VALUATION REPORT





PROPERTY	SNU-BOTANICAL GARDEN
LOCATION	FINCA "EL BOSQUE ENCANTADO" CAMINO DE MARAÑONES, 4 SAN MARTÍN DE VALDEIGLESIAS 28680 MADRID
APPLICANT	TAO PROYECTOS S.L

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SNU-BOTANICAL GARDEN ASSESSMENT REPORT

1. APPLICANT'S DETAILS

APPLICANT: Juan Antonio Pizarraya

ADDRESS: FINCA "EL BOSQUE ENCANTADO"
CAMINO DE MARAÑONES, 4
28680 SAN MARTIN DE VALDEIGLESIAS (MADRID)

C.I.F./N.I.F.: 27281863-E

Via: TAO PROYECTOS S.L - B 86299864

2. SUBJECT OF VALUATION

A rural plot comprising several cadastral parcels, which make up the holiday estate known as "El Bosque Encantado", is being valued.

In determining the market value of the property, its current condition is taken into account, based on the documentation provided (as set out in section 6 of this report). At the applicant's request, the property's economic use is not taken into account.

3. PURPOSE OF THE REPORT AND METHODOLOGY

- **Purpose of the report**

The purpose of this report is to determine the market value of the property as at the date of the visit in September 2025.

It should be noted that this report does **not** constitute a valuation report for the purpose of mortgage.

- **Methodology used**

The valuation is not carried out for the purposes set out in Ministerial Order ECM/599/2025 of 10 June, amending Order ECO 805/2003 of 27 March on valuation rules for immovable property and certain rights for specific financial purposes; however, its valuation criteria and methodology are followed.

This valuation is carried out using the Cost and Comparison Method.

4. PROPERTY DETAILS

4.1. PROPERTY TYPE: Holiday home on rural land

4.2. CONDITION OF THE PROPERTY

- Status: Overall, the property is in a normal state of repair
- Occupation: It's currently in use
- Destination: Recreation property
- Current use: Recreation property

4.3. LOCATION:

Location: CAMINO DE MARAÑONES, 4
Municipality: SAN MARTÍN DE VALDEIGLESIAS
Postal code: 28680 SAN MARTIN DE VALDEIGLESIAS
Province: MADRID
Coordinate: LATITUDE: 40.28311599124386, LONGITUDE: -1.1485123581111139

5. REGISTRY AND CADASTRE DETAILS

5.1. REGISTRY DETAILS

Property register of:

NAME	vOLUME	BOOK	PAGE	REGISTRATION	IDUFIR
------ SNU Botanical Garden	------	-----	------	----	------

- **Documents provided:**

No extract from the Land Registry, nor any other documentation or registry information, is provided.

5.2. LAND REGISTER DATA

The following cadastral documents have been retrieved from the Virtual Cadastral Office using the cadastral reference provided:

"EL MERINO" SITE, PLOTS 165/ 166/ 167/ 168/ 189/ 197/ 215/ 216/ 217 AND 403 IN INDUSTRIAL STATE 46

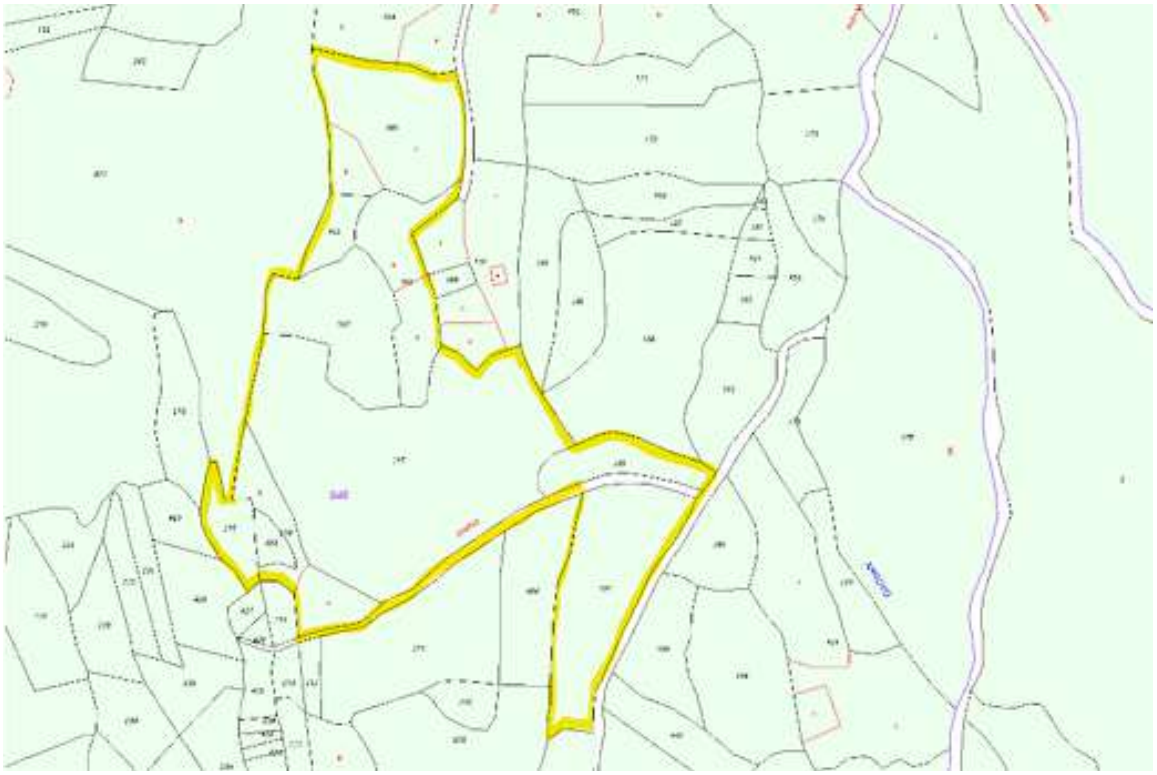
Cadastral reference of the property:

All the properties are 100% freehold and are not registered with the Land Registry buildings on the plots. Furthermore, all the plots are designated for agricultural use.

The relevant cadastral properties are plots in Industrial State 46 of San Martín de Valdeiglesias, Madrid.

REG	NAME	CADASTRAL REFERENCE	Land area (m²)
.....	Plot 165 LAS CUES	28133A046001650000KJ	7.701
.....	Plot 166 LAS CUES	28133A046001660000KE	1.251
.....	Plot 167 LS CUES	28133A046001670000KS	5.765
.....	Plot 168 LAS CUES	28133A046001680000KZ	4.309
.....	Plot 189 LAS CUES	28133A046001890000KK	2.578
.....	Plot 197 MARANONE	28133A046001970000KJ	8.073
.....	Plot 215 EL MERIN	28133A046002150000KT	1.762
.....	Plot 216 LAS CUES	28133A046002160000KF	3.372
.....	Plot 217 LAS CUES	28133A046002170000KM	22.443
.....	Plot 403 LAS CUES	28133A046004030000KQ	633
		TOTAL	**57.887**

Location of the property according to the cadastral map:



6. CHECKS CARRIED OUT AND DOCUMENTATION USED

6.1. DOCUMENTATION REVIEWED

The following documentation relating to the property has been provided:

- Land Registry documents: no Land Registry documents have been provided
- Cadastral Document: Cadastral data and information obtained from the Cadastral Office, October 2025, according to the information provided.
- Planning Documentation: Planning data and information are collected regarding the regulations that affects the property.

6.2. INFORMATION PROVIDED TO BE TAKEN INTO ACCOUNT

As of the valuation date and according to the information provided (no relevant documents have been supplied), the property under consideration is in compliance with current legislation regarding licences and permits; that is to say, it holds:

- Operating Licence (for operation as a leisure centre and tourist attraction)
- Environmental and Council Licences
- Registrations and Authorisations

6.3. CHECKS CARRIED OUT

• Visit to the property

A visit to the property will take place in September 2025.

• Verifications carried out

- Property location
- Property details
- Compliance with current town planning regulations
- Visual inspection of the interior
- Apparent condition
- Areas – according to the documents supplied
- Visible easements
- Use or occupation of the property.
- Occupancy status

In accordance with the client's request, this report has been drawn up on the basis of the data made available, taking into account the remaining details of the property and subjecting the market values arrived at to verification of the data provided.

7. LOCATION AND SURROUNDINGS

7.1 LOCATION

- **Core type**

San Martín de Valdeiglesias is a municipality in the Community of Madrid. The municipal area, situated at the western edge of the autonomous community, borders the provinces of Ávila and Toledo. The municipality is situated near the San Juan reservoir, on the River Alberche, in the Sierra Oeste (South-Western Region) of the Madrid Comunity, about 68 km from the provincial capital, Madrid.

San Martín de Valdeiglesias is situated at an altitude of 681 metres above sea level and has a an area of approximately 115,50 km².

The municipalities bordering San Martín de Valdeiglesias are: Navas del Rey, Pelayos de la Presa, Aldea del Fresno, Almorox (Toledo) and Villa del Prado, Navahondilla (Ávila) and Cadalso de los Vidrios, El Tiemblo (Ávila) and Cebreros.

- **Employment status and income level**

OCCUPATION / MAIN ACTIVITY:
The municipality's population is mainly engaged in the primary sector, with the cultivation of vines, olive groves and vegetables playing a significant role; tourism is also very important in the area, which is close to the San Juan reservoir.

INCOME LEVEL:
The population's income level is lower-middle.
According to figures released by the Ministry of Finance, the average gross income per taxpayer in the municipality of San Martín de Valdeiglesias in 2019 was €23,895, €618 more than in 2018.

In 2019, San Martín de Valdeiglesias ranked 129th among the municipalities with the highest average gross income in the Community of Madrid and 1,559th nationally (excluding the Balearic Islands and Navarre).

Registered unemployment as of August 2025

According to data published by the SEPE, the number of unemployed fell by 9 people in August. Of the 9 people who were removed from the unemployment register in San Martín de Valdeiglesias the number of men increased by 2 and the number of women decreased by 11.
The total number of unemployed people is 522, of whom 214 are men and 308 are women.

By sector, the service sector has the highest number of unemployed people in the municipality, with 382, followed by construction with 59, people who have never been in employment with 53, industry with 18, and finally agriculture with 10.

- **Population**

According to figures published by the INE as of 1 January 2024, the population of San Martín de Valdeiglesias stands at 9,159, an increase of 156 people compared to 2023. The trend, compared to the 2023 census, is: upward.

- **Population trends and density**

POPULATION TRENDS: a gradual migration to other municipalities, although the latest census has recorded a slight increase in the number of inhabitants.
POPULATION DENSITY: The current population density in the municipality is 79.31 inhabitants per square kilometre.

- **Maximum seasonal population**

The peak seasonal population is an estimate of the maximum population that San Martín de Valdeiglesias can accommodate. The calculation includes people who have some sort of connection or relationship with the municipality, whether because they live, work, study or spend time there. In the case of San Martín de Valdeiglesias, this may represent an additional 30% or so of the municipality's population (including the surrounding area, such as 'El Bosque encantado' and other locations).

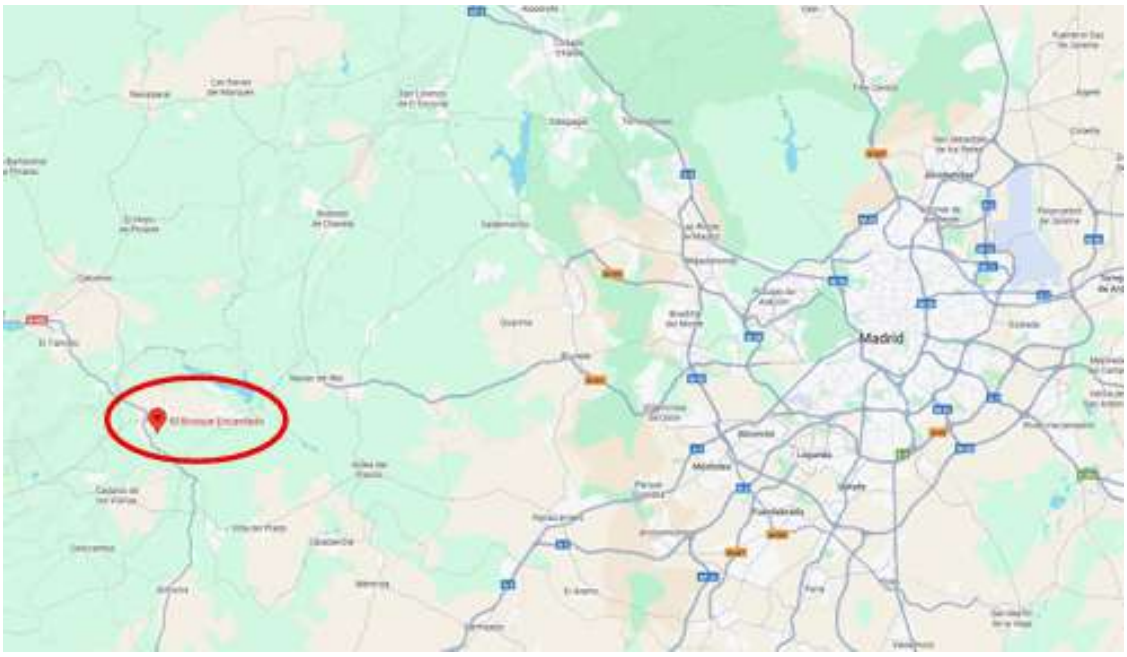
Tourism statistics as of December 2024

In December 2024, the number of tourists visiting San Martín de Valdeiglesias stood at 2,517, an increase of 26.9% compared with December 2023.

