

CONSTRUMAT

May 20-22, 2025
www.construmat.com



Fact Sheet

Construmat, International Building Trade Fair

Dates

May 20-22, 2025

Edition

24th

Frequency

Annual (*)

Sphere

Professional

Schedule

De 9:30 a 18:00h

Place

Hall 2

Fira Barcelona's Gran Via venue

Occupied area

32,000 sqm gross / 12,000 sqm net

Exhibitors

Over 350

Countries of origin

22

Brands represented

More than 700

Visitors

22.000 (forecast)

Sectors

- CONSTRUCTION, REHABILITATION, MAINTENANCE AND SERVICES: Machinery, tools and equipment, Industrialised construction. Walls, structures, facades and roofs. Insulation, waterproofing, coatings and paints. Urban planning, landscaping and outdoor space. BIM and ICT for the project and work. Occupational risk prevention, protection and safety on site. Professional services. Associations and organisations
- HABITAT DESIGN AND INTERIOR DESIGN: Floor and wall coverings. Bathrooms. Kitchens. Lighting and electricity. Furniture and interior design
- HABITAT COMFORT: Air conditioning and ventilation. Water management. Energy management and collection /Connected House: ICT, IOT and home automation. Lifts, lifts and stair lifts.

- HABITAT ENCLOSURES: Wood, metal, and PVC carpentry. Locksmithing and metalwork. Glass. Solar shading systems.

Activities

Sustainable Building Congress: Conferences, success stories, and roundtables focused on social housing, health and biohabitability, and artificial intelligence.

Industry & Talks: Presentations of international projects from France, Italy, Portugal, Morocco, and Türkiye. Sessions will cover topics such as industrialized construction, low environmental impact buildings, regulatory frameworks for energy efficiency, and resilient construction solutions against natural disasters. Additional talks will explore ways to attract youth and women to the industry, and strategies for post-DANA reconstruction.

Workshop Area: Hands-on sessions and live demonstrations.

Materials Library: “RETHINK” pop-up by Colab and a showcase of advanced materials by IACC.

Startups Area & Investment Forum

Construmat 2025 Awards: Award ceremony and exhibition of finalist projects.

Masterclasses by CIAAD (*Council of International Accreditation for Architects and Designers*)

Building Services Engineering Summit by ACI

Outdoor & Wellness Experience by Piscina Barcelona: A preview of the garden and outdoor space design showroom featured in the upcoming Piscina Barcelona trade show.

Construction Talent Marketplace: (May 22) In collaboration with Barcelona Activa.

Side Events: Special sessions organized by: Build Europe, Union of Mediterranean Architects (UMAR), Iberian Association for Trenchless Technology (IBSTT), Spanish Association of Renovation and Refurbishment Companies (ANERR), Barcelona Construction Guild, Green Building Council Spain, Spanish Association for Industrialized Construction (AECI), and DEIK (Foreign Economic Relations Board of Turkey).

Construmat Night Fever: Networking and celebration event.

International Delegation Receptions & B2B Meetings

Organized by

Fira de Barcelona

President

Xavier Vilajoana, President of the Association of Spanish Developers and Builders (APCEspaña)

Director

Roger Bou

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Press Accreditation

Online request [here](#)

On-site request: Press Room (Hall Europa, Floor -1) during the event

(*) Starting this edition, Construmat returns to its pre-pandemic biennial format.

Construmat Showcases the Transformation of Construction Towards Sustainability

- Growing with over 350 exhibitors from 22 countries and 120 knowledge, training, and networking activities
- Environmental impact, technology, talent attraction, and housing shortage solutions are this year's key themes

From May 20 to 22, Construmat returns as Spain's leading trade fair for the construction industry, expanding in number of companies, international presence and scale. It will showcase technologies, systems, and materials aimed at advancing more sustainable and efficient construction models. The Fira de Barcelona event will also offer ideas and experiences to reduce the sector's environmental impact, increase digitalization, attract talent, and address the housing shortage crisis.

