



# CATERINA

Product Portfolio 2024

## Caterina Llull y Sabastida

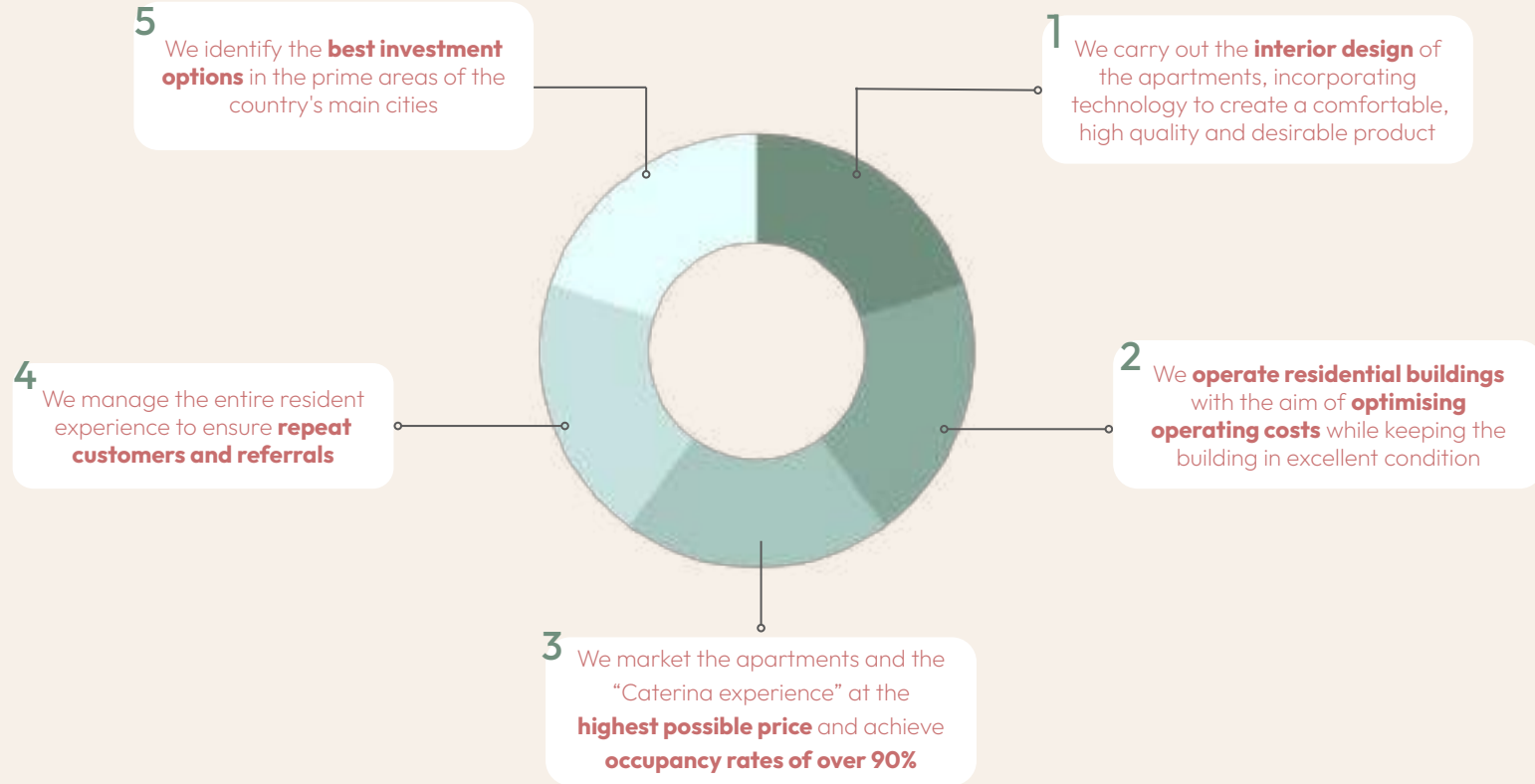
Born in Barcelona in 1440, she lived in the Ribera district, an area where most of the city's economic activities were located. She moved to Syracuse due to her husband's business, where she would have four children.