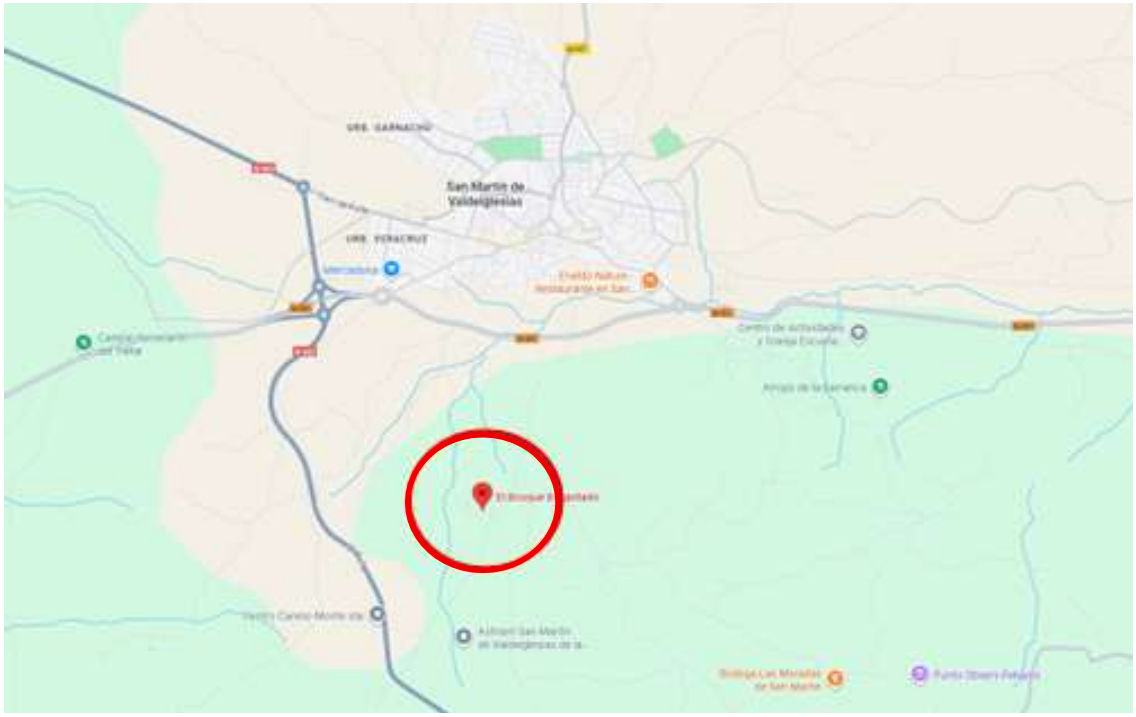
The number of international tourists stood at 375, an increase of 33.9% compared with the same month in 2023, whilst the number of domestic tourists was 2,142, an increase of 25.8%.

The total number of tourists who visited San Martín de Valdeiglesias from January to December 2024 was 31,648, an increase of 5.0% compared with the same period in 2023, the total number of domestic tourists was 26,806 (+4.2%) and the number of international tourists was 4,842 (+9.8%).

- **Location of the property within the province**



- **Location of the property within the municipality**



7.2. ENVIRONMENT

- **Overview of the environment**

LOCATION: The property is situated some distance from the town centre and the municipal boundary.

PREDOMINANT CHARACTER: The predominant land use in the area is rural, comprising rural land.

INCOME LEVEL OF THE AREA: Considered medium to medium-low.

PLANNING: Low-rise buildings, with very low density.

CONSOLIDATION: Very low level of consolidation in the area.

DEVELOPMENT: The level of development is considered very low.

DENSITY: The density of buildings is very low.

OCCUPANCY LEVEL: The occupancy level is considered very low.

AGE: The average age of the area is over 60 years in many cases, with buildings ranging from 20 to 80 years old and some exceeding 100 years in the municipality.

BUILDING STANDARDS: Generally, of average to below-average quality.

- **Basic equipment**

The municipality's facilities generally meet the basic requirements of the the needs of the population, but relying on a higher-level municipality for its compliance, in educational, healthcare and high-level care facilities, cultural centres, and administrative buildings, there are insufficient leisure and sports facilities. Depending on Madrid’s facilities.

- **Communications**

In general, and for the municipality:

ACCESSIBILITY: The municipal area is accessible by road.

The main route into this region from Madrid is the Pantanos motorway (M-501), which starts at the M-40–M-511 junction between Boadilla del Monte and the Ciudad de la Imagen in Madrid. It can also be reached via the Suroeste motorway by taking the M-506 at Alcorcón. The motorway ends at Navas del Rey. By public transport, you can reach.

From Ávila and Toledo, the best route is the N-403 road, which connects the two provincial capitals via San Martín de Valdeiglesias.

BUS: There is a regular intercity bus service connecting the town with other municipalities in the province (from Príncipe Pío station in Madrid on bus route 551).
METRO: Does not exist.
TRAFFIC: Generally light.
PARKING: Street parking is generally available in sufficient quantities.
PUBLIC CAR PARK: There are no public car parks in the immediate vicinity.
RAILWAY: Not available.
PORT: Not available.
AIRPORT: the nearest one is Madrid Airport.

- **Building characteristics, activities and uses**

The type and architectural features of the immediate surroundings are rural in character, comprising outbuildings and the like; in terms of build quality, these are generally of medium to low standard, with most buildings typically comprising one or two storeys.

- **Location of the property**

The property under consideration is located in San Martín de Valdeiglesias, 75 km from Madrid, in the western Sierra.

Location of the property within the surrounding area – aerial view:



Location of the property within the surrounding area – view of the complex of buildings:



In the immediate vicinity of the property, you can visit: the San Juan Reservoir, the Picadas Reservoir, the River Alberche, La Coracera Castle and the Toros de Guisando.

- **Local infrastructure**

Given the rural nature of the area, the property does not have all the necessary amenities basic.

- The access routes and internal roads in the area are unpaved.
- It does not have access to all municipal water supply and distribution services, as it does not meet the criteria for urban land due to the absence of certain infrastructure:
  - Wastewater disposal via the mains sewerage system: not available.
  - Water supply via the mains network: not available.
  - Electricity supply: street lighting is adequate.
  - Natural gas supply: not available.

8. FIELD

- **Physical characteristics**

  - Shape of the field: **...**. Irregular polygon
  - Topography ..... With gentle slopes and flat in other areas
  - Accessibility ..... The property is located right by the road.
  - Orientation: ..... Multiple
  - Area: ..... According to the land registry, the total area of the cadastral plots that make up the site is 57,887 m².

- **Local infrastructure: not yet completed**

  The field does not have all the necessary infrastructure to enable it to be considered as part of the site, namely: street lighting, sewerage network, water supply drinking water, electricity supply, kerb edging.

- **Landform and land use:**

  Layout plan of the plots that make up the botanical garden:



9. BUILDING SPECIFICATIONS / PROPERTY / FINISHES

This is a unique property, as it comprises a botanical park covering a large area, with buildings providing accommodation, classrooms, offices and catering facilities. Its features are as follows:

9.1. GENERAL CHARACTERISTICS OF BUILDINGS

- **Overview of the main building and ancillary buildings for various purposes, general information:**

TYPE: mixed-use building for commercial purposes

Number of storeys	Two-storey and	S/R	3	B/R	Not available
MAIN USE	residential attic space	PB	residential		
BUILDING QUALITY	Low	GENERAL CONDITION,		poor condition no	
FUNCTIONALITY	appropriate	POTENTIAL FOR OTHER		East-west /	
ACCESS / VISIBILITY: good / average		USES, ORIENTATION / SUN EXPOSURE		normal	

- **Description of the building's general construction features**

(*) Based on the construction characteristics typical of the period in which the building was constructed, it is estimated that:

FOUNDATIONS	Masonry wall (*) Timber /	ELECTRICITY,	Low voltage
STRUCTURE	metal Timber	HEATING, ENERGY	(diesel-
ENCLOSURE	Wood	SUPPLY, AIR	powered
FACADE	Gable roof	CONDITIONING, HOT	electricity) No
COVER		WATER	individual
EXTERIOR JOINERY: aluminium, single-glazed glass		OTHER SANITATION	supply Cesspit
interior carpentry	Varnished wood		Water tanks

- **Description of the complex's facilities, according to their sustainability features:**

  - **Solar installation:**

    A solar energy system that enables greater efficiency and lower costs, whilst remaining committed to sustainability.

  - **Water Storage Tanks:**

    Two reservoirs, each holding 1 million litres, which provide a self-sufficient water supply.

- **Layout of the property**

As observed during the visit, the current layout is as follows:

This is a stretch of rural land comprising several cadastral plots, on which a botanical theme park is being developed, featuring various areas dedicated to a botanical garden, a mineral display area, landscaped paths on different levels, and several buildings serving various functions within the site.

The buildings are listed in the table below, along with their intended use and floor area:

According to the information provided (which could not be verified as the necessary documentation was not available), the buildings constructed on the cadastral plots that make up the land comprising the botanical garden are as follows:

	List of buildings (built in 2011)	**Surface (m²) (*)**
1	ticket office and the office	34,00
2	Ticket office	7,33
3	toilets	6,82
4	marquee with tables and panels	49,00
5	2 toilet blocks (13.20 m²)	26,40
6	"El Domo" shop (11.5 m in diameter) (6 m high wooden structure)	100,00
7	bar	19,00
8	toilets	5,10
9	open pavilion (5 m diameter)	24,00
10	work tent	48,00
11	container	6,00
12	Generator shed and classroom storage	16,00
13	rooms (currently not in use)	42,00
14	building: residential, classroom and office	49,20
15	Solar energy installation room	35,00
16	classrooms	83,00
17	toilets	7,80
18	house with a 17.5 m² porch	66,15
	TOTAL BUILT AREA	624,80

(*) Floor areas verified during the site visit. It is not known whether these are recorded in the land registry documents, as these were not available; furthermore, with regard to the cadastral documentation, they do not appear in the cadastral references provided.
(The cadastral information for each plot of land comprising the area of land covered by the botanical garden is attached in the appendices.)

- **Furthermore, according to the information contained in the plans provided, there is:**

  - **Car park** , which covers an area of approximately 1,800 m² and has a capacity for 80 vehicles
  - **Water reservoirs** which supply the entire park; together, these have a Total floor area of 349 m² with a volume of 327 m².
  - **Swimming pool** for visitors.
  - **Solar panels**, comprising 81 solar panels to supply electricity for the complex.
  - **Landscaped areas and vegetation**, of the total area covered by the botanical garden, comprising the aforementioned cadastral parcels, the area which is designed and developed as a park, with the planting, landscaping and layout of the
  - The area covered by the botanical species along the trail is 9,944 m².

- **FINISHES AND SURFACES (in general)**

Main rooms		Kitchen and bathroom	
FLOORS,	Terrazzo / clay tile /	FLOORS	tile
WALLS	Wood	WALLS	Tiled / wood
CEILINGS	Paint / Wood	CEILINGS	Paint / wood

- **CURRENT STATUS**

YEAR OF CONSTRUCTION	2011 (no information provided)	OVERALL CONDITION	normal
DECLINING STATE	None of significance	NEED FOR REFORM	update

Depending on the year of construction and taking into account the property's useful life based on its type, the following is considered:

SENIORITY DATE	14	USEFUL LIFE / TIPOLOGY	50	REMAINING USEFUL LIFE	36 (*)

(*) Taking this as the remaining useful life, based on the age and condition of the building, it is treated as the effective age for the purposes of calculations (see the Valuation section) of approximately 14 years; therefore, the remaining useful life is considered to be 36 years. Taking into account the nature and type of non-traditional construction, the useful life is estimated at 50 years.

With regard to the condition of the property on the date of the visit, the following is taken into account:

CONDITION OF THE PROPERTY: (*)

The condition of the interior of the property being valued is generally considered to be normal, given its use and purpose.

Comments (*): The current condition of the property has been determined on the basis of an external visual inspection; this report does not include any specific tests or inspections to identify potential construction defects or hidden defects.

9.2. USE AND PURPOSE OF THE PROPERTY

The botanical garden is an open-air site covering approximately 58,000 m², featuring a number of buildings generally used for the following purposes,

- **Classrooms:** Two separate classrooms, suitable for courses, workshops, events or private functions.

- **Maintenance and Storage Building:** a space housing the management centre for the facilities and a warehouse for the equipment.

- **Ticket offices:** Lockers are provided for visitors to store their belongings.

- **Visitor Services and Facilities**
  - Geodesic dome: A unique structure housing the "Coffee Shop".
  - Pizzeria Kiosk: A fast-food outlet.
  - Free parking: With space for 500 cars.
  - Picnic areas and covered marquee: Two open-air picnic areas and one covered by a large marquee.

As regards the purpose of the property, there are numerous reviews of the facilities, highlighting the park's role as an educational venue as well as a tourist attraction, which, in short, means it has a significant social impact.

- **Educational Impact:**
  More than 90 schools/year, offering a range of extracurricular activities aimed at nature and culture, and programmes tailored to different levels (early years, primary, secondary) and needs special educational needs. The students who visit the park come not only from the not only the Community of Madrid, but also neighbouring provinces such as Toledo and Ávila.

- **Institutional Collaboration and Tourism Promotion**
  The park works closely and actively with the main agencies and organisations in tourism in the Community of Madrid, ensuring ongoing and official visibility, featured on the Official Tourism Website of the Community of Madrid and collaborating with the The Community of Madrid Youth Card, designed to attract young people.