In its 24th edition, Construmat will gather over 350 exhibitors from 22 countries in Barcelona, expecting to exceed 22,000 visitors. The fair has grown by 24% in participating companies and 15% in occupied space compared to last year.

Xavier Vilajoana, President of Construmat and APCEspaña, emphasizes: *"Construmat reflects the profound transformation the sector is undergoing. We want to demonstrate that it is possible to build more efficiently and sustainably, combining innovation with traditional trades, while also generating employment, attracting talent, and offering real solutions to urgent challenges like the need to produce more housing."*

Sectors and international reach

With a commercial offering focused on sustainability and efficiency improvement, Construmat presents the latest in machinery and tools, industrialized construction, walls, structures, façades and roofs, insulation, waterproofing, urban planning and outdoor spaces, design and interior design, flooring and cladding, BIM and ICT for projects and construction, kitchens, bathrooms, lighting, energy management and capture, installations, enclosures, carpentry, locksmithing, and solar protection, among others.

Notable exhibitors include Alsina, Technal, K-line, Urbidermis, Jung, Greco Gres, Exlabesa, Deceuninck, Grupo Valverde, Cosentino, Stil Condal, Indalsu, Alufactory, Fischer, PMP, Molins, Lahyer, Evowall, Tq Tecnol, Renolit, Dakota, Steico, Saloni, KLH, and A. Solanes.

This year, the fair has increased its international presence, with 35% of the commercial exhibition coming from outside Spain. Companies and group pavilions from France, Germany, Portugal, China, Poland, Belgium, Austria, Morocco, Italy, the UK, the Netherlands, Egypt, Andorra, Lithuania, Hungary, and Japan will participate.

Turkey will be the guest country, with over 20 exhibitors—mainly manufacturers of construction materials and machinery. Turkey will also feature prominently in the fair's activity program, sharing success stories and participating in business meetings with a strong commercial and institutional delegation.

Disruptive Startups

The commercial area will also host 40 startups offering technological solutions to optimize processes, reduce costs, and improve efficiency in the construction sector. Innovations include nanocoatings to enhance material functionality and durability, sensors for real-time concrete strength monitoring, and systems for infrastructure analysis using drones and 3D

technology. This area will also feature talks, pitching sessions, and networking opportunities for startups to present their projects to potential investors, buyers, and partners.

Congress, sessions, and workshops

The fair will offer 120 activities, including the standout Sustainable Building Congress. Over 100 national and international speakers will address topics such as affordable social housing, building health and biohabitability, and practical applications of AI in architecture, construction, and public works. Keynote speakers include architects David Adjaye, Peris + Toral, Stephen Bates, and Mohammed Adib.

To address Spain's housing shortage, Construmat has brought together major industry associations to propose a ten-point plan of necessary measures. This document will be presented at the Congress's opening session and shared with visiting government representatives.

Roger Bou, Director of Construmat, explains: *"The activities are designed with a practical approach to promote the exchange of ideas and experiences among the diverse professional profiles attending the fair, so they can apply them in their work."*

The new Construmat Experience space will host sector-specific conferences and sessions. Inspirational projects from Morocco, Portugal, Italy, France, and Turkey will be analyzed, covering topics such as industrialized construction, low environmental footprint buildings, energy efficiency regulations and resilient construction solutions for natural disasters.

The fair will also feature more workshops, practical demonstrations, and professional training on lighting, thermal insulation, energy efficiency, and the use of wood, straw, or home automation for enhanced safety.

Several Masterclasses certified by CIAAD (Council for International Accreditation of Architecture & Design) will explore sustainable lighting design, social sustainability, architectural heritage, and the use of AI in designing more sensitive and conscious spaces.

A central feature will be the "Rethink" exhibition, showcasing Colab (the UAE's materials library) and IAAC's (Advanced Architecture Barcelona) advanced materials display. Solutions include self-assembling graphene, palm-based plywood, recycled plastics from construction waste, and eco-friendly alternatives to cement, wood, and leather.

