

STUDENT ACCOMMODATION IN SPAIN



The increase in national and international student mobility has made Spain one of the most popular study destinations, yet its student-to-bed ratio is much lower than those of other European cities. This is why many property investors are investing in Spain's student accommodation sector.

What are the key points to consider for this type of investment?

HOW TO OPERATE THIS TYPE OF BUSINESS AND ITS EMPLOYMENT IMPLICATIONS

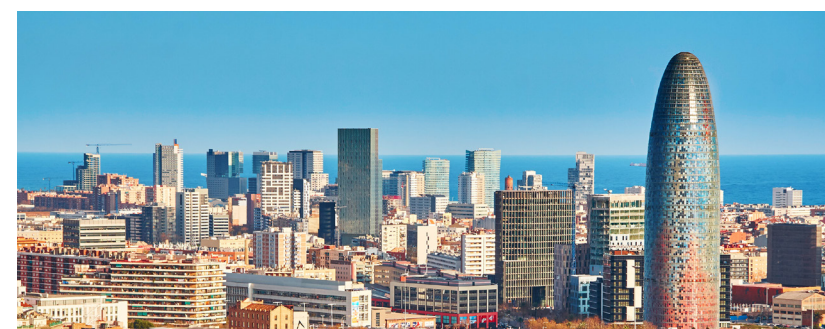
ALTERNATIVES	EMPLOYMENT IMPLICATIONS
Direct management	<ul style="list-style-type: none"> • Employment obligations • Social Security • Health and safety
Management contract	<ul style="list-style-type: none"> • Lack of regulatory provisions • Employment protection guarantee
Business lease agreement	<ul style="list-style-type: none"> • Terminating the lease: consequences and implications for staff
Property lease agreement	<ul style="list-style-type: none"> • Property lease agreement vs. business lease agreement • Implications for staff

HOW IS THE RELATIONSHIP BETWEEN STUDENT ACCOMMODATION PROVIDER AND STUDENT REGULATED?

 AGREEMENT: LEASE AND SERVICES	LEASE Bedroom with a bathroom and access to common areas
	SERVICES Catering, Internet, cleaning, building security and maintenance, etc.
 OPTIONS	Hosting contract Short-term lease (Spanish Lease Act)
	Residential lease (Spanish Lease Act) Room rental (Spanish Civil Code)

STUDENT HOUSING HOT-SPOTS IN SPAIN: WHAT TYPE OF LAND CAN STUDENT ACCOMMODATION BE BUILT ON?

The type of urban land on which student accommodation can be built varies depending on its location. How land can be used and any possible restrictions are set out in the municipal planning regulations whereas the urban planning regulations establish the particular conditions for constructing student accommodation.



BARCELONA

- Facilities
- Tertiary Sector



MADRID

- Educational facilities
- Housing



VALENCIA

- Housing
- Tertiary Sector



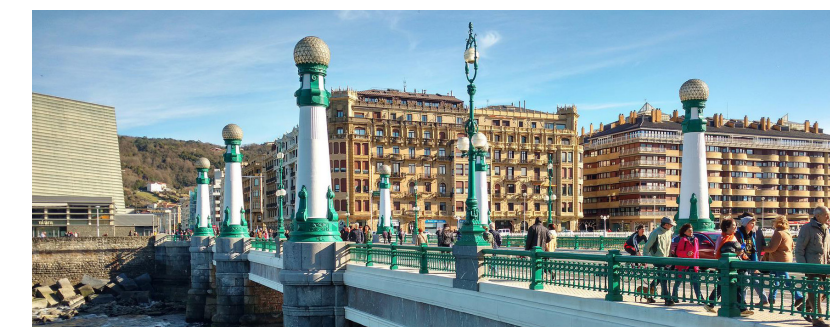
GRANADA

- Facilities (linked to the University of Granada)
- Special housing



SEVILLE

- Facilities



SAN SEBASTIAN

- Housing
- Facilities
- Tertiary Sector



SALAMANCA

- Housing

Investment has shot up in 2022:
Spain is one of the European countries with the greatest need for investment in this sector as well as with one of the highest coverage ratios




BILBAO

- Facilities (accommodation)



PAMPLONA

- Housing
- Tertiary Sector



MÁLAGA

- Facilities
- Tertiary Sector

As staff costs can be very high for this type of business, it is extremely important to examine the type of structure that will be used to operate the student accommodation



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