Her husband became ill and, knowing full well of Caterina's considerable ability, he bequeathed to her in his will all the power to administer his real estate assets and his business activities, a very uncommon move for that time.

Caterina travelled and spent long periods of time in major cities to attend to her business closely and consolidate her company as one of the leading economic operators in the Mediterranean

**She is considered the first businesswoman in Spain**

## We operate residential buildings comprehensively with the aim of obtaining the best profitability for the investor





388

Apartments in our  
portfolio

3.000€  
Average monthly rent



9,47

Resident  
Satisfaction Index



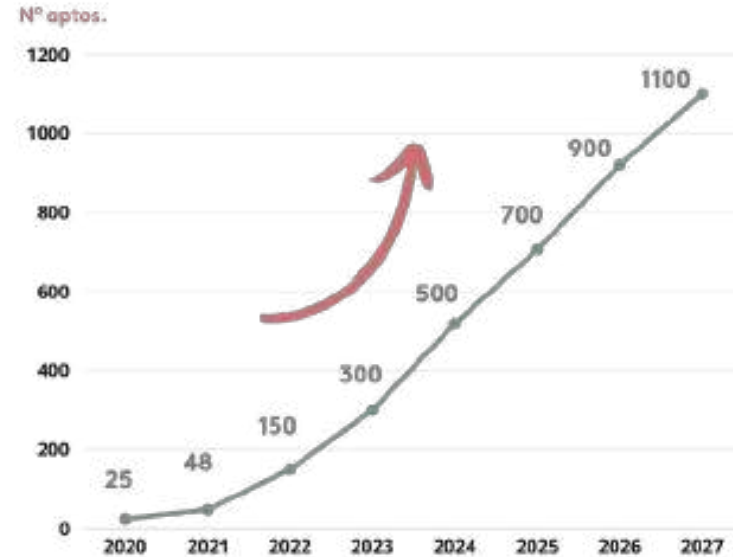
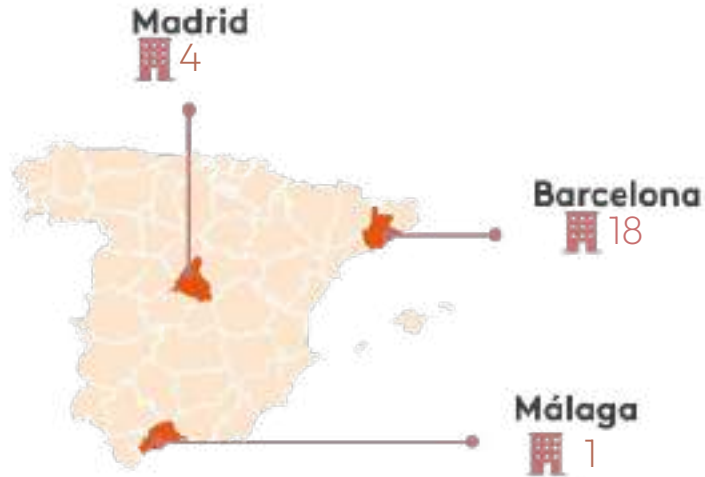
More than

150

million euros in assets  
under management

93%

Average occupancy  
2023



Coming soon: Lisbon, Palma de Mallorca and Andorra la Vella

# Founding partners and management team



**Maria Fernanda Diaz**

**Sales Director Caterina House**

More than 7 years of experience in marketing temporary and corporate accommodation.



**Raul Parrales Zapico**

**CEO Caterina House**

25 years of experience in hotel and temporary housing management at international level.



**Manuel Vidal Quadras**

**Co-founder Caterina House**

More than 20 years of experience in the real estate sector and a great track record as an entrepreneur.

**CATERINA**

Real estate fund manager **Meridia Capital** is the main shareholder of **Caterina Property Management**.



