



Presenting the Cubierta Solar[®] Project

Sale of Cubierta Solar[®] warehouses
at the Alhama de Murcia Industrial Estate (Spain)

✓ TURN KEY PROMOTION

INTRODUCTION

What is **Cubierta Solar®**?



It is a **sustainable building** which combines the functional nature of a large warehouse making maximum use of its pitched roof for the production of photovoltaic solar energy.

How is it different from other buildings?



Its high quality and flexibility.

Cubierta Solar® is the first sustainable building to be built in Murcia, in the Alhama industrial estate (Spain).



Photography of Cubierta Solar®'s warehouse (Alhama de Murcia, Spain).



Infographics of the Project in Alhama with a closed precast concrete perimeter.



Cubierta Solar® is a high quality warehouse with a height of 14 metres which transforms the factory into a flexible and customizable area. Moreover, its structural support is made of pre-fabricated concrete.



ALHAMA DE MURCIA INDUSTRIAL ESTATE

BUSINESS SITE LOCATION



The industrial parks of Murcia, located throughout the region, are well-connected by road and high-speed train and have access to a large port and two airports. They offer excellent infrastructures that ensure an abundant supply of water, electricity, natural gas and telecommunications services, thereby providing strategic advantages to their tenant businesses.

LOCATION



The Alhama Industrial Estate, where you will find Cubierta Solar®, enjoys a privileged location, with a built up surface area of 1.5 million/m2. It can accommodate some 400 businesses and many thousands of workers requiring a full range of amenities and a variety of value added services. Furthermore, recently it has been approved the opening of a Paramount Park in the town of Alhama in Murcia close to the Alhama industrial park and therefore of the Cubierta Solar® installations.

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El parque temático de Paramount en Alhama (Murcia) abrirá en 2015 con una inversión de 1.000 millones

Europa Press



El parque temático que se levantará en Alhama de Murcia, que será el más grande de España y el segundo mayor de toda Europa, prevé abrir en 2015, con una inversión de 1.000 millones de euros, y contará con la licencia de Paramount Pictures durante 30 años prorrogables.

Así se establece el contrato firmado este viernes por el presidente de la Región de Murcia, Ramón Luis Valcárcel; el vicepresidente ejecutivo de la multinacional cinematográfica, Michael Bartok; y el presidente de Proyectos Emblemáticos Murcianos, Jesús Samper.

En rueda de prensa junto a Valcárcel y Bartok, Samper dio a conocer el Master Plan del proyecto, que pretende impulsar y dinamizar la economía de la Comunidad Autónoma de Murcia, en especial, de su sector turístico y de servicios, convirtiéndolo en un destino "mundial".

El parque temático no pretende que el visitante "elabore películas", sino hacerlas realidad para poder vivirlas a través de "impresionantes atracciones" basadas en la filmografía de Paramount Pictures, con títulos como 'Misión Imposible', 'Titanic', 'Tomb Raider', 'El Valle Perdido' y 'Star Trek'.

"Desde el primer momento que los visitantes ponen el pie en el parque y cruzan la legendaria entrada se ven totalmente inmersos en un mundo cautivador donde la imaginación de todos emprende el vuelo". Una vez dentro, recorrerán el paseo Paramount, que es una vía central de ventas que circula partiendo el recinto por la mitad y que conecta los dos hoteles integrados en el parque.

TURISMO-PARAMOUNT

La Paramount promete "Un mundo de emoción" para su primer parque en Europa

25/03/2011 - 17:28 - Noticias EFE

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Vota ☆☆☆☆☆ | 0 Votos ☆☆☆☆☆

Opina 0 Opiniones Imprimir Enviar Rectificar

Murcia, 25 mar (EFE).- La multinacional cinematográfica Paramount Pictures se ha comprometido a ofrecer "un mundo de emoción" para su primer proyecto de parque temático en Europa, que tiene previsto abrir en 2015 en la región de Murcia, con una oferta de ocio de 158 hectáreas inspiradas en películas como "Star Trek" o "Titanic".

El vicepresidente ejecutivo de la división de licencias de Paramount, Michael Bartok; el empresario y principal inversor en el proyecto Jesús Samper, y el presidente de Murcia, Ramón Luis Valcárcel, han presentado hoy el plan maestro del parque.

Esta instalación, que se ubicará en Alhama de Murcia, será el parque temático más grande de España y el segundo de Europa y está prevista una inversión de 1.000 millones de euros para su puesta en marcha.