Construmat will also host guest events such as the Installation Engineering Summit by the Association of Installation Consultants (ACI), and sessions organized by Build Europe, the Union of Mediterranean Architects (Umar), the Iberian Association of Trenchless Technology (IBSTT), and the National Association of Renovation and Refurbishment Companies (ANERR), among others.

Talent and Awards

Another major challenge is presenting the construction sector as an attractive career option for young people, women, and professionals from other fields. On May 22, the fair will host sessions to explore the types of skilled professionals the industry needs and share successful talent attraction initiatives. In collaboration with Barcelona Activa, a Marketplace will be created to offer job opportunities.

Finally, the Construmat Awards ceremony will recognize sustainable and healthy architecture. Curated by the Mies van der Rohe Foundation and sponsored by Würth Spain, these awards honor buildings designed to minimize environmental impact and enhance user well-being.

Barcelona, May 2025

David Adjaye, Peris +Toral, Stephen Bates and Mohammed Adib, top speakers at Construmat

- **Social Housing, Healthy Building, and AI: Core Themes of the Congress**
- **The Congress, the flagship event of the trade fair, will feature around 40 sessions and panel discussions.**

The renowned British-Ghanaian architect **David Adjaye**, the Catalan duo **Marta Peris and José Toral** of **Peris+Torale Arquitectes**, British architect **Stephen Bates**, and Dubai-based **Mohammed Adib** will be the key speakers at the **2025 Sustainable Building Congress of Construmat**. Held from **20-22 May** at the **Gran Via** venue, the forum will explore key themes including social housing, health-focused architecture, and the integration of artificial intelligence, drawing on international case studies.

Born in Tanzania to Ghanaian diplomats and currently based in London, Sir **David Adjaye** is renowned for his work on the National Museum of African American History and Culture in Washington. A vocal advocate for socially engaged and human-centred architecture, Adjaye's creative process emphasizes learning from past generations. His projects include the Sugar Hill affordable housing in New York, the Nobel Peace Centre in Oslo, and the Moscow School of Management Skolkovo in Russia. His latest endeavor involves transforming Ghana's healthcare sector through the development of 101 prefabricated, energy-efficient hospitals across the country.

Marta Peris and **José Toral**, Catalan architects, focus on addressing the challenges of the housing crisis and climate emergency. Their **Modulus Matrix** project, a six-story building with a modular wooden structure, won the 2024 International Prize from the Royal Institute of British Architects (RIBA) and the 2024 Construmat Prize for sustainability. The use of wood helps reduce CO₂ emissions, while the modular design shortens construction times, presenting a model for faster home-building solutions.

Leaders in Sustainability and Artificial Intelligence

The third main speaker, **Stephen Bates**, is the co-founder of **Sergison Bates Architects**, a UK-based firm. Bates is known for his focus on sustainability, particularly in the construction of social housing and revitalization of public buildings to regenerate degraded areas. Notable works include transforming the former Citroën factory in Brussels into a cultural center, and the renovation of a former workshop into a courtyard-based residential scheme in **Lavender Hill**, London, awarded the 2023 RIBA National Award.

Finally, **Mohammed Adib**, Chief Design Officer at **Dewan Architects + Engineers** in Dubai since 2017, has over 30 years of experience working on projects across Europe, Asia, and Africa. He founded **Intercon**, a commercial interior design firm based in Barcelona and Dubai and has worked on high-profile projects such as **The Avenue Hotel** and **Shaza Mecca Hotel**. Adib has been instrumental in Dewan's expansion into Southeast Asia and in establishing its **Metaverse Architecture Department (MAD)**, where AI is leveraged to enhance design efficiency, creativity, and functionality.

