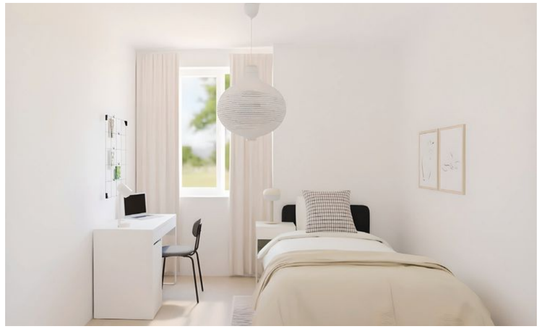
91
homes
2 bedrooms













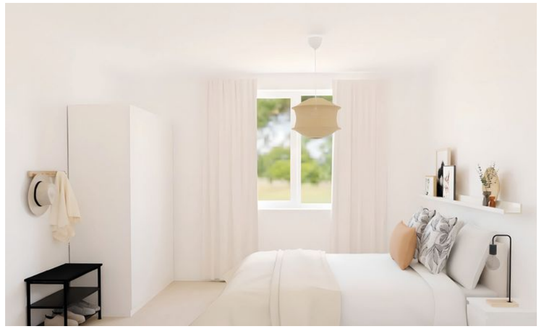
Floor plans

2 BEDROOMS



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17,029 m²
Total built area

2 bedrooms: **91 units**

137
Parking spaces

91
Storage rooms

682 m²
Commercial space

Lagoom Living Lagunillas

New homes in Málaga’s historic centre

109
homes
1 to 3 bedrooms

8,809
square metres
of residential floor area

7
buildings
of 2 and 3 storeys

Location: C/ Lagunillas, C/ Victoria, C/ Esperanza, Distrito Centro (Málaga) · **Completion:** 2028

LAGOOM LIVING

Lagunillas

Right in the heart of Málaga's historic centre, Lagunillas offers a new affordable housing opportunity linked to the urban regeneration of the neighbourhood.

The project comprises 109 one-, two- and three-bedroom homes across seven low-rise buildings, together with commercial space.

A scheme designed to blend into the existing urban fabric, expand the housing supply and contribute to the revitalisation of this part of the city.

Work spaces

Children's play area

Gym

Communal areas







Floor plans

1 BEDROOM



2 BEDROOMS



3 BEDROOMS



*Homes are delivered unfurnished. The furniture shown on the floor plans is for guidance only and does not form part of the home.

15,298 m²
Total built area

1 bedroom: **60 units**
2 bedrooms: **41 units**
3 bedrooms: **8 units**

104
Parking spaces

89
Storage rooms

319 m²
Commercial space

Lagoom Living Gigantes

Affordable housing in the heart of the city

57
homes
1 to 3 bedrooms

3,821
square metres
of residential floor area

Location: C/ Gigantes, Distrito Centro (Málaga) · **Completion:** 2028

LAGOOM LIVING

Gigantes

Lagoom Living Gigantes regenerates a plot in Málaga's historic centre to develop 57 subsidised one-, two- and three-bedroom homes.

The low-rise building, with a penthouse level, combines new affordable rental supply in a central location with an architectural design tailored to its urban setting.

Communal areas

Children's play area

Urban garden

Outdoor gym

Accessible spaces







5,996 m²
Total built area

1 bedroom: **36 units**
2 bedrooms: **18 units**
3 bedrooms: **3 units**

87
Parking spaces

Lagoom Living Cortijo Merino

New homes for a growing Málaga

137
homes
1 to 3 bedrooms

12,835
square metres
of residential floor area

14
homes
transferred to the City Council

Location: Avenida de José Ortega y Gasset at Avenida Duque de Ahumada, Cortijo Merino (Málaga)
Completion: 2028

LAGOOM LIVING

Cortijo Merino

Cortijo Merino is part of Málaga's residential expansion into new urban areas close to the University Campus and Distrito Zeta.

The project comprises 137 affordable rental homes across plots R11 and R12, and incorporates sustainability criteria with BREEAM certification and industrialised construction methods.

A development that contributes to the city's growth through new, high-quality housing supply, integrated into an emerging urban area.

Communal areas

Pool

Accessible spaces







Floor plans

1 BEDROOM



2 BEDROOMS



3 BEDROOMS



*Homes are delivered unfurnished. The furniture shown on the floor plans is for guidance only and does not form part of the home.

17,957 m²
Total built area

1 bedroom: **34 units**
2 bedrooms: **64 units**
3 bedrooms: **39 units**

137
Parking spaces

88
Storage rooms



Seville



05

Seville

Lagoom Living Sevilla Este

Lagoom Living Sevilla Este

A new scale for affordable housing in Andalusia

‘843 new homes in Seville’

843
homes
1 to 3 bedrooms

80,653
square metres
of total built area

724
parking
spaces

Location: C/ Doctor Miguel Ríos Sarmiento, Sevilla Este (Seville) · **Completion:** 2028

LAGOOM LIVING

Sevilla Este

Lagoom Living Sevilla Este is the largest affordable rental housing project in Andalusia, with 843 homes across four residential blocks.

Delivered through collaboration between public authorities and the private sector, the development comprises 691 subsidised homes and 152 transitional homes, together with communal spaces and green areas designed to foster community life.

The project incorporates energy-efficiency, sustainability and construction-innovation criteria, and will help expand Seville's housing supply and shape a new urban area around FIBES.