"Se trata de hacer que las películas se hagan realidad. De entrar en un mundo cautivador desde que se pone un pie en el parque", según la voz en "off" del video de presentación, en el que se anuncian como atracciones protagonizar en 3D una persecución en coche como en "Misión Imposible", luchar contra extraterrestres en simuladores de Star Trek o vivir el crucero de trágico final de Titanic.

Jesús Samper, consejero delegado de Proyectos Emblemáticos, la empresa constituida junto al Gobierno de Murcia para la puesta en marcha del proyecto, ha explicado que generará 10.000 empleos directos en su construcción, y "al menos" otro medio millar para su explotación.

"The Paramount theme park in Alhama (Murcia) will open in 2015 with an investment of 1.000 million euros"

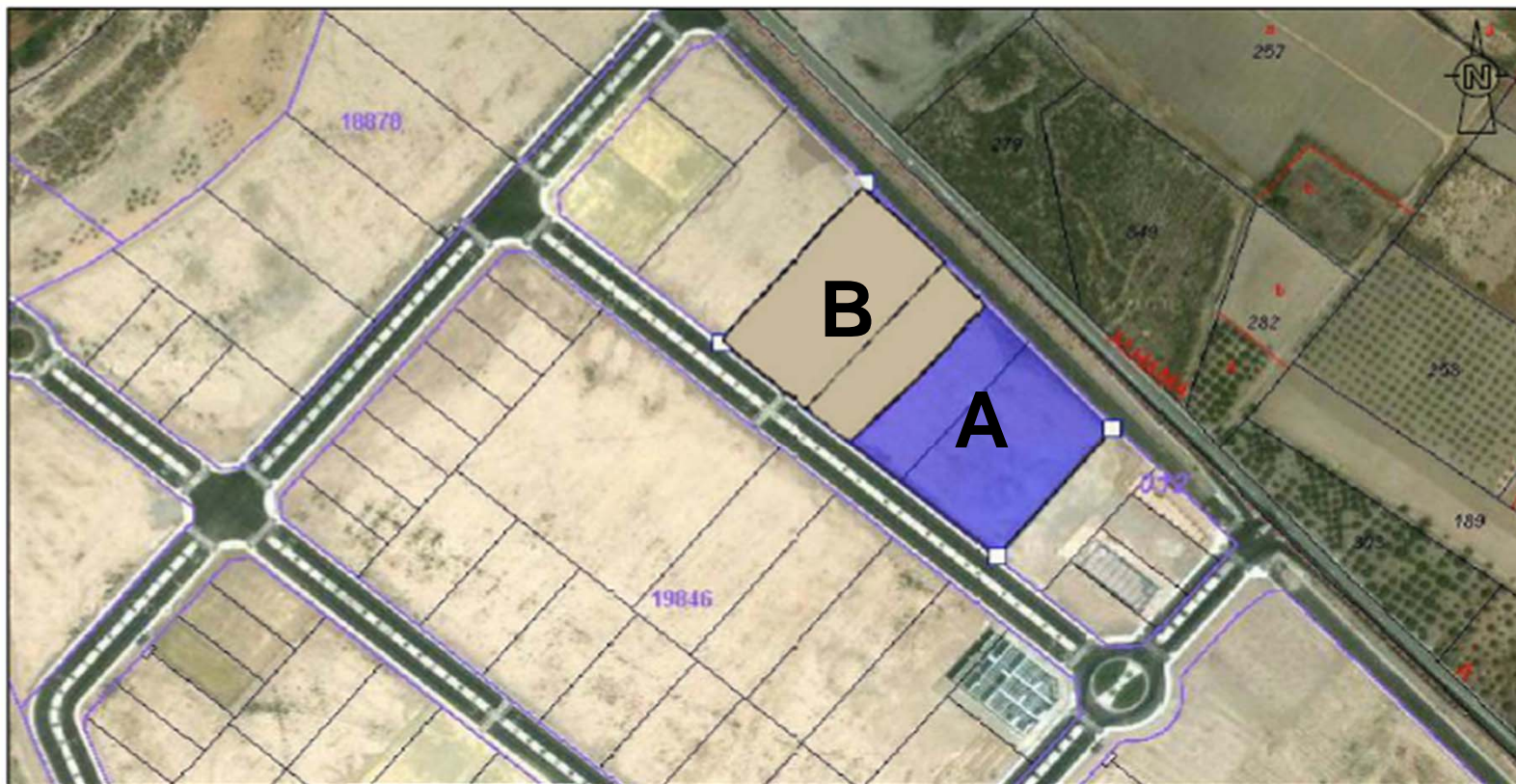
"Paramount promises 'a world of emotions' for its first park in Europe"