Three Core Themes

In its 2025 edition, Construmat's Sustainable Building Congress will structure its contents around three thematic axes: **Social Housing** to promote affordable, quality residential projects as a response to the existing housing deficit; **Biohabitability and Health** to publicise materials, projects and designs for healthy construction spaces for users; and **Artificial Intelligence** with the aim of promoting the use of AI technologies in architecture to optimise the design, construction and management of buildings.

Social housing

The opening day will focus on sustainable and industrialised construction approaches aimed at expanding the housing supply. The presentations will range from the use of wood and regenerative strategies in residential design, which will be given by Peris+Torral and Stephen Bates, to industrialised construction models, defended by representatives of the firms PMP and Culmia, the latter with the case of the Plan Vive in Madrid. Inspirational projects will also be presented, such as the building of 2 social housing units for older people and individuals with disabilities in the Azpilagaña neighbourhood of Pamplona; SFJ6, a project of 102 social housing units in Vallecas (Madrid), or the development of 205 social housing units for young rentals 'Ntra Sra. De los Angeles, 14', also in the Spanish capital.

For its part, IMHAB will analyse the challenges of public housing in Barcelona, and the round table 'Social Atlas of Housing' will bring together experts from the CSCAE, CEAV and other entities to debate the barriers to access to housing. In addition, international cases will be discussed, such as the new programme of direct aid for access to housing launched in Morocco.

It is worth highlighting that Construmat will take advantage of the opening session of the Congress to present the decalogue of measures needed to solve the problem of the housing shortage, drawn up by the main sectoral associations of the building sector.

Health and Biohabitability

On the second day, presentations will focus on how architecture and construction can contribute to people's wellbeing. Healthy building models, integration of systems and materials, design strategies for healthy spaces, biohabitability criteria and the role of digitalisation will be explored. Architect David Adjaye will talk about hospital architecture and pioneering projects such as La Termal, an industrialised positive energy building promoted by the EU, will be explained. The presentation of a study by CGATE titled 'Housing, Mental Health and Loneliness', which addresses the impact of the residential environment on emotional and intergenerational health, will also be highlighted.

Artificial Intelligence

The last day of the Congress will be dedicated to analysing the impact of artificial intelligence in the construction sector and its practical application in architecture, engineering and building projects. The presentations will range from real-world applications of automation and data analytics, as well as methodologies that integrate AI with circular economy principles to achieve sustainable and energy-efficient buildings such as SNUG. Tools applied to BIM, predictive design and construction management will be presented, as well as business experiences, such as the evolution of AI in the firm Alsina or the use of this technology by b720 Fermín Vázquez in the Polaris North Building. Two round tables organised by ITEC and CATEB with the participation of companies, startups, architects and organisations will complete this thematic block offering a critical and forward-looking perspective on the challenges, opportunities, and imperative of AI adoption in the built environment.

With over 60 expert speakers, the Sustainable Building Congress is curated by Jorge Arditti, architect and president of the Mexican chapter of the American Institute of Architects (AIA), and a leading voice in sustainable architecture on the global stage.

Barcelona, May 2025

Check out the program [here](#)

40 startups Drive the Shift Toward a New Way of Building at Construmat

- **Tech Solutions to Streamline Processes, Cut Costs, and Boost Construction Efficiency.**
- **Within the fair, a forum will be held with talks, pitching sessions and interviews with potential investors, buyers and partners.**

Startups offering cutting-edge technologies and sustainable processes for the construction industry are taking center stage at **Construmat**, the trade show organized by Fira de Barcelona, held from May 20–22 at the Gran Via venue. The Spanish event features a dedicated area showcasing 40 emerging companies that exemplify how technological disruption is transforming the sector. These innovations range from AI-powered tools and modular construction systems to technical flooring that double as solar panels, digital platforms for low-impact project management, and drones for construction site monitoring.

The startup zone at Construmat, organized in collaboration with Active Development, also includes an investment forum where investors, organizations, companies, and construction professionals can explore the latest digital transformation trends and discover disruptive solutions first-hand. The forum features talks, networking events, and pitch sessions where startups present their projects. Construmat will also recognize the most outstanding startup of this edition with a special award.