- **Numerous mentions and Singularity**
  With over 200 mentions across various media outlets—including television channels, magazines, newspapers, etc.—highlighting the uniqueness of the Botanical Garden, which is the only one of its kind in Europe.

- **A unique venue and destination**
  - Living Sculptures: Over 300 stunning, life-size living plant sculptures, depicting everything from fairy-tale characters to animals and magical creatures.
  - Diversity: Over 500 plant species across an area of more than 25,000 m², with specialised collections such as bonsai, cacti, aromatic plants, and a surprising outdoor exhibition of minerals (druses and geodes).

10. CUADRO DE SUPERFICIES

F. REG.	NAME / USE	REGISTERED AND CADASTRAL AREAS				SURFACE ADOPTED	
		REGISTRATION PLOT	REGISTRATION BUILT	LAND REGISTRY PLOT	LAND REGISTRY BUILT	CHECK. USEFUL. (*)	ADOPT. CONSTR. (*)
------	Park grounds –			57.887			
------	Ancillary buildings			-----			624,80
				57.887			**624,80**

- Registered area (m²): The registered area of the properties is unknown, as no registration documents are available.

- Cadastral area (m²): Plot area (*): 57,887.00 m²

  Total floor area: not recorded

  (*) According to the Land Registry, the areas of each plot making up the total area of the site are:

F. REG.	NAME	CADASTRAL REFERENCE	SUR. PLOT (m²)
	Plot 165 LAS CUES	28133A046001650000KJ	7.701
	Plot 166 LAS CUES	28133A046001660000KE	1.251
	Plot 167 LS CUES	28133A046001670000KS	5.765
	Plot 168 LAS CUES	28133A046001680000KZ	4.309
	Plot 189 LAS CUES	28133A046001890000KK	2.578
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	Plot 216 LAS CUES	28133A046002160000KF	3.372
	Plot 217 LAS CUES	28133A046002170000KM	22.443
	Plot 403 LAS CUES	28133A046004030000KQ	633
		TOTAL	**57.887**

- Verified floor area (m²): Total floor area of main and ancillary buildings: 624.80 m²

- Area covered (m²):

For the purposes of valuation, the following is adopted:

- The total area of the land, comprising the sum of the areas of the plots that make up the site.

- With regard to buildings, the floor area used is that which has been verified (*), broken down by use, as shown in the table below.

(*) Regarding the areas measured on site: The measurements taken in this valuation were carried out using a laser measuring device, the accuracy of which may be subject to variations inherent in environmental conditions, equipment calibration and the technological limitations of the instrument itself. Consequently, there may be cumulative errors and minor discrepancies in the values obtained.

This report is based on data collected at the time of measurement and is issued in accordance with standard professional practice. No guarantee is given that the measurements are absolutely accurate, nor is any liability accepted for any deviations or cumulative errors that may arise from the operating conditions of the meter.

Where absolute accuracy is required for legal or contractual purposes, it is recommended that additional verification be carried out using alternative methods or that the measurement be repeated under controlled conditions.

11. PLANNING STATUS

The property is situated in the southern part of the municipality of San Martín de Valdeiglesias, within that municipality, in the Community of Madrid.

Current Urban Planning:

Local planning:	Municipal subsidiary regulations of San Martín de Valdeiglesias
Date of final approval:	30 March 1998
Land use classification:	SNU – Land not designated for development

(The applicable regulations are set out in the annexes)

- **COMPLIANCE WITH PLANNING REGULATIONS:**

Bringing the physical characteristics of the property into line with current town planning regulations: **yes**
Bringing the current use into line with current town planning regulations: **yes**

- **COMPLIANCE OF EXISTING BUILDINGS WITH PLANNING REGULATIONS**

According to the information provided, all the buildings and facilities that form part of the park's infrastructure comply with the relevant town planning and building regulations.

Main buildings: Structures such as offices, classrooms, ticket offices, a bar, toilets and the coffee shop. The shops have been built and adapted in accordance with local building regulations.

Recreational facilities: Areas such as the children's playground, the maze, the waterfalls and other areas have been developed in accordance with safety and town planning guidelines.

Support infrastructure: The photovoltaic system, water wells and irrigation ponds are installed and operate under the relevant licences.

- **PROTECTION OF ARCHITECTURAL HERITAGE**

The existing buildings on the plot are not subject to any specific planning or heritage protection measures

- **OTHER CONDITIONS**

No other issues have been identified in relation to the location of the plots.

- **GENERAL COMMENTS**

In light of the above, there is no evidence to suggest that the physical characteristics of the property are inconsistent with current planning regulations or, specifically, with the building's designated uses.

The planning information has been compiled from the information contained in the regulations urban planning on the website of the Community of Madrid's Urban Planning Service (SIT), as there is no submitted the planning certificate relating to the property being valued.

12. OWNERSHIP AND OCCUPANCY

ESTADO DE OCUPACIÓN Y TITULARIDAD

Occupation: The inspection revealed that the property is occupied.

The occupants are the owners of the property.

Title in the Land Registry: Unknown, as no Land Registry documents have been provided.

- **LIMITATIONS AND ENCUMBRANCES**

It has not been possible to verify this as the full land registry documentation has not been provided; however, there do not appear to be any easements that could affect the value of the property.

13. MARKET ANALYSIS

13.1 FEATURES OF THE SURROUNDING AREA OF THE PROPERTY BEING VALUED

To provide a benchmark of market data for the area and the impact this may have on the property being valued, the following section outlines the property market situation regarding homes in the surrounding area, as this influences the general activity in the area.

- **OFFER**

In the primary market, construction activity is virtually non-existent; the few new-build developments are either on developers' own land or involve the comprehensive refurbishment of older buildings to make them more functional.

There is virtually no supply in the primary market, and very little in the secondary market; the current state of the property market is heavily influenced by the economic and financing climate, which is reflected in longer sales times and price adjustments.

Property Transactions Q3 2024

According to data for the third quarter of 2024 published by the Ministry of Housing, the number of property transactions in the municipality of San Martín de Valdeiglesias stands at a total of 55, 27.91% more than in 3T 2023, of which 1 is a transaction involving a new home and 54 involve second-hand properties.

The total number of housing transactions up to the third quarter of 2024 stood at 138, an increase of 5.34% compared with the same period in 2023 (131).

- **CLAIM**

FEATURES: Potential demand in the existing area is very low.

- **PRICE RANGE**

The range of values, in unit terms, observed at the date of valuation for properties with similar characteristics—namely rural land—is highly varied, with a very wide spread of values. Based on the most common market supply data for the area, this range varies between €9.00/m² and €17.00/m².

- **EXPECTATIONS AND APPRECIATION POTENTIAL**

In both the primary and secondary markets, the outlook for the supply-demand balance is generally stabilising. A rise in property prices is not expected.

13.2 EXAMPLE OF PROPERTIES CURRENTLY ON THE MARKET

As there was insufficient supply of properties with similar characteristics in the immediate and surrounding areas, the search radius has been expanded, so that the comparables selected following the market study are located in areas where the applicable planning regulations are equivalent.

Most of the properties selected for the market survey are listed by estate agents, although it is common for properties of this type in such locations—in towns with small populations and a sluggish property market—to be listed by private sellers.

Witnesses for rural plots / land not suitable for development:

PROPERTIES - LOCATION	MUNICIPALITY	SOURCE INFO	PLOT SIZE M2	SPECIAL OFFER PRICE €	UNIT. OFERT (€ /m²)	UNIT NET (€ /m²)
1 Plot of land previously used for recreational purposes	S. Martin Vald.	API	37.628	650.000	17,27	16,93
2 Country cottage very close to the reservoir	S. Martin Vald.	API	150.000	1.800.000	12,00	11,76
3 Cm Molino Quemado, km 1	S. Martin Vald.	Partic	12.000	120.000	10,00	9,80
4 Camino de Marañones, km 50	S. Martin Vald.	Partic	10.000	93.000	9,30	9,11
5 South-western area of the municipality	Colmenar Arroyo	API	80.000	1.700.000	21,25	20,83
6 Industrial Park 17, 117	Aldea del Fresno	Partic	85.000	939.000	11,05	10,83

For the purposes of applying the Comparison Method, negotiation factors have been applied to the quoted prices, taking into account a sales margin of around 5–5% for this type of property.

PROPERTIES - LOCATION	SUPERF. ADOPT. (m²)	COMMENTS
1 Plot of land previously used for recreational purposes	37.628	fenced - pine forest previously involved in recreational sport
2 Country cottage very close to the reservoir	150,000	unfenced access via a tarmac road
3 Cm Molino Quemado, km 1	12.000	unfenced, common rustic
4 Camino de Marañones, km 50	10.000	fenced – pine with a legally registered house of 51m²
5 South-western area of the municipality	80.000	fenced – pine with a 500m² house and outbuildings
6 Industrial park 17, 117	85.000	unfenced near the municipal boundary

14. ASSESSMENT. CALCULATION OF TECHNICAL VALUES

Valuation methods used:

The valuation methods used are those set out in Order ECM/599/2025 of 10 June, amending Order ECO/805/2003: the Comparison Method (for calculating land value) and the Cost Method.

By applying these valuation methods to the characteristics and factors affecting the property being valued, we will arrive at the property's value as at the date of this report.

14.1. – COST METHOD

This is the cost of reproducing the property being valued at the time of the valuation. It is calculated as the sum of the value of the land and the construction costs required to carry out the work.

REPLACEMENT COST - GROSS REPLACEMENT VALUE
It is the sum of the investments required to replace, as at the valuation date, a property for another new one with the same specifications.

This includes the market value of the land, non-recoverable taxes and fees required to formalise the purchase of the land or the building to be renovated and, where applicable, for the declaration of new-build works and the horizontal division of the property, technical fees for design and construction management, costs of building permits and construction levies, the cost of contracted construction works, and the developer's administrative expenses.

REPLACEMENT COST - NET OR CURRENT REPLACEMENT COST

It is calculated by deducting physical and functional depreciation from the gross replacement cost (GRC) of the property on the valuation date.

Physical depreciation: A deduction made from the gross replacement cost (GRC) of an asset based on its age, condition and the useful life of its components.

Functional depreciation: A deduction made from the gross replacement cost (GRC) of an asset on the grounds that it is unsuitable for its intended purpose.

Shelf life: This is the period during which a property will be fit for its intended purpose. It is considered the full term if calculated from the date of construction or the last major refurbishment of the building in which it is situated, and the remaining term if calculated from the date of valuation.

APPLICATION

The C.R.B., i.e. the cost of reproducing the property being valued at the time when which is carried out. It is calculated as the sum of the value of the plot and the construction costs required to carry out the work.

Value of the plot

The value of the plot is usually estimated on the basis of land prices in the area, taking into account its location and zoning status.

Construction costs

The construction cost shall be calculated on the basis of the normal costs in the area for buildings with characteristics similar to the property being valued, and shall include the infrastructure and ancillary structures that are essential for the operation of the business.

The construction cost shall be reduced by the accumulated depreciation of the infrastructure and facilities forming part of the property. To determine the amount of accumulated depreciation since the building's construction or since its last major refurbishment, two types of depreciation shall be considered: physical and functional.

REPLACEMENT COST FOR RESIDENTIAL USE:

The following shall be taken into account for the purposes of the assessment:

Year of construction	2011	Antiquity	14 years old
Service life depending on the building's use	35	Remaining useful life / type:	21 years old
(Effective Age (*):	10	Age coefficient	0,29

(*) The actual age is taken into account, bearing in mind the condition of the buildings.

Gross Replacement Cost (GRC)

Ground reaction (*)	1.426,38	euros/m²
Construction costs under contract (**):	1.659,40	euros/ m²
Construction cost coefficient for the CRB:	22,00	%
Costs required for the CRB	365,07	euros/ m²
Gross Replacement Cost:	**3.450,85**	**euros/ m²**

(*) The land value has been determined on the basis of a market survey of rural plots, using the Comparison Method to arrive at this figure.
The unit price per square metre is €15.40.
Given that the total floor area is 624.40 m² (as indicated in the floor area table), the unit rate for land is €1,426.38/m²

(**) The construction costs include the costs of the auxiliary water and energy supply facilities—namely, the water reservoirs and the solar panel installation—as these form part of the complex and the complex could not be used without these supplies.

In addition, the cost of landscaping has been taken into account; according to the information provided, this covers an area of 9,944 m² and includes earthworks, site preparation, planting of vegetation, and the layout of spaces and pathways, together with all the associated features, such as shaded areas, walkways with paving and/or wooden features, etc.

The following table shows the estimated unit costs (€/m²) and the area (m²) of the elements in question:

	Surface	CC unit	Total
Built-up area;	624,80	480,00	299.904,00
Electrical installation;	500,00	165,00	82.500,00
Water tanks	349,00	80,00	27.920,00
Landscaping	9.944,00	63,00	626.472,00
			1.036.796,00

Therefore, by dividing this total construction cost by the floor area, we obtain the unit construction cost per contract to be taken into account: €1,659.40/m²

Net Replacement Cost (NRC)

Taking into account the age of the building and its state of repair, the NRC is calculated as follows:

Impact on land		1.426,38 euros/m²
Depreciation using the straight-line method (*):		578,42 euros/ m²
	Functional depreciation:	0,00 euros/ m²
	Actual physical depreciation:	578,42 euros/ m²
Accumulated depreciation:		578,42 euros/ m²
Depreciated construction cost:		1.446,05 euros/ m²
Net Replacement Cost:		**2.872,43 euros/ m²**

(*) These costs take into account the unit costs applicable at the date of construction, assuming straight-line depreciation based on the stated date of construction (2011) and the condition and state of maintenance as observed and verified during the site visit.)