CUBIERTA SOLAR®: WAREHOUSES

Rooftop Plan and Dimensions

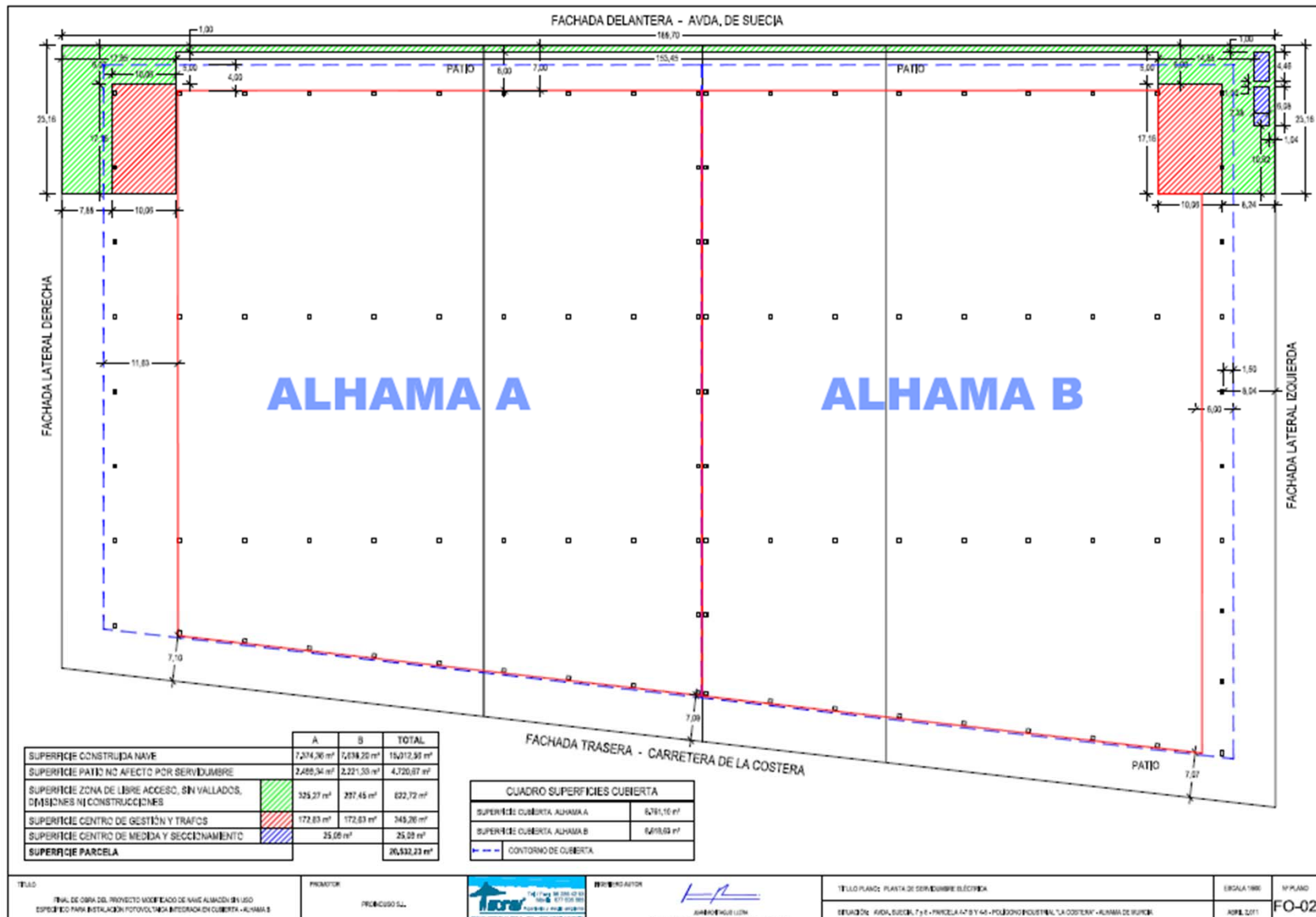
Warehouse drawings of Cubierta Solar® Alhama A y Alhama B (Murcia, Spain)

	Warehouse		
	Plot m2	m2 built	m2 Roof
ALHAMA A	10,305.87	7,374.36	8,761.10
ALHAMA B	10,236.26	7,638.20	8,618.63
ALHAMA A & B	20,532.23	15,012.56	17,379.73



	INGENIERO AUTOR  JUAN VICENTE FOLIO LLORA INGENIERO DE OBRAS DE CONSTRUCCION	TÍTULO PLANO: EMPLAZAMIENTO Y SITUACIÓN	ESCALA SE	Nº PLANO
		SITUACIÓN: PARCELA 4-6 Y 4-7 - POLÍGONO INDUSTRIAL "LA COSTERA" - PARCELA A - ALHAMA DE MURCIA	SEPTIEMBRE 2008	01

Drawing of Cubierta Solar[®]'s warehouses



Photography of Cubierta Solar®'s warehouse (Alhama de Murcia, Spain).