Forum sessions will cover key topics such as digital transformation, circular economy, connectivity, the role of cybersecurity in construction digitalization, as well as funding and investment strategies, purpose-driven sales growth, and new construction methods.

Toward a More Digital, Efficient, and Sustainable Industry

ConTech—short for Construction Technology—is accelerating the transition toward a more digital, efficient, and sustainable construction model, a trend clearly reflected at Construmat 2025. These innovations incorporate digital tools, artificial intelligence, industrialization, and circular economy principles.

“Startups are reshaping how we approach construction. By integrating new technologies and disruptive models, they’re not only boosting efficiency but also addressing the sector’s challenges in more sustainable and cost-effective ways,” explains Joan Riera, consultant and president of Active Development.

Roger Bou, director of Construmat, adds: *“Technological innovation has become a core pillar of Construmat. The fact that the startup zone has nearly doubled in size this year shows the key role that emerging companies are playing in the digital transformation of the sector.”*

Sustainability as a Key Driver of Innovation

Many startups are focusing on advanced sensors and automated systems that optimize resource use and energy consumption. Others are developing sustainable materials like recycled concrete and cross-laminated timber. For example, **DIIP AI** uses artificial intelligence to improve building energy efficiency, while **Benetics.io** leverages Big Data for predictive analytics to enhance energy management and reduce the environmental impact of construction projects.

In the same vein, other interesting projects related to energy efficiency include those presented by **Sunthalpy Engineering**, which has developed an integrated climate control system that solely uses solar energy and low-enthalpy radiant surfaces, eliminating the need for air conditioning. Meanwhile, **Solum** transforms outdoor surfaces such as terraces and rooftops into sources of clean energy through solar panels that function as technical flooring.

Digital Platforms and BIM Integration

Digitalization is another major trend at Construmat 2025. Building Information Modeling (BIM) and digital twins are revolutionizing how construction projects are designed, planned, and managed. Startups like **Holedeck** are developing innovative slab systems that integrate utilities directly into a building's structure, optimizing resources and minimizing environmental impact. This leads to greater precision and reduced material use. Meanwhile, **Dronica** employs drone-based BIM modeling and surveying for construction monitoring across civil works and public spaces. Another example is **Yutopias Systems**, with a pioneering collaborative intelligence platform for sustainable building.

Project management is seeing the most widespread application of digital tools. **TrowelApp**, for example, is a digital platform that manages the full lifecycle of a construction project—from budgeting to invoicing—improving coordination and decision-making through quick access to essential data.

Brickcontrol, meanwhile, is a platform that optimises the financial management of projects, allowing real-time tracking of budgets and improving decision-making. Meanwhile, **Techtiva** has created a project management software with modules for planning, budgeting, and cost control, enhancing real-time communication and visibility between the construction site and the office.

Modular Construction and Smart Monitoring

Modular and prefabricated construction is gaining traction as an efficient approach to cutting costs, shortening delivery times, and minimizing waste. **Avantiam**, for instance, is developing offsite construction systems that are quickly assembled on-site. This approach not only speeds up execution but also offers more sustainable, cost-effective alternatives with lower material waste and carbon footprints. **Atom Modular** mass-produces 3D modules with a wooden structure to form any type of building. This method not only optimizes construction timelines but also offers more sustainable and cost-effective solutions, minimizing material waste and reducing the carbon footprint.

AI and other Industry 4.0 technologies are being adopted to automate tasks and monitor project progress. Startups like **Simbin** use AI and machine learning to optimize supply chain management, track worksite progress, and automate formerly manual tasks—boosting efficiency and reducing operational costs. **Witeklab** offers structural health monitoring systems, and **Cosmos Engineering** uses advanced sensors to measure concrete strength in real time. Smart wearables are also on display—**Biodata Bank**, for example, is introducing wristbands that help prevent heatstroke among construction workers. Similarly, the devices from **Engidi**, when attached to personal protective equipment such as safety helmets, vests, or belts, share information to define hazardous areas within the workspace or monitor impacts, falls, and thermal stress.