The unit cost for these facilities has been calculated on the basis of a total cost of these facilities, adjusted by a correction factor based on condition and state of repair, as well as the age of the installation.

SUMMARY TABLE OF PROPERTY VALUE BASED ON THE COST APPROACH

Botanical Garden	624,80	891.200,00	3.450,85	2.156.091,20	2.872,43	1.794.693,66
TOTAL	**624,80**	**891.200,00**		**2.156.091,20**		**1.794.693,66**

14.2. – COMPARISON METHOD,

To determine the market value of the property being valued, the Comparative Approach was applied, taking into account the factors that influence the value of the property based on its intended use.

Order ECM/599/2025 of 10 June amending Order ECO/805/2003

Market value (Art. 4 ECO805/2003)

Market value of a property (MV). This is the price at which the property could be sold, by private contract between a willing seller and an independent buyer on the date of valuation, assuming that the property had been offered publicly on the market, that market conditions allowed for its sale to proceed in an orderly manner, and that a normal period of time was available, taking into account the nature of the property, to negotiate the sale.

For this purpose, the following shall be taken into account:
a) There must be no prior relationship between the seller and the buyer, and neither party must have any personal or professional interest in the transaction other than that arising from the subject matter of the contract.

b) That a public offering on the market entails both the conduct of a sale appropriate to the type of asset in question and the absence of inside information on the part of any of the parties involved.

c) That the price of the property is consistent with the aforementioned public offer and that it provides a reasonable estimate of the (most likely) price that would be obtained under the market conditions prevailing on the date of the valuation.

(d) Taxes shall not be included in the price. Marketing costs shall also not be included.

Comparison Method (Art. 20.3 and Arts. 21 and 22 of ECO805/2003)
3. This method is used to determine two technical values: the comparative value, which is used to determine the market value of a particular property, and the adjusted comparative value, which is used to determine its mortgage value**.**

Aplicación del Método de Comparación:

The standardisation of a property's value, using the comparative method based on comparable properties, applies to a specific geographical area and time frame corresponding to the date of the valuation.
Comparables are standardised according to the factors that determine their value.
In the case under consideration, there are not enough properties on the market with the same characteristics as the subject property; therefore, the cost approach is applied to determine its market value. However, this comparative method is used to calculate the land value, by conducting a market survey of rural plots in the immediate and surrounding areas.

To do this:

Standardisation criteria used to derive the value:

Market research conducted in October 2025.

A market study has been carried out on the existing supply of rural land and/or plots – land not suitable for development. Various criteria and characteristics are taken into account in the standardisation process, the most relevant being:

- Location of the property
- Accessibility
- Surveying
- Potential land-use options
- Plot size and condition, whether or not there are buildings on the plot, type of building, whether it is fenced, cleared, etc.
- Condition of the building, need for renovation
- Local transport and services (essential goods, schools, healthcare facilities).

Comments on the selected market data:

In the current market climate, an analysis of the data obtained from the market survey reveals that, generally speaking and across all property types, there are significant differences between asking prices and the final sale prices following negotiation, regardless of the terms of sale.

All of this has been taken into account in the standardisation process, with coefficients applied on the basis of the factors mentioned, giving greater weight in the calculation to properties that are generally more similar.

For the properties selected following the market survey carried out:

Each sample is standardised in accordance with the standardisation criteria outlined above, as shown in the table below:

Standardisation criterion	T1	T2	T3	T4	T5	T6
Location near the town	1,00	1,00	1,00	1,00	0,95	0,90
Fence / pavement	1,00	1,05	1,05	1,00	1,00	1,05
Plot status	1,00	1,05	1,10	1,05	1,05	1,10
Plot area	0,98	1,15	0,97	0,97	1,10	1,10
Construction on the plot	1,00	1,00	1,00	0,97	0,95	1,00
Result	0,98	1,27	1,12	0,99	1,04	1,14

SUMMARY TABLE OF COMPARABLE PROPERTY DATA – STANDARDISATION:

		SUPERF. DOPT. (m²)	PRECIO DE OFERTA (euros)	UNIT. NETO (€ /m²)	COEF. Homog. .	UNIT homoge (€/m²)	
1	1 Plot of land previously used for recreational purposes	37.628	650.000	16,93	0,98	16,59	0,22
2	Country cottage very close to the reservoir	150.000	1.800.000	11,76	1,27	14,91	0,19
3	Cm Molino Quemado, km 1	12.000	120.000	9,80	1,12	10,98	0,10
4	Camino de Marañones, km 50	10.000	93.000	9,11	0,99	9,00	0,09
5	South-western area of the municipality	80.000	1.700.000	20,83	1,04	21,71	0,22
6	Industrial Park 17, 117	85.000	939.000	10,83	1,14	12,38	0,18

Value derived from comparable properties: 15,40 euros/m²

Market Value by Comparison: 15,40 euros/m²

15. PROPERTY VALUE

Date of issue of the report: 16/10/2025

The purpose of the valuation is to determine the market value as at the date of this report, with a site visit to be carried out in September 2025.

The value of the property, based on the information provided and the assumptions made, for the purpose described, according to the data collected and the site visit carried out, amounts to:

ESTATE REG	LOCATION	PROPERTY	Property area (m²)	Land value (euros)	Value s/ Cost (euros)	Market value (*) (euros)
------	CAMINO DE MARAÑONES, 4	Holiday home on rural land	624,80 m²c (57.887 m² terr)	891.200,00	1.794.693,66	1.800.000,00
TOTAL						**1.800.000,00**

TOTAL MARKET VALUE (*): **ONE MILLION EIGHT HUNDRED THOUSAND €**

(*) value assuming the property is vacant

16. CONDITIONS, WARNINGS AND COMMENTS

The validity of this document is subject to verification of the following details and documents:

CONDITIONS:

- The valuation is not subject to any conditions.

ADVERTENCIAS:

- The valuation is carried out on the basis of the assumptions set out in this report and in accordance with the documentation provided (see comments).
- The value of the property refers to its current condition as at the date of the valuation; based on the documentation provided, and at the applicant's request, the economic use of the property is not taken into account.
- The values used in this report are based on full ownership of the property and assume that it is vacant, with no tenants or other occupants.
- This assessment is valid only for the purpose described and for the person requesting the report.
- This valuation report would not be valid for the purposes of processing a mortgage guarantee, as set out in Order ECM/599/2025 of 10 June, amending Order ECO/805/2003; however, its guidelines and methodology have been followed for the calculations.

This valuation, comprising 30 pages excluding appendices, has been carried out by Issued in

Madrid on 16 October 2025

Valuator:



Pablo Ayala Álvarez (*)
Chartered Architect COAM Nº 21.426 (*)
GTP GABINETE TÉCNICO PERICIAL, S.L.

17. PRECAUTIONS

Purpose of the report

This valuation report has been prepared for the specific purpose stated therein. GTP GABINETE TÉCNICO PERICIAL, S.L. (*) accepts no liability for the use of this report for any purpose other than that for which it was issued. It is not valid for the purposes of a mortgage guarantee.

Documentation provided

Furthermore, this valuation report is issued in accordance with the documentation provided by the party requesting the valuation, GTP GABINETE TÉCNICO PERICIAL, S.L. (*) accepts no responsibility for the accuracy of the content and data contained herein. In cases where discrepancies have been observed between the actual situation and certain documents provided, or between the documents themselves, the data deemed most appropriate for the purpose of the report has been accepted, provided that it has not been possible to reconcile them with one another.

Condition of the property

In the course of the study and data collection for the preparation of this valuation report, the valuer(s) has/have confined themselves to a visual inspection of the property; no checks have been carried out on the condition or load-bearing capacity of the building's structure, nor on the condition of the installations, waterproofing or any other concealed elements. Consequently, this valuation report does not constitute an expert report on these aspects. The possible existence of hidden defects or faults in these elements, or their subsequent emergence, would alter the stated market value.

Factors to be taken into account in the assessment

The valuation is based on the floor area, including – depending on the type of property – the proportionate share of common areas.

The valuation is based on the assumption that all necessary authorisations, licences or certificates – from public or private bodies and organisations – are available or can be obtained for the uses considered in this report.

In determining the valuation, account has been taken of current conditions in the property market and cash sale prices, particularly those relating to the financing typically available to potential buyers of the property being valued. Any change in these circumstances is likely to affect market equilibrium and, consequently, valuation figures.

The breakdown of the property's value into its constituent parts (land, building and necessary expenses) is intended to be used as a whole and must not be used in part unless expressly authorised.

Loads and Restrictions

The valuation has been carried out on the assumption that the property is free from encumbrances, leases or any other restrictions on its sale price other than those considered in the report. Any encumbrances or restrictions not reflected in this report must be deducted from the valuation. No restrictions on the ownership of the property other than those indicated in the report have been taken into account; therefore, should any such restrictions exist, their impact on the property's value must be assessed.