Coworking
Communal areas
Children's play area
Gym
Pool
Laundry






In public-private partnership with:
Financiado por la Unión Europea NextGenerationEU
Ministerio de Transportes, Movilidad y Agenda Urbana
Plan de Recuperación, Transformación y Resiliencia
Junta de Andalucía
NO8DO
EMVISESA
NO8DO
ICO

Floor plans

1 BEDROOM



2 BEDROOMS



3 BEDROOMS



*Homes are delivered unfurnished. The furniture shown on the floor plans is for guidance only and does not form part of the home.

80,653 m²
Total built area

1 bedroom: **133 units**
2 bedrooms: **644 units**
3 bedrooms: **66 units**

724
Parking spaces

136
Storage rooms

4,890 m²
Commercial space



‘We believe the future of housing is built by combining capabilities’

Javier Braza
Founder and CEO

06

Our team

The talent that makes our model possible

The talent that makes our model possible

Behind every Lagoom Living project is a multidisciplinary team that combines experience, specialist expertise and a shared vision.

Our professionals work together to tackle the technical, financial, legal and institutional challenges of each development, providing solutions at every stage of the process.

This ability to integrate knowledge and experience is one of our key strengths, enabling us to take on projects of varying scale and complexity with rigour, reliability and an overall vision.





07

Lagoom Living milestones

- Distrito Universidad: a new model of subsidised rental
- R3: topping-out ceremony
- ICO backs Distrito Universidad
- Lagunillas: residential regeneration in central Málaga
- Sevilla Este: a new public-private partnership
- Sevilla Este: foundation stone



Distrito Universidad: the start of a new model of subsidised rental housing



R3 reaches a new construction stage with its topping-out ceremony



ICO backs the financing of Distrito Universidad



Lagunillas moves forward with the residential regeneration of Málaga’s historic centre







Sevilla Este: we formalise a new public-private partnership



Sevilla Este begins a new stage with the laying of its foundation stone



08

Our impact goes beyond housing

- Social and community impact
- Partnerships that create value
- Connected with the business ecosystem

Social and community impact

Our connection with communities goes beyond the residential projects we develop.

We work with social organisations that support vulnerable individuals and families directly, backing initiatives that respond to specific needs in our local area.

These include Fundación Olivares and the Lagunillas Food Bank, with whom we share a commitment to improving people's wellbeing.

Fundación Olivares

In line with our mission to improve people's lives through housing, Lagoom Living has entered into a partnership with Fundación Olivares, a not-for-profit organisation that for more than a decade has supported children and families facing complex illnesses. This partnership seeks to promote awareness, volunteering and social support initiatives that contribute to their wellbeing and that of their loved ones.

This collaboration agreement reinforces Lagoom Living's dedication to social causes and its purpose of contributing to people's wellbeing.







Clocking up the kilometres with Fundación Olivares

At Lagoom Living we believe that social commitment is also shown outside the office. That is why, once again this year, our team took part in the 4th Fundación Olivares Charity Run.

Some of us running and others helping at the refreshment stations, we shared a day that strengthened our bonds as a team and brought us closer to the reality of the children and families the foundation supports every day. An experience that reminds us of the value of joining forces and supporting causes that make a real difference to people's lives.



Lagunillas Food Bank

As part of our Lagunillas development, we signed our commitment to the Lagunillas Food Bank Foundation. This collaboration aims to guarantee food distribution to those most in need in the area, providing both financial resources and the visibility needed to generate wider social support.

Through this initiative, we strengthen our involvement with Málaga's most vulnerable groups and promote tangible social action that has a positive impact on the community.







Partnerships that create value

We see partnerships as an opportunity to gain knowledge, share experience and improve our housing solutions.

With Real Estate Business School (REBS) we contribute to high-quality training and the professionalisation of the real estate sector, while our agreement with IKEA brings new perspectives on design, functionality and making the most of space.

Two collaborations that connect specialist knowledge with our approach to housing and the needs of the people who live in it.

REBS Real Estate Business School

At Lagoom Living we are committed to the development and professionalisation of the real estate sector. That is why we maintain a partnership with Real Estate Business School (REBS), a leading institution in training the professionals who will shape the sector's future.

Once again this year, we have renewed our collaboration agreement with REBS, consolidating a partnership based on a shared vision: promoting high-quality training that contributes to the sustainability and competitiveness of the real estate sector.







Lagoom Living and IKEA: a partnership to create better homes

At Lagoom Living we see a home as much more than a physical space. That is why we have signed a nationwide framework collaboration agreement with IKEA to integrate interior design and furnishing solutions into our affordable rental housing developments.

This partnership, which takes the relationship between both companies a step further, brings IKEA's expertise in design and space optimisation into the earliest stages of each project, and includes services that give our future residents access to solutions tailored to each home. A shared commitment to creating homes that meet people's real needs.







Connected with the business ecosystem

We play an active role in business and real estate organisations that contribute to dialogue and the development of the sector.

These relationships allow us to share knowledge, exchange experience and help find solutions to one of our country's greatest challenges: expanding the supply of affordable housing.

Where there are homes, community is born

Behind every home is a story that is just beginning. People finding their place, families building their future and neighbours who, little by little, create a community.

At Lagoom Living we believe that the true value of our projects lies in the life that happens inside and around them. In the bonds that form, the neighbourhoods that grow and the opportunities a home can open up.

Because making affordable housing possible also means making it possible for more people to find their place in the city.

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