These are just a few of the 40 startups participating in this year's edition of the *International Construction Show* at Fira de Barcelona, which will host more than 350 exhibitors from 22 countries and expects to draw over 22,000 visitors.

Barcelona, May 2025

Turkey is the Guest Country at This Year's Edition

A More International Construmat Brings Together Companies from 22 Countries

Over one-third of Construmat's commercial offering is international, with exhibitors from 22 countries represented at the trade show. While the majority are from Europe, companies from China, Morocco, Egypt, Japan, and the United States are also participating. This year, Turkey takes centre stage as this edition's Guest Country, with 20 exhibiting companies and a strong presence throughout the event's official programme.

The growing international presence reflects the strong interest in the Spanish construction market and its strategic influence in Southern Europe and the Mediterranean region. Over 35% of the more than 350 exhibitors will come from outside Spain. Countries with the highest number of participating international companies include China, Italy, Turkey, France, Portugal, and Morocco. In terms of attendance, Construmat anticipates an international visitor rate of around 12%.

Several global organisations are also involved in the event's official programme. Among them are the Union of Mediterranean Architects (UMAR), the European developers' association Build Europe, the Council for International Accreditation of Architecture & Design (CIAAD), the Global Humane Urbanism Support Organization (GHUSO), and Morocco's investment and export agency *Morocco Now*, which returns this year after being the 2024 Guest Country.

Construmat 2025 will also feature international best practices and case studies, with contributions from the Portuguese Ordem dos Arquitectos, the Ordine Ingegneri of Bologna, Moroccan studio ZadaArchitectes Sarlau, and Morocco's Ministry of Housing. The exhibition also includes a materials library curated by *Colab*, the United Arab Emirates' advanced materials research centre.

Turkey in the Spotlight

Backed by the Foreign Economic Relations Board of Turkey (DEİK), Turkey's role as the Guest Country includes a delegation of 20 exhibiting companies—primarily building material manufacturers—and a number of presentations and panel discussions featured in the main programme. This participation is supported by Turkish construction group *Limak* and real estate developer *Kalyon Cities*, both acting as key sponsors. A high-level institutional and business delegation from Turkey will also travel to Barcelona to participate in B2B meetings with Spanish firms.

According to official figures, Turkey, a G20 nation, boasts a dynamic construction sector projected to reach a market volume of \$56.04 billion in 2025, with forecasts suggesting it will grow to \$71.93 billion by 2030—driven by an average annual growth rate of 5.12%. The country's ambitious infrastructure investment plan—including major initiatives in transport, energy, and civil works such as the expansion of Antalya International Airport—offers significant opportunities for collaboration with Spanish construction firms.

Construmat will highlight collaborative opportunities between Turkish and Spanish firms, featuring successful projects such as *Ion Riva*, a sustainable residential development in Istanbul by *Kalyon Cities*, and major infrastructure achievements like the *1915 Çanakkale Bridge* and the new *Spotify Camp Nou* stadium in Barcelona, both led by *Limak*. The company will also present its *Global Engineer Girls* initiative, aimed at empowering women in the engineering sector. DEİK will deliver a presentation on the current state of innovation, energy, and sustainability in Turkey's construction and infrastructure landscape.



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CONSTRUMAT



Herzog & de Meuron and Peris+Toral arquitectes jointly win the Construmat 2025 Award

- The University Children's Hospital in Zurich and the 43 Social Housing Units "Casas de Tierra" in Ibiza share this year's top prize.
- The 5-star Torre del Marqués Hotel in Monroyo (Teruel) receives the Audience Award.