(*) Pablo Ayala Álvarez

18. LIST OF APPENDICES

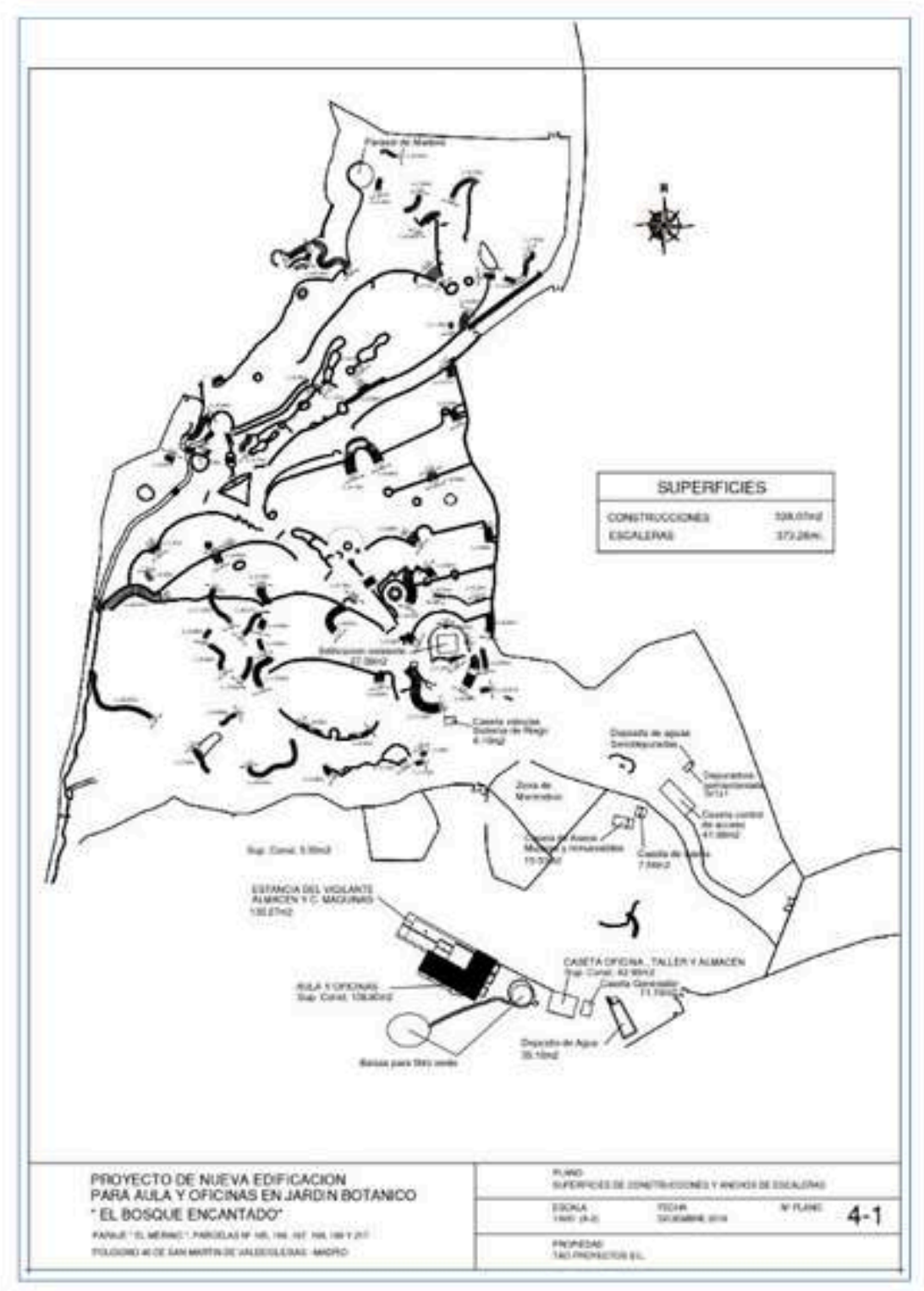
FLOOR PLANS OF THE PROPERTY

CADASTRAL DOCUMENTATION

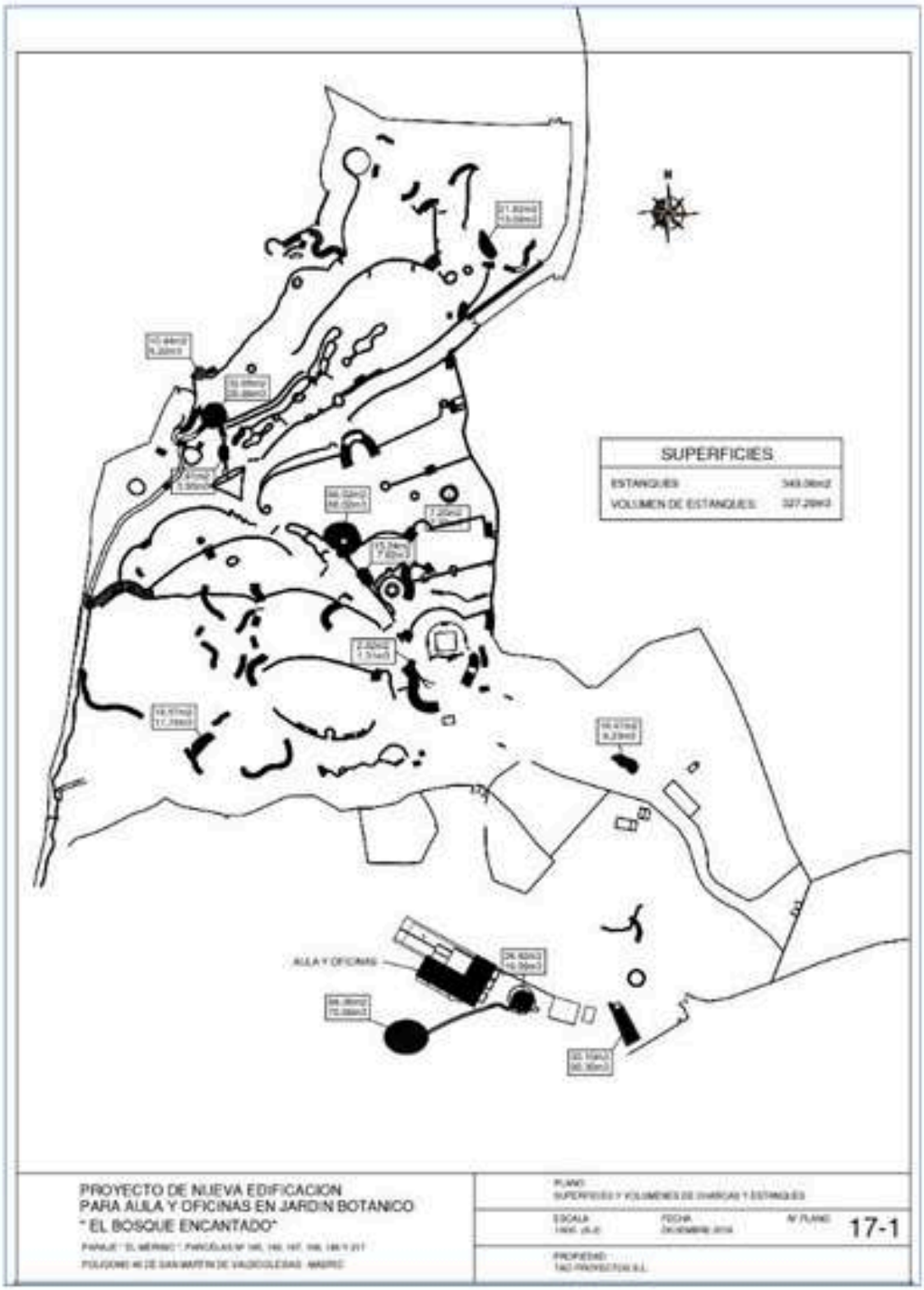
URBAN DEVELOPMENT DOCUMENTATION

PHOTOGRAPHS OF THE PROPERTY

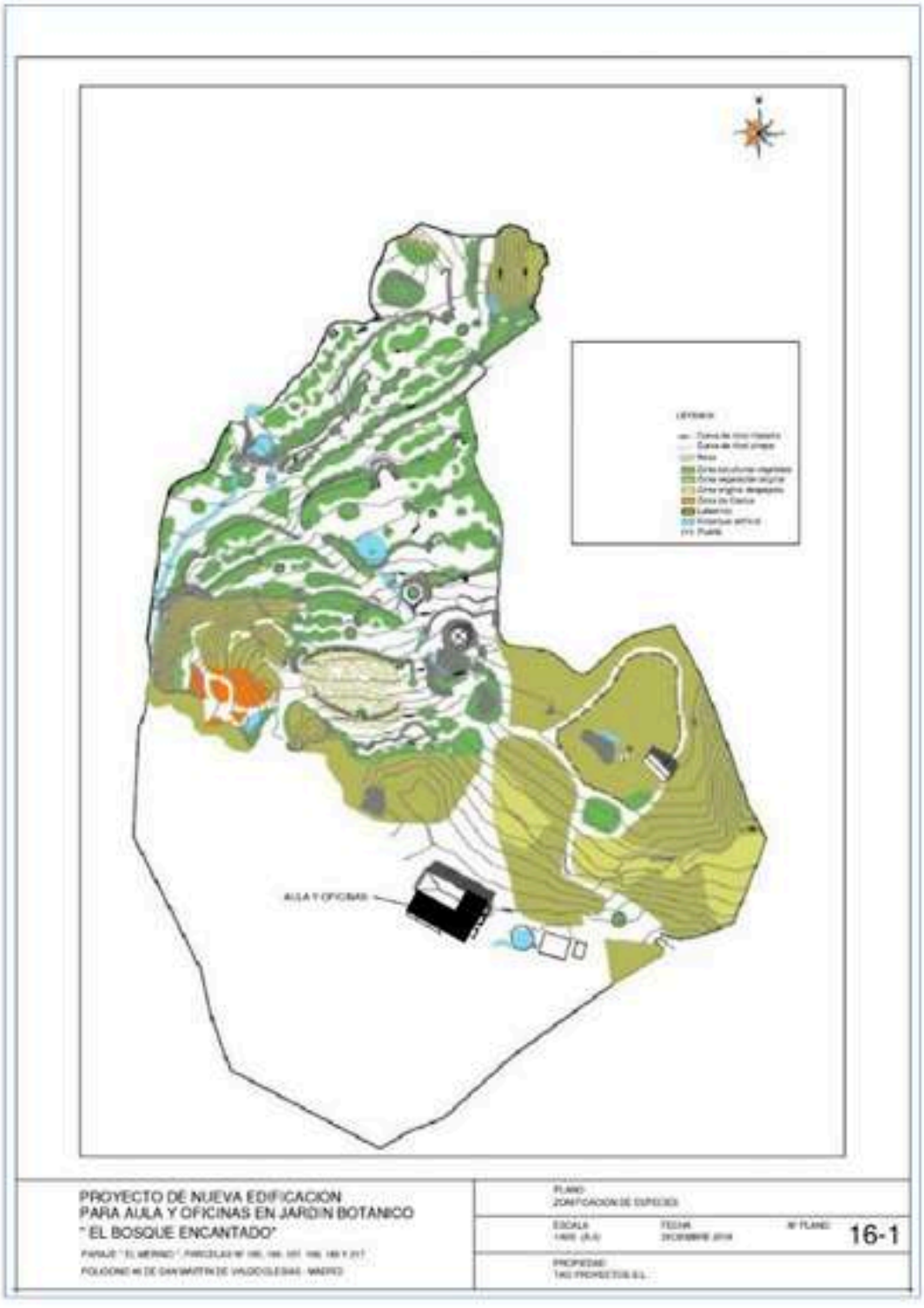
FLOOR PLAN OF THE PROPERTY



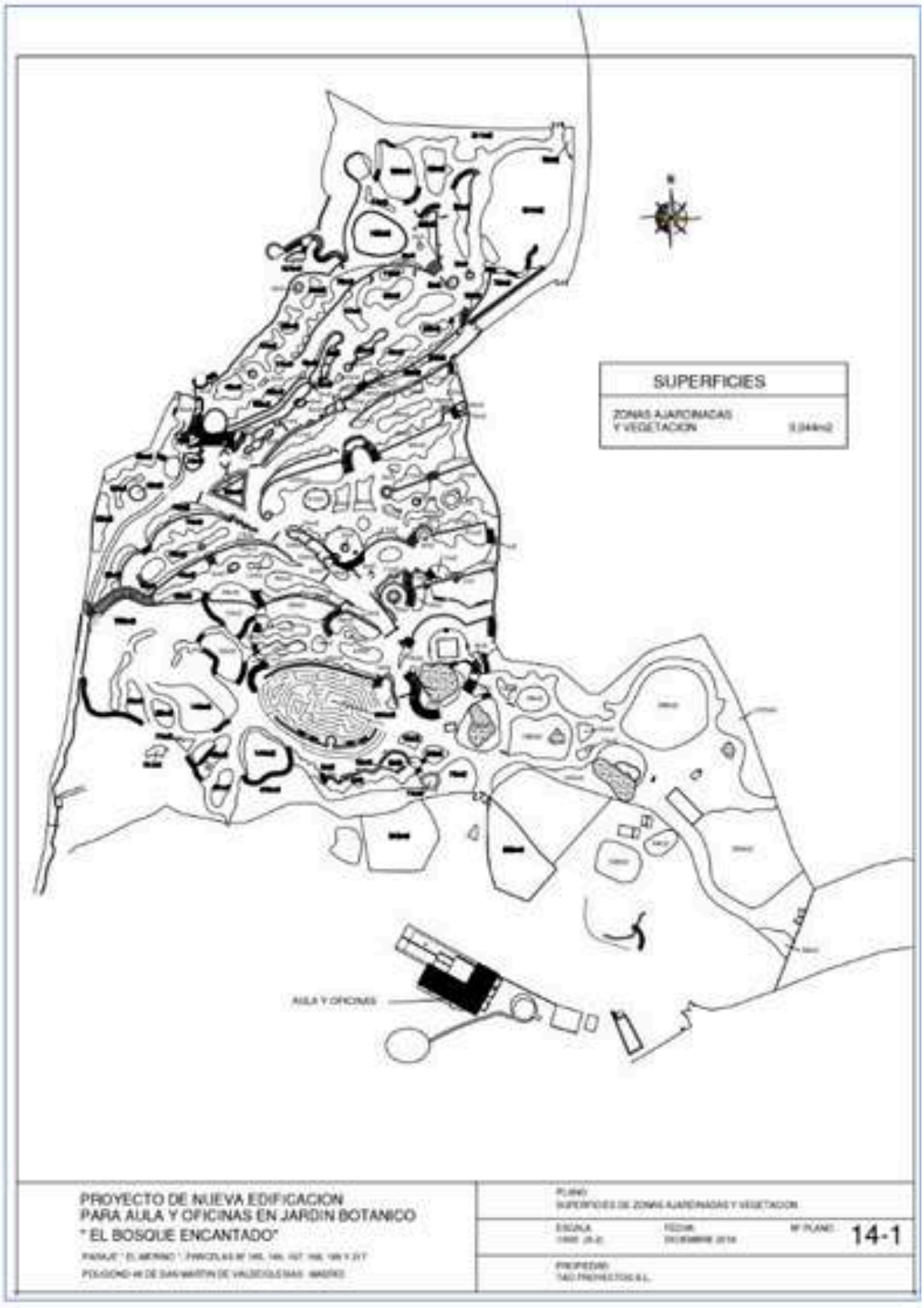
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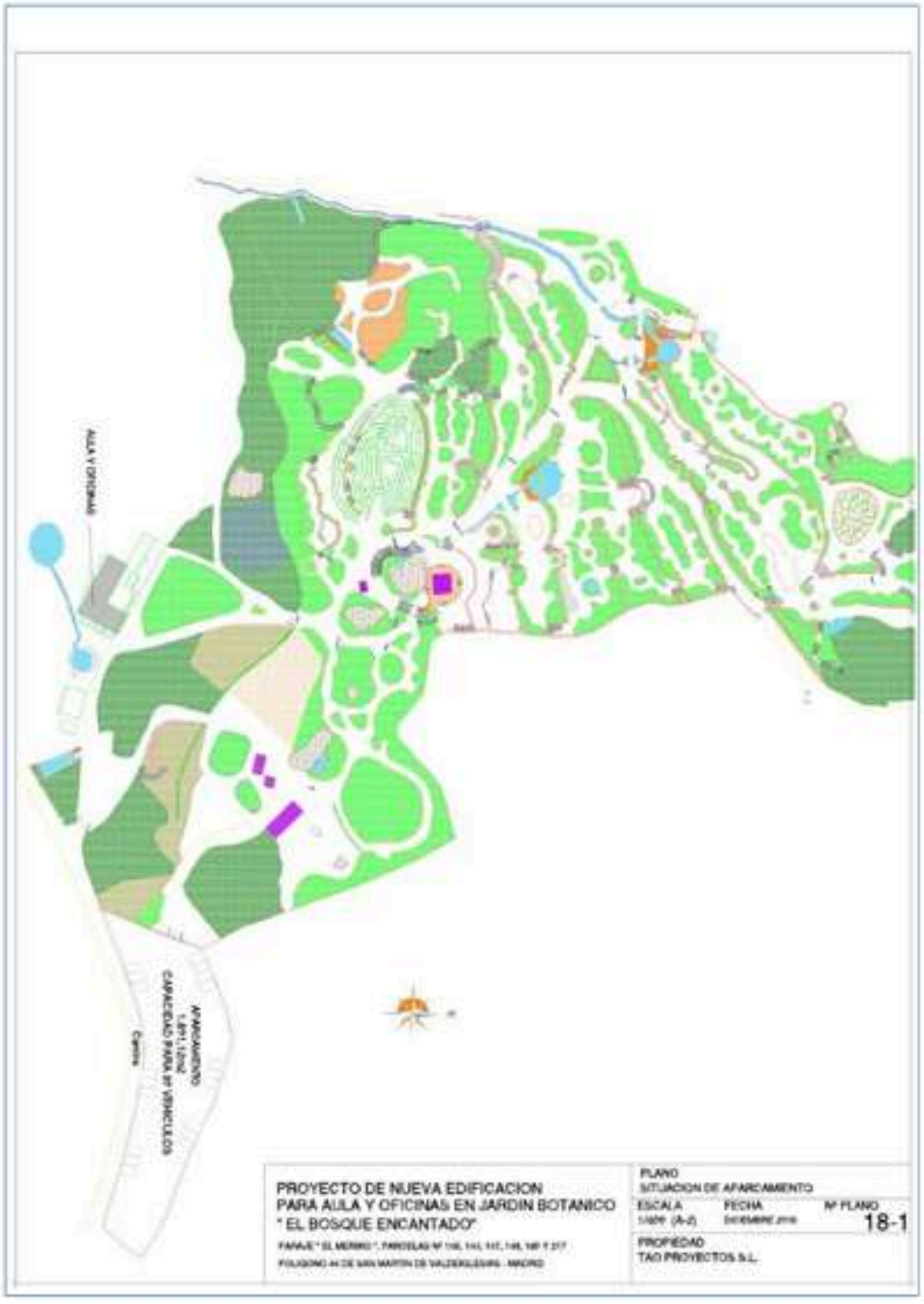
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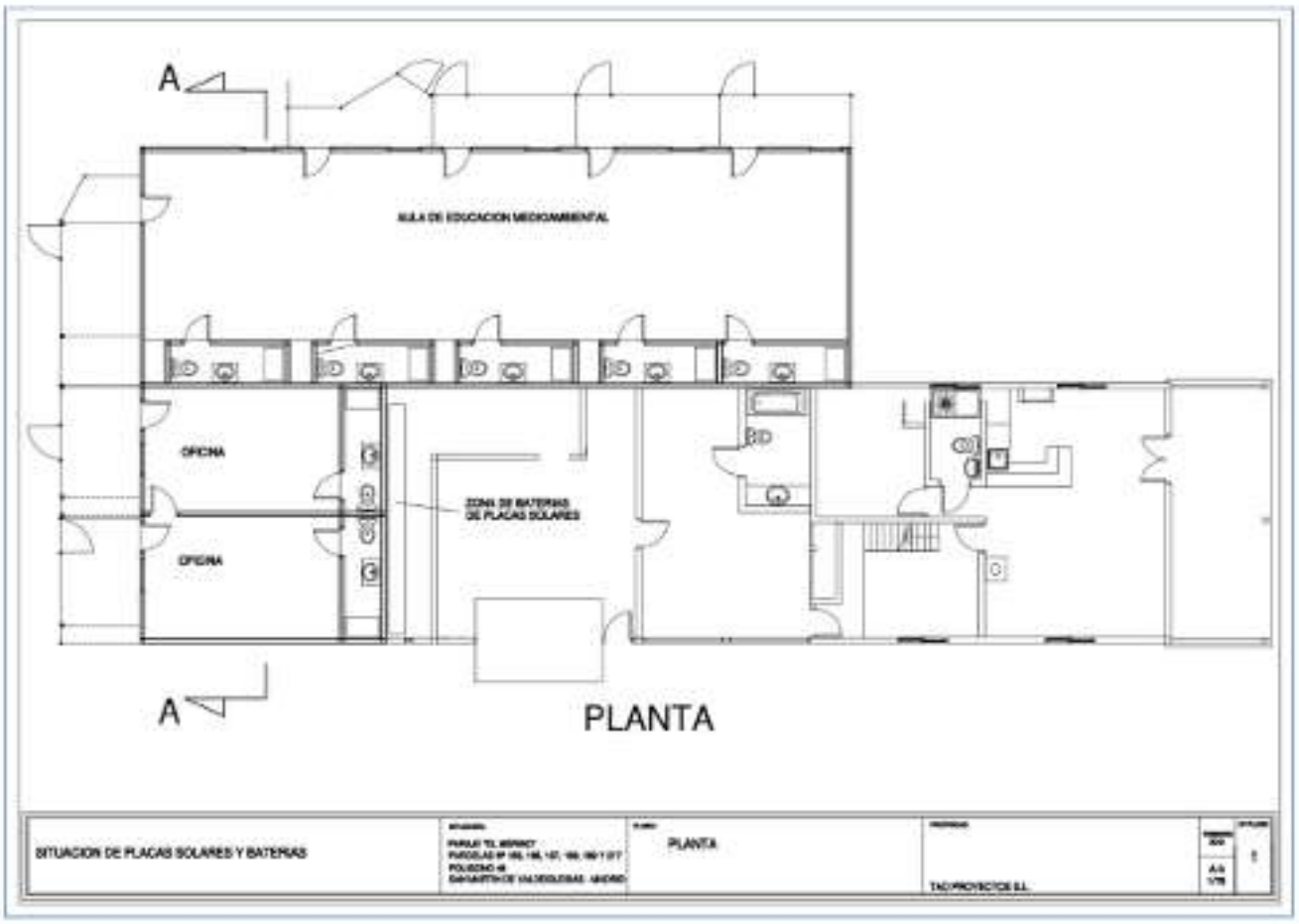
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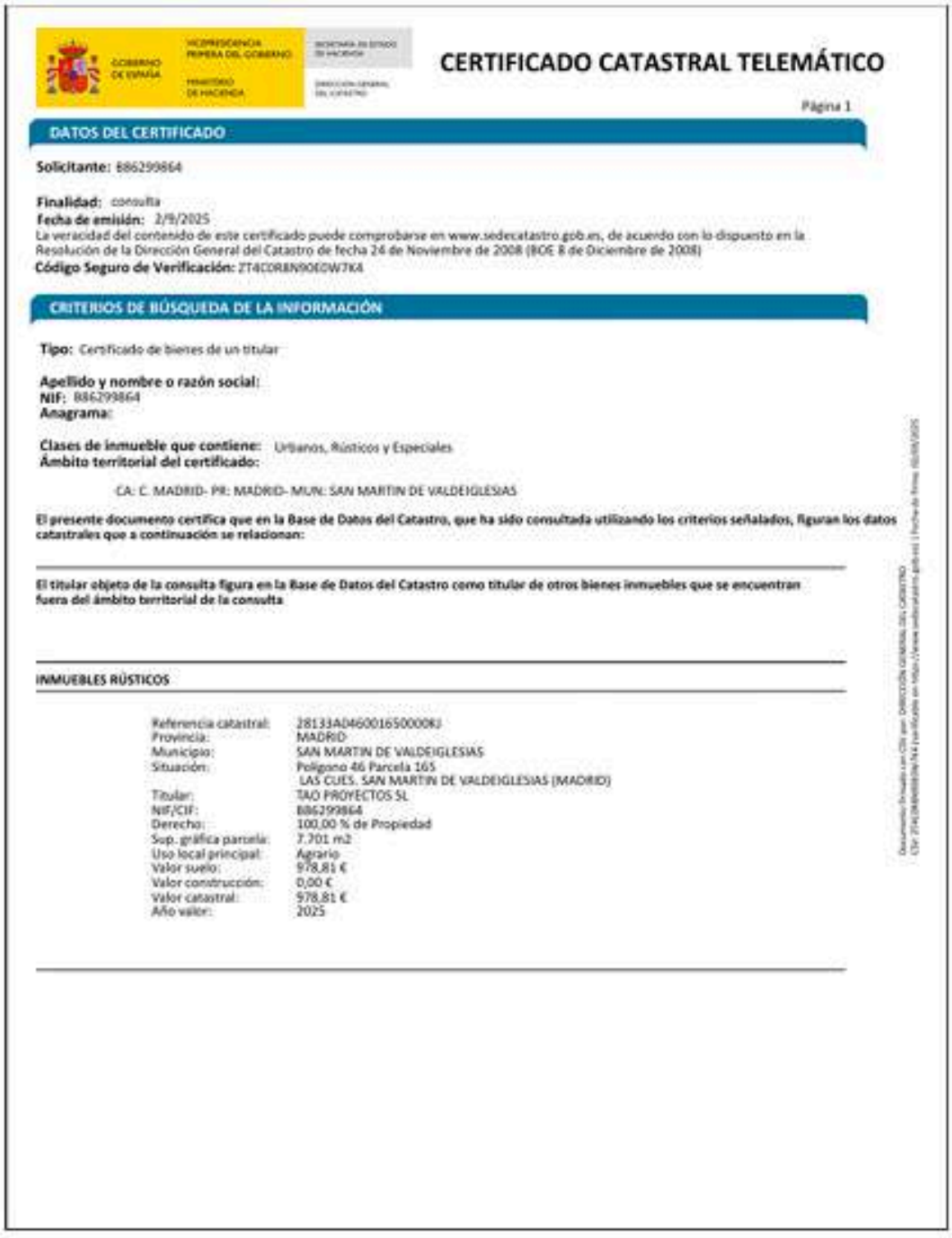
FLOOR PLAN OF THE PROPERTY



FLOOR PLAN OF THE PROPERTY



LIST OF CADASTRAL PARCELS



GOBIERNO DE ESPAÑA
VICEPRESIDENCIA PRIMERA DEL GOBIERNO
MINISTERIO DE HACIENDA
SECRETARÍA DE ESTADO DE HACIENDA
DIRECCIÓN GENERAL DEL CATASTRO

CERTIFICADO CATASTRAL TELEMÁTICO

Página 1