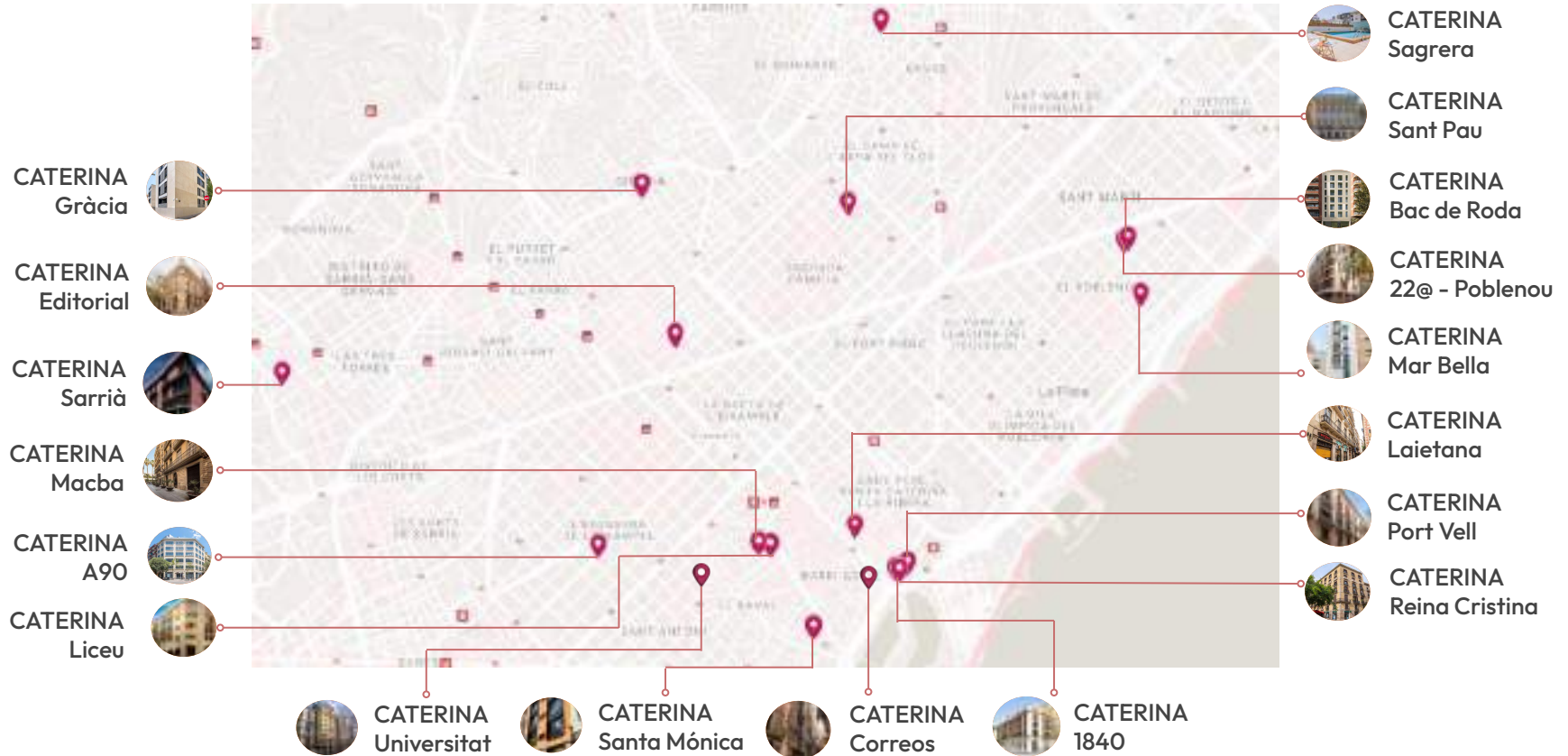
**CATERINA**

Leading alternative investment manager in Spain with more than €1 billion in assets under management.

Meridia has consistently achieved above-average returns for its investors, which include some of the largest institutional groups globally.

With over 23 years of experience focused on the real estate industry, Meridia is a benchmark for some of the world's largest investors.

# Discover our locations in barcelona





# CATERINA - Port Vell



## The building

Located in the district of La Ribera, this building offers a panoramic terrace and an unbeatable accommodation option in one of the most modern and sought-after areas of Barcelona. Just a stone's throw from Las Ramblas, the cathedral, and El Born. Its interior and exterior design, along with its careful decoration, stand out in the historic centre of the Catalan capital.