The University Children's Hospital "Kinderspital" in Zurich, designed by the renowned Swiss firm Herzog & de Meuron, and the 43 Social Housing Units "Casas de Tierra" in Ibiza by Peris+Toral Arquitectes have been jointly awarded the Construmat 2025 Prize for Healthy Architecture. The jury also granted a special mention to the WayAir Foundation nursery and primary school in Ulyankylu, Tanzania, a project by Polish firm Jeju Studio in collaboration with Arh+. Meanwhile, the Audience Award went to the 5-star Torre del Marqués Hotel in Monroyo (Teruel), designed by the Aragonese studio edra arquitectura km0.

Out of 15 projects from 9 countries shortlisted by an expert committee, the jury awarded the Construmat 2025 Prize jointly to the Herzog & de Meuron and Peris+Toral projects, recognizing them as benchmarks in the creation of livable, sustainable, and health-promoting environments.

Although the two awarded projects differ significantly in scale, context, program complexity, materials, and budget, both the Zurich children's hospital and the Ibiza housing block share a clear architectural vision in formal, environmental, and material terms. They stand out for their sensitivity to context and users, their high aesthetic and construction quality, meticulous attention to detail, and technical rigor. From a sustainability standpoint, both projects incorporate passive systems rooted in bioclimatic design to ensure comfort. They also adhere to health-conscious criteria, including flexibility, inclusivity, social interaction, preservation of privacy, integration of nature, and the use of low-toxicity sustainable materials.

Architecture that heals: Light, Nature, and Wellbeing

Herzog & de Meuron's University Children's Hospital in Zurich spans around 100,000 m² and was conceived as a "miniature city." The design features landscaped circular courtyards, streets, plazas, 600 flexible offices, and 114 "cabin-style" rooms for long-term stays—each one bathed in natural light and offering views outside, tailored to children and teenagers.

As Jacques Herzog explains: *"Plants and vegetation can blur the boundaries between indoors and outdoors, and materials should not only be visually appealing, but also pleasant to the touch. We intentionally designed these elements so people could perceive and feel them—and ultimately, feel better. We believe that architecture can contribute to healing".*

The project emerged from a design competition held by the Zurich Kinderspital in 2011. It was realized with the collaboration of ZPF Ingenieure AG, EGP Schweiz AG, and Amstein + Walther AG, among others, and was advised by the Eleanor Foundation, which advocates for universal access to public healthcare.

Earth-Built Social Housing with Natural Materials

Meanwhile, Peris + Toral Arquitectes' design for the 43-unit social housing complex in Ibiza employs a construction system using load-bearing walls made of compressed earth blocks (CEB). This approach provides high thermal mass and effective acoustic insulation, while also accommodating the tight budget typical of public housing.

True to their name, these “casas de tierra” (earth houses) expose the earth walls as a design feature, combining them with other biomaterials such as posidonia (seagrass) on façades and larch wood carpentry, which contrasts with the raw texture of the clay. The building’s palette is inspired by nature: the clay tone of the earth, the yellow hues of the wood, and the greens of the planted roofs. According to the architects, “*these elements help reduce stress and increase comfort.*”

The project was the result of a competition organized by the Balearic Institute of Housing (IBAVI) and was built by a joint venture formed by Serrano Aznar Obras Públicas SLU and Cydemir. Environmental sustainability consultancy was provided by Albert Sagrera and Luca Volpi of the cooperative Societat Orgànica.

Special mention for the WayAir School in Tanzania

The jury awarded an honorable mention to the WayAir Foundation school in Ulyankylu, Tanzania, designed by Jeju Studio in collaboration with Arh+. Promoted by a charitable foundation, the project stands out not only for its social mission but also for its ability to strengthen community ties and local identity.

The architecture is intended to be familiar and approachable, using local textures and materials that integrate well with the landscape and help reduce children's stress. Despite limited resources, the building is composed of several volumes built with handmade clay brick walls and ventilated roofs. These are arranged around a central courtyard that moderates temperature and serves as a gathering space and hierarchical hub—harmoniously blending into the natural surroundings.

