

Brisa launches a BTR development of 195 rental homes in Alcalá de Henares developed by AEDAS Homes

- The project, called **Brisa Alcalá II**, is located in the new neighborhood of Las Sedas and has 1 and 2-bedroom sustainable properties, all with large terraces, and common areas with swimming pool, large green areas, children's playground, calisthenics, paddle tennis, common/co-working room and gymnasium.
- David Martínez, CEO of AEDAS Homes: "At a time when access to housing has become one of the main social problems, AEDAS Homes continues to produce homes also for rent through partners such as Azora".
- José Alonso, Partner of Azora: "This new project responds to our commitment to sustainability and quality, offering modern homes with terrace, garage and storage room, as well as spacious common areas with swimming pool, children's areas, calisthenics, paddle tennis, coworking and gym. We want to continue facilitating access to housing that improves the lives of our tenants".
- Third turnkey development delivered by AEDAS Homes to Brisa: a total of more than 500 properties in the municipalities of Alcalá de Henares and San Juan de Alicante.

May 2025.- [AEDAS Homes](#), AEDAS Homes, a leading national developer, and [Brisa](#), the Azora Group's platform dedicated to rental housing, continue to energize the professional rental housing market with the launch of Build To Rent (BTR) developments with hundreds of properties. The latest, in Alcalá de Henares, in the new neighborhood of Las Sedas, where Brisa has begun to market the [Brisa Alcalá II](#) residential development developed by AEDAS Homes.

Brisa Alcalá II, which has just come on the market, consists of **195 highly sustainable homes (with BREEAM certification and energy certificate A), with 1 and 2 bedrooms**, all with a large terrace, garage and storage room. In addition, the development has complete common areas with swimming pool, large green areas, children's playgrounds, calisthenics, paddle tennis, common/co-working room and gymnasium.

The new BTR development delivered by AEDAS Homes to Brisa is located in the new neighborhood of **Las Sedas** in Alcalá de Henares, a strategic location that enjoys a solid demand for housing, both for ownership and rental, with all kinds of services nearby and **excellent connections** to the center of the capital and the airport. Like all the residential developments, Brisa Alcalá II has been designed jointly by AEDAS Homes and Azora with the aim of responding to the real needs of the rental market.

Brisa Alcalá II is the third turnkey residential project developed by AEDAS Homes for the Azora Group platform after delivering another development in the Nou Nazareth neighborhood in San Juan de Alicante and a third one also in Las Sedas. In total, these three residential developments house more than 500 properties that are already on the rental market, in addition to two other projects delivered to Azora in 2023.

Facilitating access to housing

"At a time when access to housing has become one of the main social problems, AEDAS Homes continues to produce homes also for rent hand in hand with partners such as Azora. **Only by substantially increasing supply will we be able to facilitate access to a home,**" says **David Martínez, CEO of AEDAS Homes**, who recalls how the developer has been committed since 2019 to the development of rental housing for institutional partners aimed at satisfying a growing demand.

With this delivery to Brisa, AEDAS Homes has now completed 13 turnkey developments with 1,700 homes for various clients and has strengthened its position as the main industrial partner of BTR in Spain.

From Azora, José Alonso, Partner of the company, highlights the value of having chosen AEDAS Homes to launch a new Brisa BTR development on the market. "We are especially pleased to have a partner like AEDAS Homes to continue developing a quality, **sustainable residential offer adapted to the current needs of the rental market**. On this occasion, in a key location such as Alcalá de Henares, we are launching a new development that fully meets the expectations of our tenants: modern homes with terrace, garage and storage room, integrated in a development with complete common areas that include swimming pool, children's areas, fitness areas, paddle tennis court, common room for coworking and gym. This collaboration reinforces our commitment to facilitate access to housing that combines wellbeing, functionality and sustainability," says José Alonso.



Press release

With the aim of giving continuity to the promotion of turnkey projects, David Martínez states that AEDAS Homes currently has **numerous projects that have been designed to BTR standards** for sale to institutional operators dedicated to renting, and which are in exceptional locations. "These projects confirm AEDAS Homes' commitment to society in the face of a shortage of supply. We want to contribute our knowledge to socially contribute to the solution of this problem," concludes the CEO, who expects investment in turnkey projects to increase in 2025.

Homes from 860 euros per month

The new Brisa rental development developed by AEDAS Homes in Alcalá de Henares is now available at brisahomes.com, where all the information on the building can be consulted. Brisa markets in Brisa Alcalá II the properties with rents starting at 860 euros per month with garage and storage room (included in the price), equipped kitchen and bathrooms, terraces, porcelain flooring, air conditioning, concierge and much more. An offer with the highest standards of sustainability, with an **A energy certificate and the BREEAM seal**. In addition, the residential enjoys a wide range of common areas such as swimming pool with solarium, gym, children's play area, calisthenics, paddle tennis court, coworking/community room, pet spa and citibox.

About AEDAS Homes

AEDAS Homes is Spain's leading pure play homebuilder. Having put over 18,000+ units on the market across 300+ developments in the most in-demand areas in Spain, the company has become a benchmark for innovation, sustainability and professionalism in the sector.

The company has a ready-to-build landbank with a capacity to develop over 15,300 homes in Spain's major economic centres and key residential markets. The company is present in 13 autonomous communities, 23 provinces and 60+ municipalities and operates on a decentralized model with six Regional Branches: Centre (Madrid), Catalonia & Aragón, East & Mallorca, Andalusia & Canary Islands, Costa del Sol, and North.

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Acerca de Brisa

In January 2022, Azora launched BRISA, a vehicle focused on the development of sustainable housing in the build to rent residential sector throughout Spain, located in strategic areas with high rental demand, such as Madrid, Barcelona, Seville, Málaga, Palma de Mallorca, Alicante and Valencia, among others.

BRISA's strategy is based on establishing strategic alliances with national and local developers for the acquisition of turnkey projects, as well as the purchase of land for its own developments. BRISA, responding to the needs of the market, focuses on a management that prioritizes the well-being of its tenants and its objective of creating sustainable homes and communities with the highest quality standards.

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