FEATURES of the SUPPORTING STRUCTURE of Cubierta Solar® which distinguish us from our competitors

- ❖ The structural support is made of pre-fabricated concrete on top of isolated concrete footings having a distance of 35 meters between the pillars. Furthermore, it is 14 metres high which transforms the factory into a light, airy and flexible area.
- ❖ The roof is of precast, pre-lacquered double galvanised sheet metal (panel sandwich) and it is formed by prefabricated concrete beams allowing 35 metres of daylight.
- ❖ Immediate availability and tailored to the client's needs.
- ❖ The spaces between the shafts of the structure are separated by precast concrete beams which give maximum light to the factories so that they can be configured to form many different layouts in the future (maximum flexibility for our buyers and/or tenants).
- ❖ Our factories are ready to obtain the LEED certificate (only necessary where there are fencing requirements). They have a median degree of fire risk.

FEATURES of the SUPPORTING STRUCTURE of Cubierta Solar® which distinguish us from our competitors:

- ❖ The factories have a 10 year insurance plan and OCT (technical Control Organisation) undertaken by ATISEA.
- ❖ Ideal plot sizes available for the undertaking of any activity.
- ❖ The facades are situated on two main roads of the estate which facilitates ease of access to the factories.
*Important for Logistics Businesses: various other points of access may also be created.
- ❖ Optimal infrastructure: access from the motorway, water, sewer and drainage systems, electricity, internet, security, maintenance, management and cleaning of the estate.

Cubierta Solar® has become a pioneer in the renewable energy and sustainable building sector.



Because we have made optimal use of the area within the Industrial Estate in order to convert it into a driving force of clean energy that allows, among other things, reduced CO2 emissions with minimal visual impact.



Cubierta Solar® offers multiple benefits not offered by other industrial buildings:

Reduction of Co2 emissions up to 5,000 TN/year

Positive brand image installed in the building (environment-friendly)

Production of its own energy requirements

Substantial energy production in a small area

Zero visual impact

Complete adaptation of the building according to the client's needs

Possible LEED certification

ORGANISATION AND MANAGEMENT

WIDE EXPERIENCE OF PHOTOVOLTAIC ENERGY AND REAL ESTATE

GET is a business group with more than 25 years of development and with a variety of business areas, among them renewable energy and real estate. Proven by numerous photovoltaic power plant and warehouse which have been constructed in the towns of Bétera and Picassent in Valencia and Alfaz del Pi and Almoradí in Alicante.

These are some examples of completed warehouses:



- A) Warehouses in Picassent (Valencia):
9 industrial warehouses 4.206,05 m2 built.
- B) Warehouses in Almoradí (Alicante):
9 industrial warehouses 7.200 m2 built.
- C) Warehouses in Betera (Valencia):
14 industrial warehouses 10.829,53 m2 built.

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PRICES

PRICES AND CONDITIONS OF SALE

	Warehouse			SALE Prices	RENT Prices
	Plot m2	m2 built	m2 Roof		
ALHAMA A	10,305.87	7,374.36	8,761.10	€ 2,949,744.00	€ 12,167.69
ALHAMA B	10,236.26	7,638.20	8,618.63	€ 3,055,280.00	€ 12,603.03
ALHAMA A & B	20,532.23	15,012.56	17,379.73	€ 5,704,772.80	€ 22,518.84

- ✓ Mortgage valuation of and warehouse.
- ✓ For rent with buying option.
- ✓ We offer financial aid possibilities.
- ✓ Prices on request do not include VAT.

**Premises (warehouse) would be adapted to the buyer s needs.*

- ✓ **TURN KEY PROMOTION**

NOTE: THE PROMOTER RESERVES THE RIGHT TO MAKE THE PERTINENT CHANGES DURING THE EXECUTION OF THE WORK DUE TO TECHNICAL, LEGAL OR COMMERCIAL REQUIREMENTS, NOTWITHSTANDING THE OVERALL CAPACITIES.

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