80 m<sup>2</sup> (average)



22 Units



1Bedr. = 6  
2Bedr. = 16



## CATERINA - Bac de Roda



### The building

This building is located in one of the most expanding areas of Barcelona, the technological hub of 22@ in the neighborhood of Poble Nou. Close to stores and very well connected by public transport, it also has the Mar Bella beach just a few minutes walk away. It has a swimming pool and common areas on the top floor of the building.



100 m<sup>2</sup> (average)



18 Units



1Bedr. = 6  
2Bedr. = 12



# CATERINA - 1840 Apartments



## The building

The complex, built in 1840, is made up of 2 historic buildings consisting of a ground floor, dedicated to retail, and a further three floors above it, dedicated to apartments. The property preserves its old façade, floors, ornamentation and high ceilings, all excellently refurbished in 2017. Additionally, the roof terrace features a solarium and swimming pool.



100 m<sup>2</sup> (average)



21 Units



N°2	N°4
1Bedr. = 2	1Bedr. = 2
2Bedr. = 9	2Bedr. = 1
3Bedr. = 1	3Bedr. = 6



## CATERINA - 22@ Poblenou



### The building

Innovation, technology and knowledge thrive in Barcelona's 22@ district. CATERINA presents a new, modern building, adapted to the environment, which offers the resident all the vital experience of a post-industrial neighbourhood that today is a perfect location to live and work. It offers a gym, a chill-out zone and spectacular communal areas.



70 m<sup>2</sup> (average)



17 Units



1Bedr. = 1  
2Bedr. = 16



## CATERINA - Santa Monica



### The building

This newly built property, with 8 spacious and bright apartments, features a terrace with a swimming pool and chill-out area. It is located within walking distance of Las Ramblas and is just a few minutes walk from the port, it is also close to popular leisure areas of the city and is very well-connected by public transport.



60 m<sup>2</sup> (average)



8 Units



2Bedr. = 8



## CATERINA - Gracia



### The building

This modern property is set around a central courtyard. All apartments have an outdoor terrace. Located in a very quiet and picturesque neighbourhood of Barcelona offering leisure areas, squares, green areas and patios.



75 m<sup>2</sup> (average)



6 Units



1Bedr. = 5  
2Bedr. = 1



## CATERINA - Mar Bella



### The building

This new building consists of 5 apartments: a ground floor apartment with a large terrace and 4 more above it. This building is located in what is considered Barcelona's technological hub, with the added bonus of being just a few streets away from one of the city's most important beaches.



58 m<sup>2</sup> (average)



5 Units



1Bedr. = 4  
1Bedr. duplex = 1



## CATERINA - Sarría



### The building

It is a corner building comprising 17 apartments divided between ground floor, two upper floors and parking in the basement. It features an excellent rooftop solarium, a gym and communal areas. The building is located in the upper area of Barcelona, in a very quiet neighbourhood with several nearby parks.



60 m<sup>2</sup> (average)



17 Units



1Bedr. = 14  
2Bedr. = 3





## CATERINA - Llaietana



### The building

A classic 19th-century building with a balconied façade, it is divided into a ground floor, dedicated to retail, and five floors above ground level. Located in the historic centre of Barcelona, and just a few minutes walk from the port, the area offers a wide variety of restaurants, local shops and supermarkets.



120 m<sup>2</sup> (average)



14 Units



1Bedr. = 3  
2Bedr. = 7  
3Bedr. = 2  
4Bedr. = 1  
5Bedr. = 1



# CATERINA - Macba



## The building

This 20th century building has a ground floor and five upper floors with high ceilings. Its historic façade features 18 balconies. Its privileged location, just a few metres from Plaça Catalunya, makes this building highly sought after by those who want to live in the centre of Barcelona.



73 m<sup>2</sup> (average)



16 Units



1Bedr. = 7  
2Bedr. = 8  
3Bedr. = 1



## CATERINA - Reina Cristina



### The building

This 20th-century building is divided into a ground floor, which is dedicated to retail, and several upper floors, which are dedicated to apartments. It boasts excellent views of Barcelona's Marina.



70 m<sup>2</sup> (average)



3 Units



1Bedr. = 2  
2Bedr. = 1



## CATERINA - Sant Pau



### The building

Built in 1918, this property has been completely refurbished while preserving its original façade, which features Juliet balconies in all the apartments. It is located a few streets away from the Sagrada Família and other emblematic places such as the Estrella Damm factory and the Sant Pau modernist complex.