DATOS DEL CERTIFICADO

Solicitante: 886299864

Finalidad: consulta
Fecha de emisión: 2/9/2025
La veracidad del contenido de este certificado puede comprobarse en www.sedecatastro.gob.es, de acuerdo con lo dispuesto en la Resolución de la Dirección General del Catastro de fecha 24 de Noviembre de 2008 (BOE 8 de Diciembre de 2008)
Código Seguro de Verificación: ZT4C0R8N90E0W7K4

CRITERIOS DE BÚSQUEDA DE LA INFORMACIÓN

Tipo: Certificado de bienes de un titular

Apellido y nombre o razón social:
NIF: 886299864
Anagrama:

Clases de inmueble que contiene: Urbanos, Rústicos y Especiales
Ámbito territorial del certificado:

CA: C. MADRID- PR: MADRID- MUN: SAN MARTIN DE VALDEIGLESIAS

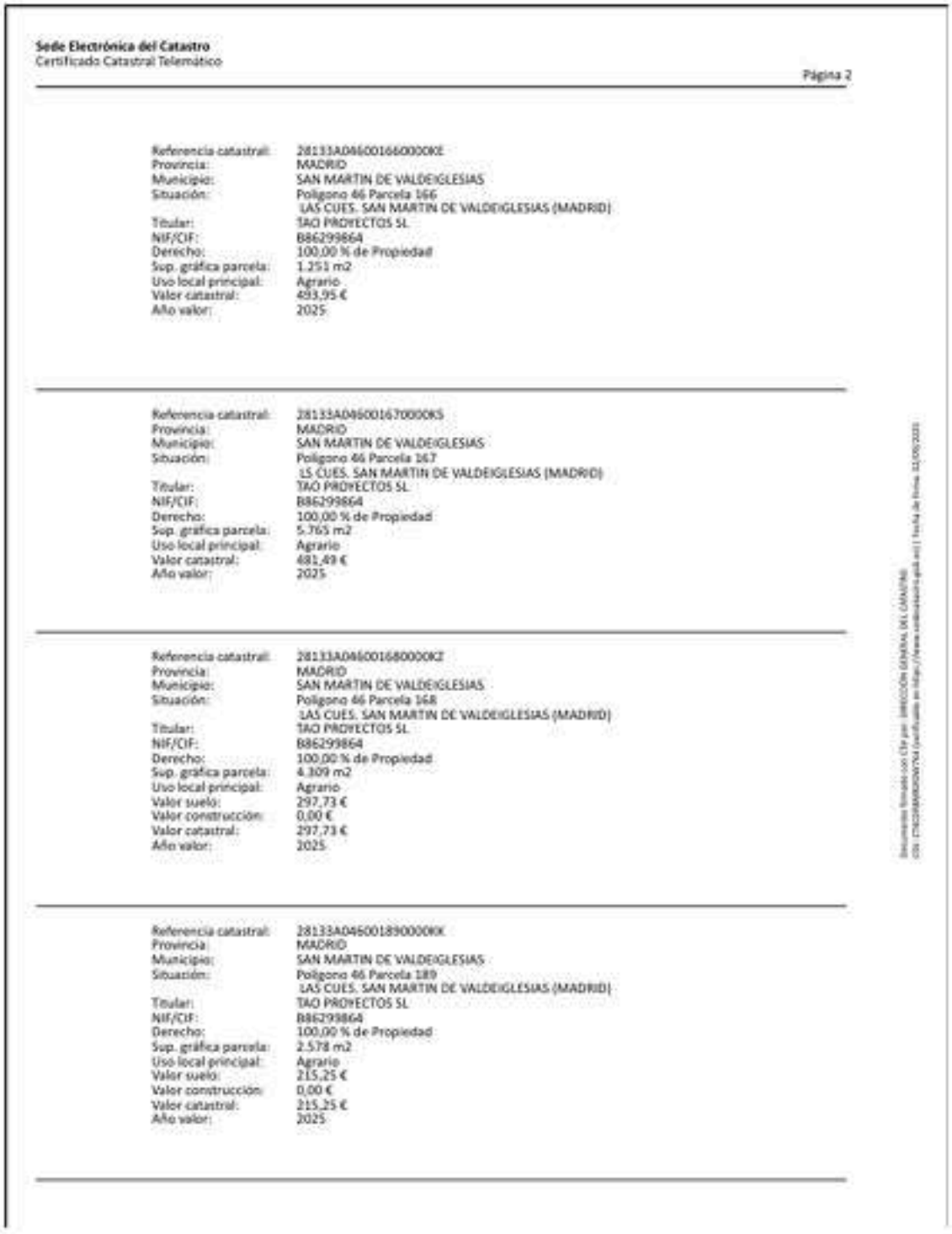
El presente documento certifica que en la Base de Datos del Catastro, que ha sido consultada utilizando los criterios señalados, figuran los datos catastrales que a continuación se relacionan:

El titular objeto de la consulta figura en la Base de Datos del Catastro como titular de otros bienes inmuebles que se encuentran fuera del ámbito territorial de la consulta

INMUEBLES RÚSTICOS

Referencia catastral:	28133A046001650000KJ
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 165 LAS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	886299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	7.701 m2
Uso local principal:	Agrario
Valor suelo:	978,81 €
Valor construcción:	0,00 €
Valor catastral:	978,81 €
Año valor:	2025

LIST OF CADASTRAL PARCELS



Sede Electrónica del Catastro
Certificado Catastral Telemático

Página 2

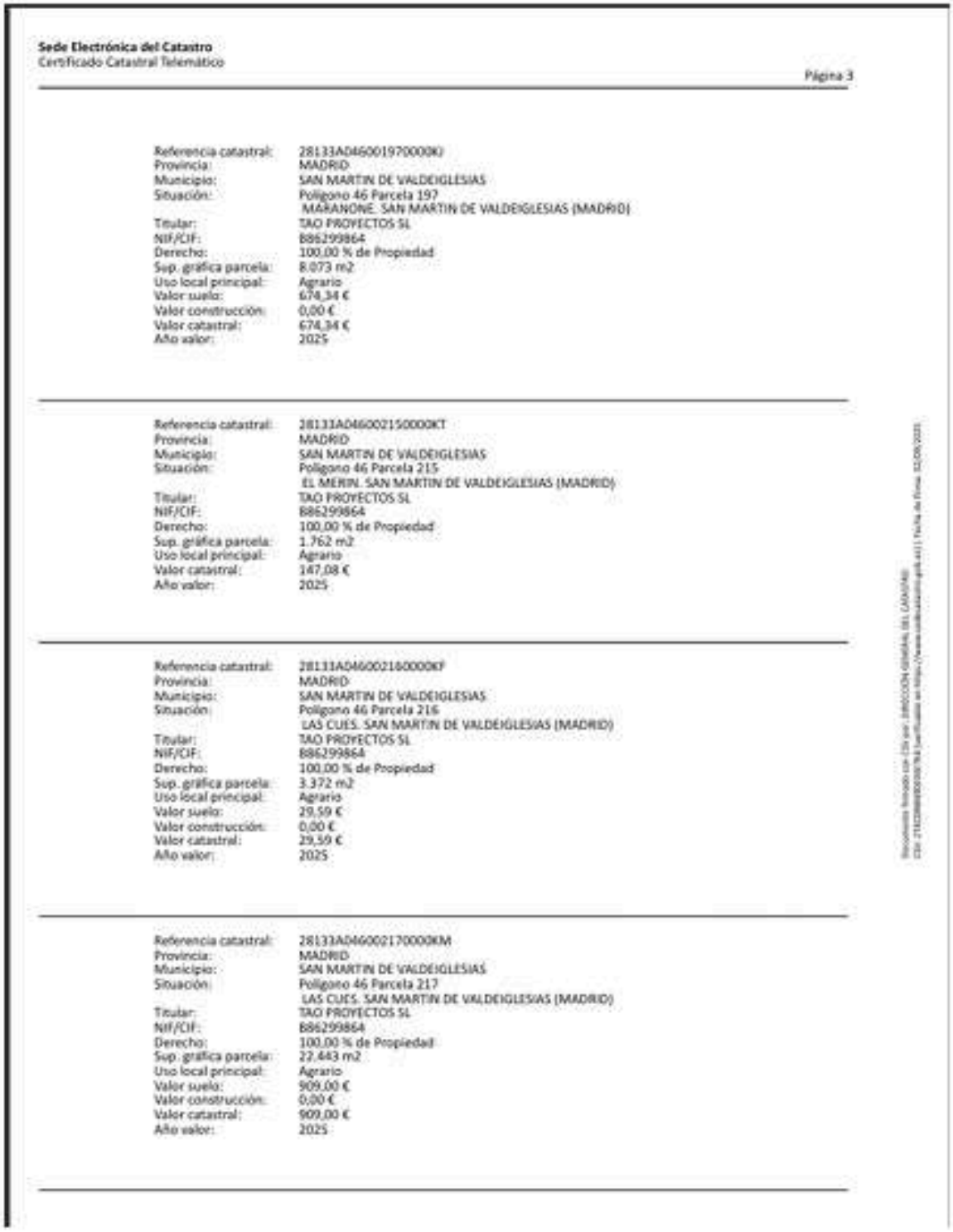
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Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 166 LAS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	1.251 m2
Uso local principal:	Agrario
Valor catastral:	493,95 €
Año valor:	2025

Referencia catastral:	28133A046001670000KS
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 167 LS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	5.765 m2
Uso local principal:	Agrario
Valor catastral:	481,49 €
Año valor:	2025

Referencia catastral:	28133A046001680000KZ
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 168 LAS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	4.309 m2
Uso local principal:	Agrario
Valor suelo:	297,73 €
Valor construcción:	0,00 €
Valor catastral:	297,73 €
Año valor:	2025

Referencia catastral:	28133A046001890000KK
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 189 LAS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	2.578 m2
Uso local principal:	Agrario
Valor suelo:	215,25 €
Valor construcción:	0,00 €
Valor catastral:	215,25 €
Año valor:	2025

LIST OF CADASTRAL PARCELS



Sede Electrónica del Catastro
Certificado Catastral Telemático

Página 3

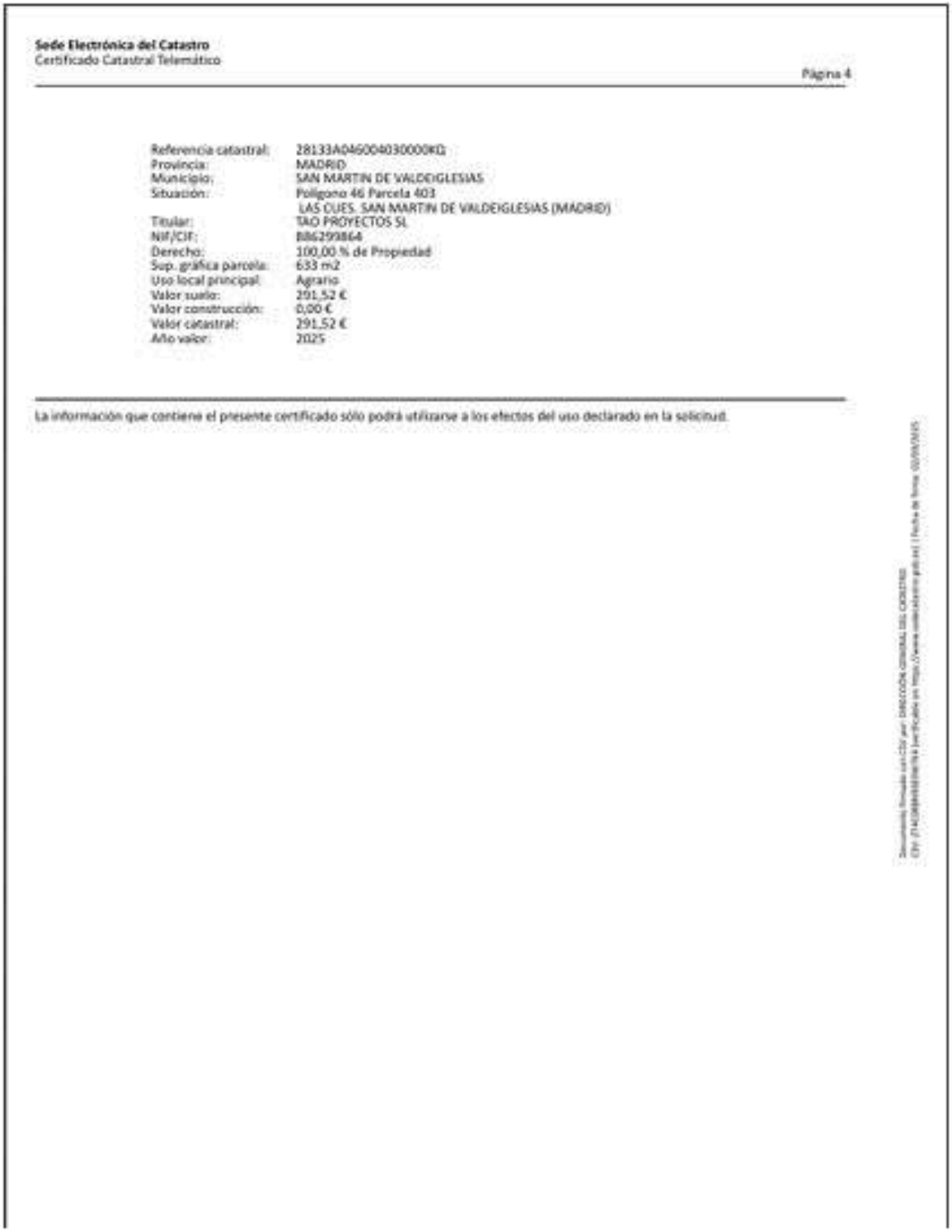
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Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 197 MARANONE. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	8.073 m2
Uso local principal:	Agrario
Valor suelo:	674,34 €
Valor construcción:	0,00 €
Valor catastral:	674,34 €
Año valor:	2025

Referencia catastral:	28133A046002150000KT
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 215 EL MERIN. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	1.762 m2
Uso local principal:	Agrario
Valor catastral:	147,08 €
Año valor:	2025

Referencia catastral:	28133A046002160000KF
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 216 LAS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	3.372 m2
Uso local principal:	Agrario
Valor suelo:	29,59 €
Valor construcción:	0,00 €
Valor catastral:	29,59 €
Año valor:	2025

Referencia catastral:	28133A046002170000KM
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 217 LAS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	22.443 m2
Uso local principal:	Agrario
Valor suelo:	909,00 €
Valor construcción:	0,00 €
Valor catastral:	909,00 €
Año valor:	2025

LIST OF CADASTRAL PARCELS



Sede Electrónica del Catastro
Certificado Catastral Telemático

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Referencia catastral:	28133A046004030000KQ
Provincia:	MADRID
Municipio:	SAN MARTIN DE VALDEIGLESIAS
Situación:	Polígono 46 Parcela 403 LAS CUES. SAN MARTIN DE VALDEIGLESIAS (MADRID)
Titular:	TAO PROYECTOS SL
NIF/CIF:	B86299864
Derecho:	100,00 % de Propiedad
Sup. gráfica parcela:	633 m2
Uso local principal:	Agrario
Valor suelo:	291,52 €
Valor construcción:	0,00 €
Valor catastral:	291,52 €
Año valor:	2025

La información que contiene el presente certificado sólo podrá utilizarse a los efectos del uso declarado en la solicitud.

URBAN DEVELOPMENT DOCUMENTATION

2.4.3. Suelo no urbanizable

2.4.3.1. Estructura del suelo no urbanizable

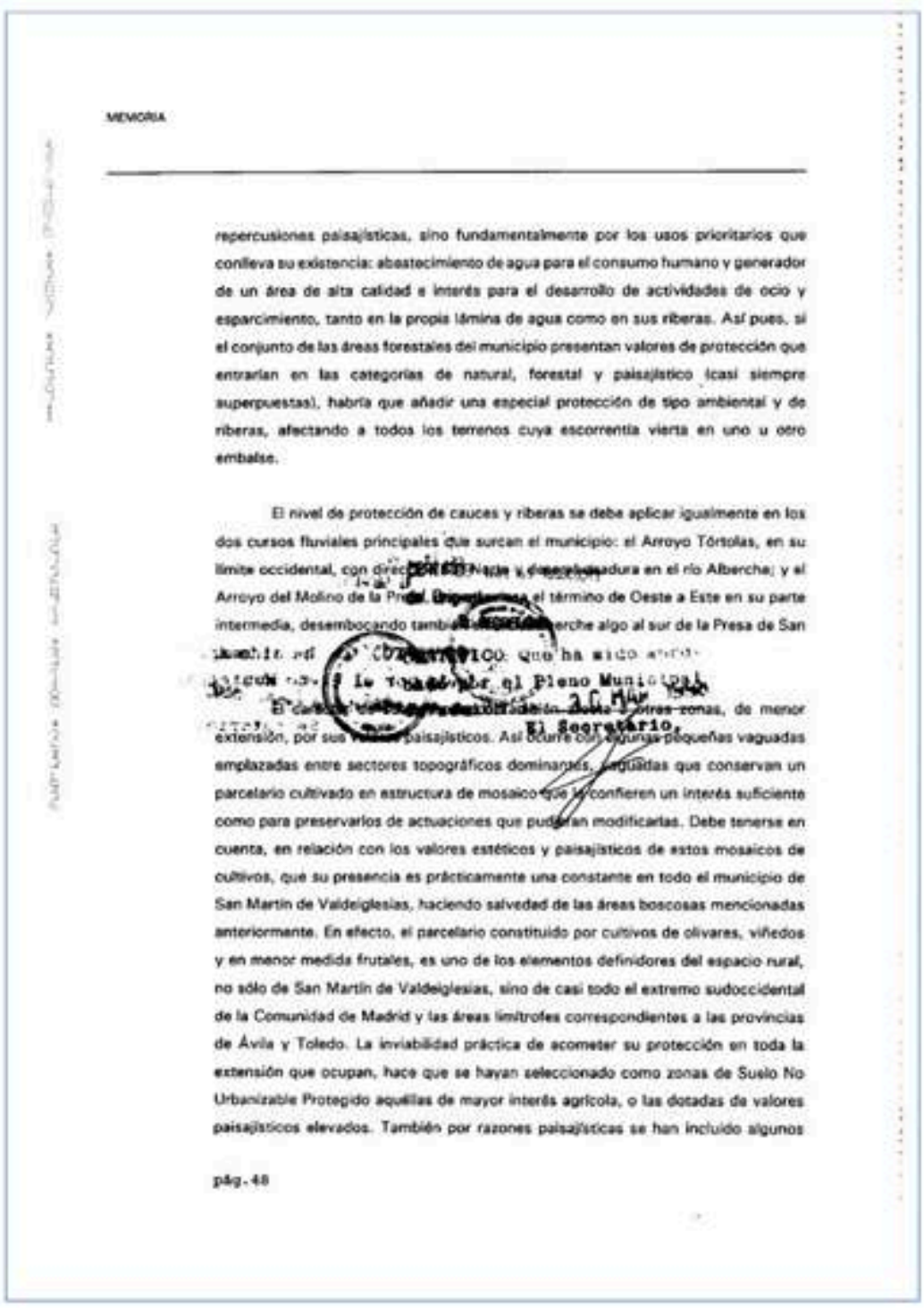
El conjunto del territorio clasificado como no urbanizable presenta una gran importancia, tanto desde el punto de vista natural y forestal como del paisajístico. Ello explica la gran extensión superficial que se asigna al Suelo No Urbanizable Protegido, que ocupa como manchas principales la zona septentrional del municipio (a ambos lados del embalse de San Juan) y la meridional, sobre todo en su sector oriental. Estos ámbitos se caracterizan por la presencia de una valiosa cubierta forestal, cuya trascendencia cobra mayor significado teniendo en cuenta que se extiende, sin solución de continuidad, por los municipios limítrofes, formando una de las áreas arboladas más importantes de la Comunidad de Madrid. Gran extensión y homogeneidad son dos características que convierten a este espacio en un ecosistema de muy elevado valor. Por tanto, a su interés forestal se superpone el natural, cobrando especial trascendencia algunos sectores que todavía presentan un alto grado de aislam[illegible]

