ESTATE VALUATION

FOR AN EXCEPTIONAL PROPERTY

Cerdanyola del Vallès · Barcelona

Confidential Estate Valuation Report

CONFIDENTIAL DOCUMENT · JULY 2026

01.A PROPERTY BEYOND CONVENTIONAL COMPARISON

The valuation of a conventional home is usually based on a widely accepted criterion: comparing its price to that of similar properties sold in the same area.

This method is valid when there are sufficient comparable references.

However, it loses much of its usefulness when the property possesses characteristics that are rarely found in other properties.

This property falls into that category.

Its location, the natural surroundings, the degree of privacy, the overall quality, the level of self-sufficiency, and its proximity to Barcelona create an exceptionally rare combination.

For this reason, its analysis cannot be limited to the average price per square meter or a simple comparison with other homes in the area.

This report is not intended to replace an official appraisal, but rather to complement its interpretation by analyzing those property and qualitative elements that are difficult to capture in a valuation based solely on market comparables.

Its purpose is to identify and highlight those qualitative factors that make this property a unique real estate asset and that, by their very nature, are rarely fully reflected in valuations based exclusively on comparable properties.

02.LOCATION AS AN ASSET

Not all locations generate value. Some create value.

Location is the only attribute of a property that cannot be changed.

A house can be renovated, extended, or modernized. However, its site will remain unchanged.

This estate offers an exceptional combination: the tranquility of a protected natural environment and proximity to one of the most dynamic metropolitan areas in Southern Europe.

Its value lies not only in the beauty of the landscape but also in the balance between nature, privacy, and accessibility.

WHY DO THEY ADD VALUE?

Truly established and protected locations are a limited resource. They cannot be expanded or replicated through new developments.

While a house can be built in many places, a location like this cannot be moved or duplicated. Therefore, it constitutes one of the property's main assets.

KEY DIFFERENTIATING FEATURES

High-value natural surroundings and scenery.

Just a few minutes from Barcelona.

Quick access to the main communication routes.

Close to the international airport.

Near international hospitals, universities and schools.

Absolute privacy without feeling isolated.

03.