58 m<sup>2</sup> (average)



10 Units



1Bedr. = 5  
2Bedr. = 5



## CATERINA - Liceu



### The building

This newly built property is located right in the centre of Barcelona, just a few metres from Las Ramblas and in front of the famous Plaza de Pintor Fortuny. It comprises a ground floor with commercial premises, 4 floors of apartments and a terrace with views of the city.



62 m<sup>2</sup> (average)



10 Units



1Bedr. = 4  
2Bedr. = 6



## CATERINA - Sagrera



### The building

This property boasts a swimming pool and gardens with chill out area, private parking, and storage room. Each apartment features a private terrace with views of the street or the swimming pool. It is located just a few minutes' walk from the Sagrera high-speed train station.



55 m<sup>2</sup> (average)



30 Units



Studio = 8  
1Bedr. = 16  
2Bedr. = 6



# CATERINA - Editorial



## The building

This magnificent modernist building was built in 1912 and is included in the Inventory of the Architectural Heritage of Catalonia. For many years, this property was used as the headquarters of a well-known publishing house. It is located in the Gracia district, a few metres from Avenida Diagonal and Paseo de Gracia, a very recognisable area of the city.



100 m<sup>2</sup> (average)



12 Units



1Bedr. = 1  
2Bedr. = 5  
3Bedr. = 6



## CATERINA - A90



### The building

Completely renovated building, featuring space for a gym, co-working area, laundry zone, common leisure spaces, and more. It's located on one of the main streets of Barcelona in the Eixample neighborhood. It has 6 floors of apartments and the ground floor with two commercial premises.



70 m<sup>2</sup> (average)



34 Units



Attic = 4  
1Bedr. = 5  
2Bedr. = 25





## CATERINA - Correos



### The building

The apartments are located in a completely renovated building. They combine style and comfort, with 1 bedroom, 1 bathroom, natural light, a fully equipped and open kitchen connected to the living room. The building has a comfortable terrace, ideal for relaxing and enjoying spectacular sunsets. Area surrounded by shops, points of interest and some of the best restaurants in the city.



60 m<sup>2</sup> (average)



9 units



1Bedr. = 9



# CATERINA - Universitat



## The building

Royal estate building, located in Ronda Sant Antoni. It has seven levels of one-bedroom apartments and a terrace equipped and furnished for leisure time. In the lower part is the common area with work spaces specially designed for professionals.



50 m<sup>2</sup> (average)