Se trata de un ámbito [illegible] adecuada para la conservación y fauna. Sólo por mencionar algunas especies, [illegible] del águila Imperial ibérica (Aquila adalberti), especie catalogada dentro de la Comunidad de Madrid acoge una de las mayores poblaciones de [illegible] Península Ibérica, lo que es decir del mundo; algunos autores, además, citan esta zona entre las de presencia probable del lince ibérico.

Desde el punto de vista de la vegetación, merece resaltarse el carácter de transición de la zona, lo que repercute en una gran biodiversidad específica. Incluso desde un punto de vista meramente visual y estético cabe destacar la belleza de un paisaje como el conformado por estas extensiones de pinar, con un amplio cortejo florístico en su sotobosque y asentado sobre un sustrato granítico que por sus características topográficas y geomorfológicas contribuyen a conformarlo como una zona de gran singularidad a escala planetaria.

La presencia de los embalses de San Juan y de Picadas en el río Alberche, integrado en la masa forestal que referimos, repercute al alza en la necesidad de conferir a esta zona el carácter de suelo protegido. No sólo en razón de sus

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MEMORIA

repercusiones paisajísticas, sino fundamentalmente por los usos prioritarios que conlleva su existencia: abastecimiento de agua para el consumo humano y generador de un área de alta calidad e interés para el desarrollo de actividades de ocio y esparcimiento, tanto en la propia lámina de agua como en sus riberas. Así pues, si el conjunto de las áreas forestales del municipio presentan valores de protección que entrarían en las categorías de natural, forestal y paisajístico (casi siempre superpuestas), habría que añadir una especial protección de tipo ambiental y de riberas, afectando a todos los terrenos cuya escorrentía vierta en uno u otro embalse.

El nivel de protección de cauces y riberas se debe aplicar igualmente en los dos cursos fluviales principales que surcan el municipio: el Arroyo Tórtolas, en su límite occidental, con dirección Norte y desembocadura en el río Alberche; y el Arroyo del Molino de la Presa, que recorre el término de Oeste a Este en su parte intermedia, desembocando también en el Alberche algo al sur de la Presa de San

[illegible] Que ha sido aprobado
[illegible] por el Pleno Municipal
El Secretario,

El carácter de [illegible] otras zonas, de menor extensión, por sus valores paisajísticos. Así ocurre con algunas pequeñas vaguadas emplazadas entre sectores topográficos dominantes, vaguadas que conservan un parcelario cultivado en estructura de mosaico que le confieren un interés suficiente como para preservarlos de actuaciones que pudieran modificarlas. Debe tenerse en cuenta, en relación con los valores estéticos y paisajísticos de estos mosaicos de cultivos, que su presencia es prácticamente una constante en todo el municipio de San Martín de Valdeiglesias, haciendo salvedad de las áreas boscosas mencionadas anteriormente. En efecto, el parcelario constituido por cultivos de olivares, viñedos y en menor medida frutales, es uno de los elementos definidores del espacio rural, no sólo de San Martín de Valdeiglesias, sino de casi todo el extremo sudoccidental de la Comunidad de Madrid y las áreas limítrofes correspondientes a las provincias de Ávila y Toledo. La inviabilidad práctica de acometer su protección en toda la extensión que ocupan, hace que se hayan seleccionado como zonas de Suelo No Urbanizable Protegido aquellas de mayor interés agrícola, o las dotadas de valores paisajísticos elevados. También por razones paisajísticas se han incluido algunos

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cerros más o menos aislados, dada su elevada fragilidad visual y por corresponder al tiempo a zonas de interés por la vegetación que conservan.

Por último, se propone la delimitación de una zona de suelo no urbanizable protegido, de tipo ambiental, en una franja paralela al trazado del frustrado ferrocarril, dado su carácter de oportunidad para el desarrollo de actividades de ocio (senderismo, bicicletas de paseo, etc.).

El área correspondiente a Suelo No Urbanizable Común (SNU), queda conformada por zonas de cultivo cuyo interés paisajístico o agrícola, aun teniéndolo, no es comparable a las de aquéllas otras incluidas en la categoría de Suelo No Urbanizable Protegido. En algunos casos esos cultivos se encuentran en estado de abandono o semiabandono; en otros, su emplazamiento y su exposición visual les confieren un interés menor ante posibles modificaciones de su configuración actual. Esta categoría se extiende por la mayor parte de la franja intermedia del término municipal, caracterizada por una topografía suave, a veces casi llana, que contrasta con los relieves que la circundan, tanto por el norte como por el sur, y aparece ocupada por el monocultivo olivarero y viñedos citado anteriormente.

CERTIFICO: Que ha sido apro
por el Pleno Municipa
en sesión celebrada el día 30 MAR 1998
El Secretario,

. SUELO NO URBANIZABLE PROTEGIDO
- SNUP por razones Agrícolas.
- SNUP en Sotos, Cauces y Riberas.
- SNUP por razones Paisajísticas.
- SNUP por razones Ambientales.

. SUELO NO URBANIZABLE COMÚN
- SNU Común en ZEPA.
- SNU Común.

El término municipal está dentro de la Zona de Especial Protección para las Aves denominada ZEPA, "Encinares del río Alberche y río Cofio".

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MEMORIA

2.4.3.2. Actuaciones en el suelo no urbanizable.

Seguidamente se detallan las principales propuestas a desarrollar en el conjunto del suelo no urbanizable:

1º . Mantener el antiguo trazado de la vía del ferrocarril como paseo desde la población hasta Pelayos de la Presa por el Este y Guisando por el Oeste. Al estar realizada la explanación del trazado, esta vía cuenta con pendientes muy moderadas y posibilitan su uso para carriles bici, sendas peatonales, etc. Además, al estar ya completos los equipamientos culturales en el casco de San Martín de Valdeiglesias, éstos actuarían como polos de atracción en tales recorridos.

2º. Regular una normativa específica de los usos e instalaciones en suelo no urbanizable, de las instalaciones de utilidad pública e interés social o los edificios singulares.

3º. Deficiencias y necesidades de [illegible] infraestructura viaria básica

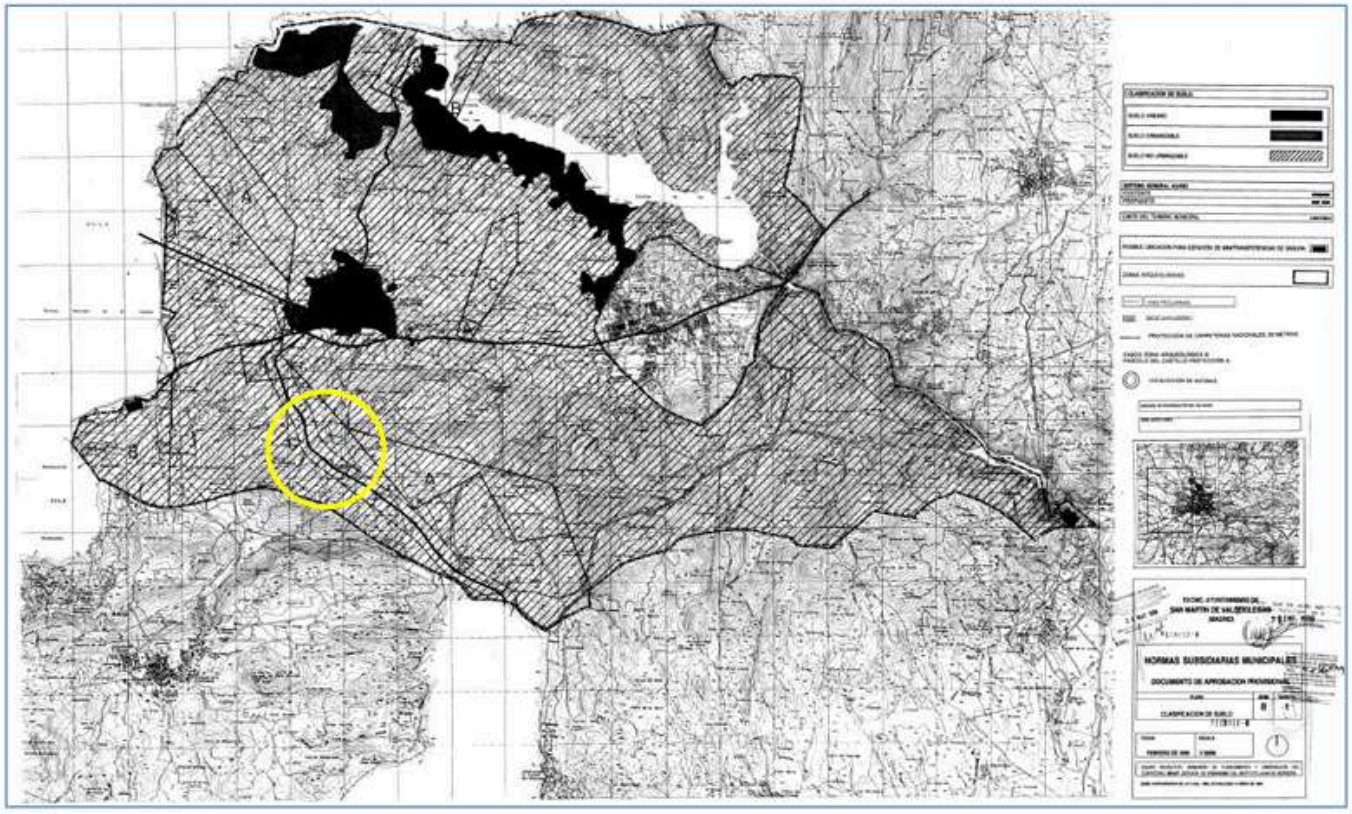
4º. [illegible] las instalaciones y edificaciones existentes en suelo no urbanizable.

5º. Dada la inclusión de casi todo el municipio en la Zona de Especial Protección para las Aves "Encinares del río Alberche y río Cofio", y ante su previsible inclusión en la red de protección europea *Natura 2000*, se plantearán las medidas aconsejables para adaptarse a las recomendaciones establecidas para aquéllas áreas incluidas en dicha red.

6º. Estudio de actividades compatibles con el mantenimiento y mejora de los recursos naturales, forestales y paisajísticos. Estudio de las medidas aplicables para el desarrollo de esas actividades (ocio, esparcimiento, explotación sostenible de los recursos forestales, etc.).

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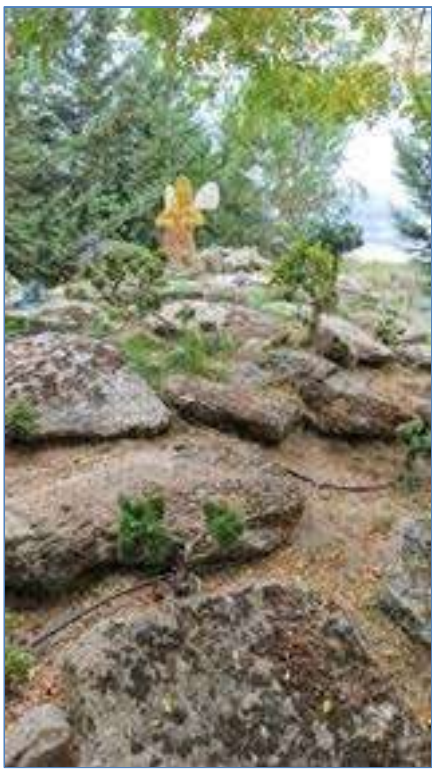


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