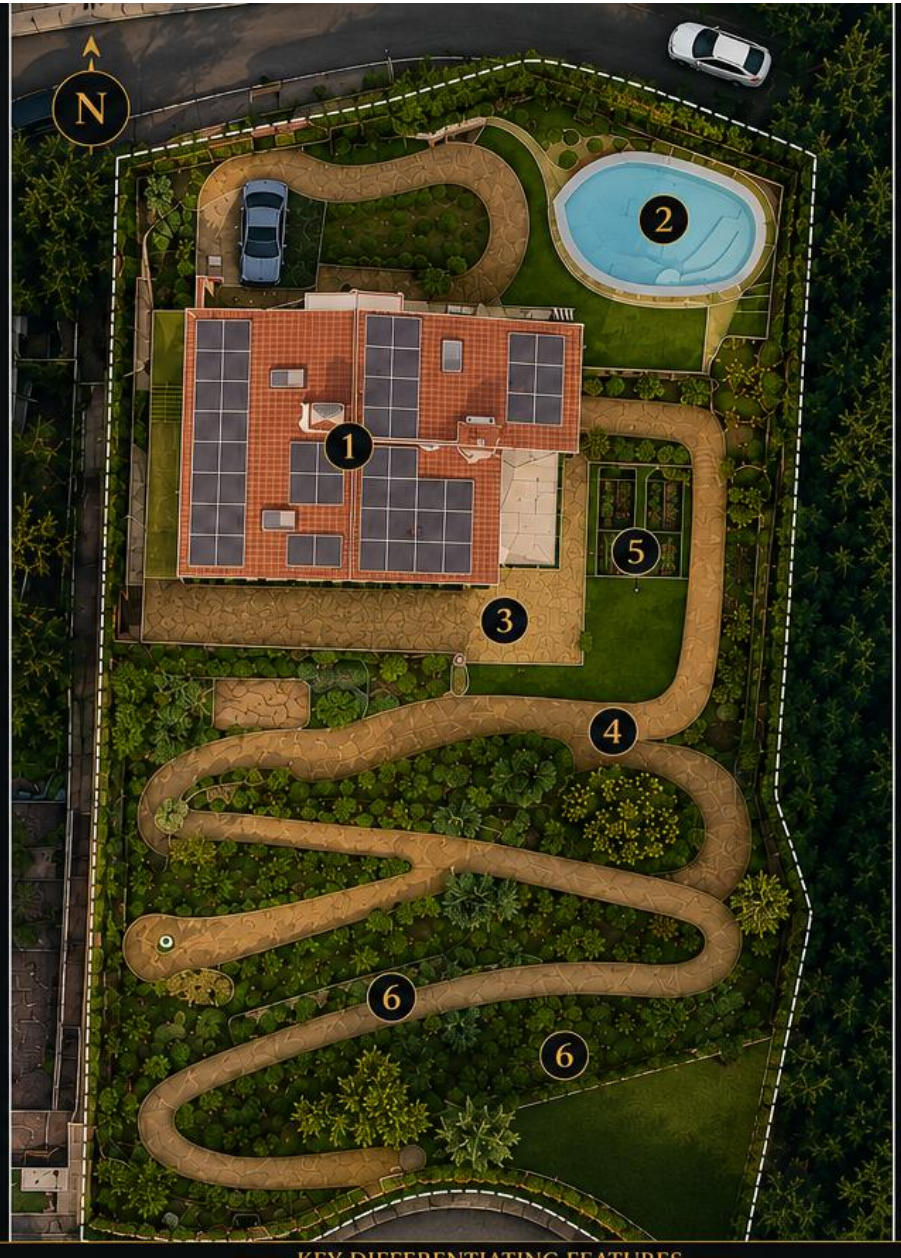
THE ESTATE IN NUMBERS

OBJECTIVE DATA THAT DEFINE A UNIQUE PROPERTY ASSET

PRIVILEGED LOCATION

Cerdanyola del Vallès (Barcelona)
Protected natural environment

Barcelona city centre	El Prat Airport	Reference Hospitals	International Schools
23 min	28 min	15 min	10 min
18 km	32 km	10–12 km	6–8 km



PARCEL COMPOSITION

AREA	APPROX. SURFACE	% OF PARCEL
1 Main residence (footprint)	152 m²	15.3 %
2 Swimming pool	72 m²	7.3 %
3 Terraces and porches	118 m²	11.9 %
4 Driveways and access (paved areas)	101 m²	10.2 %
5 Kitchen garden / cultivation area	38 m²	3.8 %
6 Gardens and wooded areas	510 m²	51.5 %
TOTAL PARCEL	991.11 m²	100 %

≈ 841 m² (85 %) EXTERIOR SPACES

≈ 150 m² (15 %) BUILT AREA (FOOTPRINT)

The built area (footprint) occupies only 15% of the parcel.

More than 85% of the estate is dedicated to outdoor spaces.

KEY DIFFERENTIATING FEATURES

HIGH PRIVACY | CONSOLIDATED NATURAL ENVIRONMENT | EXCELLENT ACCESSIBILITY | PREMIUM INFRASTRUCTURES | HIGH POTENTIAL FOR SELF-SUFFICIENCY | A UNIQUE ASSET DIFFICULT TO REPLICATE

An exceptional combination of location, privacy, surface area, infrastructures and natural surroundings, hardly comparable within the residential market in the greater Barcelona area.

Surfaces are approximate and obtained through on-site analysis and adjusted to the official cadastral surface of the parcel (991.11 m²).

* Estimated footprint area according to building permit (≈ 150 m²).

04.

A PRIVATE LANDSCAPE

THE GARDEN IN NUMBERS

More than **840 m²**	of outdoor spaces
Consolidated vegetation	seamlessly integrated into the surroundings
More than **180 m**	of walkways and paths
Blooms	throughout the four seasons
Swimming pool	integrated into the landscape
Organic kitchen garden	elevated beds integrated into the landscape design
Panoramic viewpoint **70 m²**	open views over the Vallès and Barcelona

ORGANIC KITCHEN GARDEN

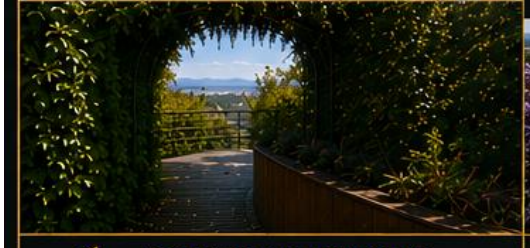
Elevated beds integrated into the landscape design.

WHERE THE CITY ENDS AND NATURE BEGINS

The winding paths among the consolidated vegetation, the kitchen garden, the terraces and the panoramic viewpoint create a setting that changes with every season and offers a unique perspective of the surroundings.
The proximity to the forest and the expansive open views over the Vallès and Barcelona make it, at all times, difficult to distinguish where the garden ends and nature begins.

This is not simply a garden.

It is a way of living surrounded by nature without giving up the proximity to Barcelona.



ACCESS TO THE VIEWPOINT
A natural archway leads to the viewpoint and its open views of the surroundings.

PANORAMIC VIEWPOINT
An elevated viewpoint of 70 m² to enjoy privileged views with total privacy.

NATURAL SURROUNDINGS
Fully integrated into the forest and the landscape of the Vallès, with no visual intrusion.