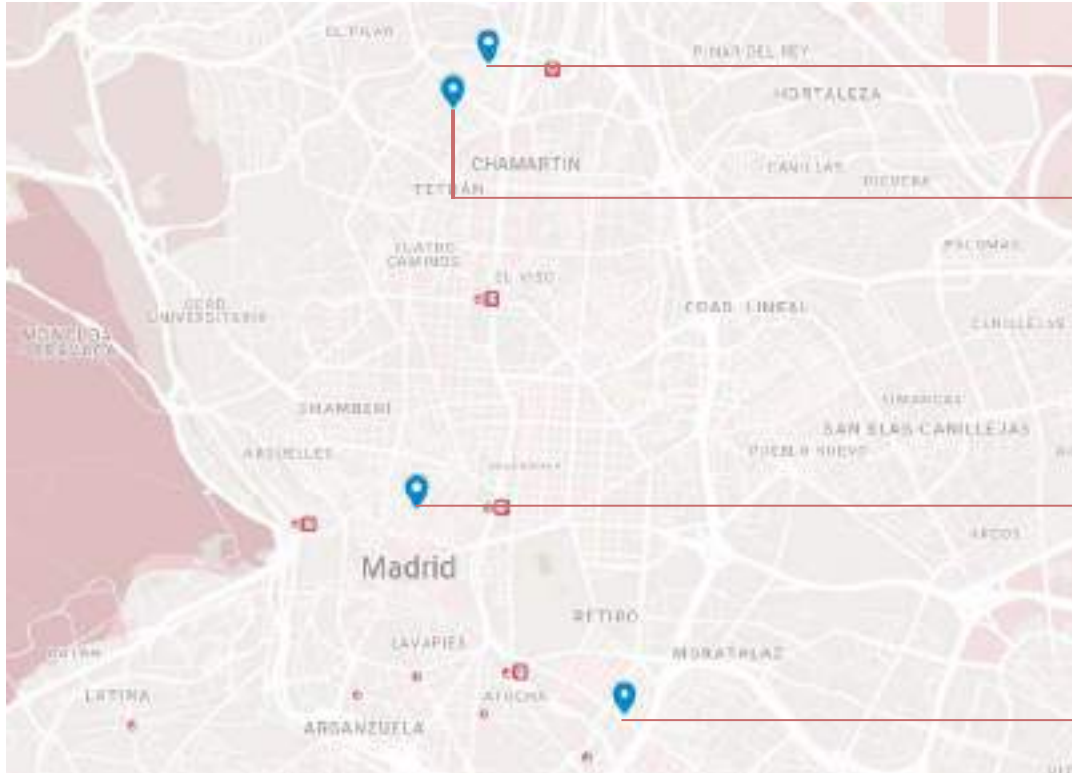
14 units



1Bedr. = 14



## Discover our locations in madrid...



**CATERINA**  
Cuatro Torres



**CATERINA**  
Plaza Castilla



**CATERINA**  
Leonor



**CATERINA**  
Pacífico

## CATERINA - Leonor



### The building

Considered the oldest building in Malasaña, it was completely refurbished in 2017 and is distributed into a ground floor and three upper floors. It is located in the heart of the Malasaña neighbourhood and, together with Chueca, it is one of the main areas of the capital thanks to its tourist and leisure offer.



89 m<sup>2</sup> (average)



9 Units



1Bedr. = 5  
2Bedr. = 3  
3Bedr. = 1



## CATERINA - Pacifico



### The building

Residential building in Madrid, completely renovated in 2015. Situated next to one of the most prominent business areas in the city and close to Atocha station or the Reina Sofia Museum, it becomes a perfectly located property for work and leisure. It offers 31 apartments, a communal pool, and a commercial space.



72 m<sup>2</sup> (average)



31 Units



Studios = 2  
1Bedr. = 3  
2Bedr. = 11  
3Bedr. = 15



# CATERINA - Plaza Castilla



## The building

The building was built in 1965 and completely renovated in 2023. It's located in the district of Tetuán in the neighborhood of Valdeacederas. This property stands out for its brightness and tranquillity, located in a residential neighborhood ideal for families.



70 m<sup>2</sup> (average)



18 Units



1Bedr. = 10  
2Bedr. = 8



## CATERINA - Cuatro Torres



### The building

This building was built in 2009 and has an excellent location, very close to Plaza de Castilla and Paseo de la Castellana. It also offers residents their own parking spaces and storage rooms.



70 m<sup>2</sup> (average)



21 units



Studios = 11  
1Bedr. = 7  
2Bedr. = 3



## Discover our location in Málaga...



CATERINA Victoria



## CATERINA - Victoria



### The building

It is located in the heart of Malaga's historic centre, in the Plaza Mitjana. Dating back to the 1900s, the building has been completely renovated and adapted to today's demands. Its high ceilings, original flooring and an attic on the top floor make this attractive property an architectural reference.



71 m<sup>2</sup> (average)



13 Units



Studio = 2  
1Bedr. = 9  
3Bedr. = 1



## UPCOMING OPENINGS



### Madrid: Santa Hortensia

- 14 Units
- 856,75m<sup>2</sup>

It was built in 1934, with two floors, configured around an inner courtyard, consisting of 14 homes ranging from one to three bedrooms. It was completely renovated in 2018.

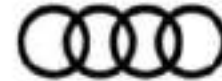


### Málaga: Marqués

- 4 Units
- 280m<sup>2</sup>

It is located in the very centre of Malaga, very close to Calle Larios, the most expensive shopping street in Andalusia.

These are some of the companies that work with us:



PORSCHE



waagner biro



INDITEX



# **WE ARE CATERINA**



**More than 50 years of  
experience  
in real estate**

**Multidisciplinary  
management team**

**Specialised solely in the  
management of entire  
buildings**

**Oriented to the professional  
client, we do not host  
students or tourists**



**CATERINA**