MORE THAN **840 m²** OF GARDEN • MORE THAN **180 m** OF WALKWAYS • VIEWPOINT OF **70 m²**

A privilege that is difficult to reproduce today.

05.VALUATION BASIS

The Heritage Value of a Unique Property

The valuation of this property is based on objective criteria, supported by an official appraisal carried out by Tinsa, a company approved by the Bank of Spain, as well as by the evolution of the real estate market and the significant improvements made to the property since that appraisal.

The 2012 appraisal established a market value of €1,402,115, assigning €377,420 to the value of the land and estimating a replacement cost for the building of over €1.34 million, already reflecting the high level of construction, the quality of the materials, and the unique character of the property.

Fourteen years later, the real estate landscape has changed significantly. The strong appreciation of residential land in prime locations like this one allows us to estimate that a plot with similar characteristics would currently reach a value of approximately €800,000.

Meanwhile, the general increase in construction costs, driven by the rising prices of materials, energy, transportation, and skilled labor, means that the current replacement cost of a house of this type can reasonably be estimated at around €1,800,000, without considering the added value of its established landscape or the difficulty of replicating a property of this nature today.

To all this must be added elements that further increase its heritage value, such as the panoramic viewpoint, the pool's technical room, the storage area beneath the viewpoint, the improvements added after the appraisal, and an exceptional level of amenities, including home automation, state-of-the-art technological installations, energy-efficient solutions, and top-quality materials.

Its prime location, with direct access to the Collserola Natural Park, sweeping panoramic views over the Vallès region and Barcelona, absolute privacy, a mature garden, a swimming pool, and an organic vegetable garden, make this property an exceptional and virtually unparalleled real estate asset.

Taken together, all these factors justify a valuation far exceeding that which would result from applying only comparison criteria between similar properties.

Conclusion

The combination of the updated land value, the actual replacement cost of the building, the incorporated improvements, the high construction quality, the technological equipment and the unique character of this property solidly justify a market valuation of €2,500,000, fully consistent with its exclusivity and uniqueness.

07.

CUADRO RESUMEN DE LA VALORACIÓN

VALORACIÓN PATRIMONIAL ESTIMADA

VALOR ACTUALIZADO DEL SUELO	COSTE DE REPOSICIÓN ACTUALIZADO DE LA VIVIENDA	VALOR DE MERCADO JUSTIFICADO
800.000 €	≈ 1.800.000 €	2.500.000 €

VALOR DE MERCADO JUSTIFICADO **2.500.000 €**

Estimación fundamentada en la tasación oficial de Tinsa (2012), la evolución del mercado inmobiliario, el incremento del coste de reposición y las mejoras incorporadas a la propiedad desde dicha valoración.

08.

RESPALDO DOCUMENTAL DE LA VALORACIÓN

Tasación Oficial Tinsa · Septiembre 2012

tinsa
valoramos personas

Nº Expediente: **VARI 6006907**
Ref. Entidad: VARI-03387/12-
Fecha: 05/09/2012

INFORME DE TASACIÓN

SOLICITANTE:
PARTICULAR

FINALIDAD:
Conocer el valor de mercado.

SITUACIÓN:
Urb. .....
08290 CERDANYOLA DEL VALLÈS
(BARCELONA)

SOLICITANTE:
PARTICULAR

TASADOR:
TINSA TASACIONES INMOBILIARIAS, S.A.U.
Inscrita en el Registro del Banco de España con el nº 4313

Fecha de inspección: 24/08/2012

RICS

VALORACIÓN CERTIFICADA	
RESUMEN DE VALORES	
Valor de Mercado (Libre de cargas)	1.402.115 €
Valor de Tasación (Sujeto a posibles cargas)	1.402.115 €
DISTRIBUCIÓN DE VALORES	
Valor del Suelo	377.420 €
Valor de la Construcción	1.024.695 €
COSTE DE REPOSICIÓN	
Coste de Reposición Bruto	1.343.620 €
Coste de Reposición Neto (Depreciado)	1.024.695 €
DATOS PRINCIPALES	
Fecha de valoración	24 de agosto de 2012
Inspección	24 de agosto de 2012
Tasador	TINSA TASACIONES INMOBILIARIAS, S.A.U.
Nº Expediente	VARI 6006907
Importes expresados en euros.	

DOCUMENTO TÉCNICO DE REFERENCIA

Extracto de la Tasación Oficial Tinsa (2012)

Nota legal

Toda la información económica contenida en este documento tiene carácter orientativo y se presenta exclusivamente como apoyo a la comercialización de la propiedad. La valoración definitiva corresponderá, en su caso, a la negociación entre las partes o a la tasación oficial que pueda realizarse en el momento de la compraventa.