The Jury

The award jury included environmental architect Ann Marie Aguilar, Senior Vice President and EMEA Regional Director at the International WELL Building Institute; Rosa Clotet, architect and founder of Llongueras-Clotet Arquitectes, a firm specializing in human-centered healthcare architecture and sustainable buildings; and Eduardo Prieto, professor at the Madrid School of Architecture (ETSAM-UPM), director of the Master’s in Architecture & Contemporary Culture, author of *Environmental History of Architecture*, and contributor to several specialist media outlets.

Audience Award

In parallel, the public vote awarded the Construmat Audience Prize to the rehabilitation and extension of a 17th-century farmhouse, now transformed into the 5-star Torre del Marqués Hotel in Monroyo (Teruel). The project integrates decarbonization strategies during construction, aligned with the principles of the studio edra arquitectura km0, led by Àngels Castellarnau.

The renovation incorporates traditional construction techniques, such as *tapia calicostrada* (lime-stabilized rammed earth), which provides thermal inertia to regulate indoor temperature. The use of low-impact, locally sourced materials—such as lime, stone, wood, and earth—helps create healthy, comfortable spaces in harmony with the surrounding landscape.

Award Ceremony and Exhibition

The Construmat Awards ceremony, curated by the Mies van der Rohe Foundation and sponsored by Würth España S.A., will be held on Wednesday, May 21 at 4:00 p.m. in Hall 2 of the Fira Barcelona’s Gran Via venue.

The event will include roundtable presentations of the winning projects, featuring representatives from the awarded architectural firms, jury members, the expert committee, and other professionals in the field. Discussions will address key topics in healthy architecture such as bioconstruction, comfort, accessibility, and biophilia, and their impact on physical, mental, and emotional wellbeing.

Additionally, throughout the trade fair, visitors can explore an exhibition featuring the winning and shortlisted projects, with detailed videos and graphic material, at stand B34.

Barcelona, May 8, 2025

The Spanish Construction Sector Proposes 10 Key Measures to Address the Housing Shortage

- For the first time, APCEspaña, CNC, CSCAE, and CGATE have jointly drawn up a ten-point plan aiming to achieve a National Housing Pact
- This initiative has been promoted by Construmat, the International Building Trade Fair, which will be held in Barcelona from 20 to 22 May.

The housing shortage in Spain has become one of the country's most significant challenges. The limited availability of housing for rent or purchase, combined with rising prices, is putting significant pressure on the market, now regarded as the primary concern for Spaniards, according to the CIS. To address this issue, the leading organisations in the construction sector have come together for the first time to present a set of effective solutions.

Promoted by Construmat, the International Construction Exhibition, the document outlining these measures, titled *"A Constructive Outlook: Ten Measures to Address the Housing Shortage in Spain,"* was presented at an event at the CNC headquarters. The event featured **Xavier Vilajoana**, president of the Association of Property Developers and Builders of Spain (APCEspaña), **Pedro Fernández Alén**, president of the Spanish National Construction Confederation (CNC), **Marta Vall-Ilossera**, president of the Higher Council of the Colleges of Architects of Spain (CSCAE), **Alfredo Sanz Corma**, president of the General Council of Technical Architecture of Spain (CGATE), and **Roger Bou**, director of Construmat.

The **president of Construmat, Xavier Vilajoana**, emphasised the importance of the document and its joint creation: *"The ten-point plan highlights the key areas where immediate action is necessary, as well as the need to secure a National Housing Pact to improve access to housing for families in Spain."* Vilajoana, who is also the president of APCEspaña, called for legal certainty and reminded of the key role of the private sector in the construction of both private and affordable housing, as well as social housing in Spain: *"More than 80% of the social housing built in Spain in the last 10 years has been constructed by private property development companies. If we want to continue expanding this part of the housing stock, public administrations must work with the private sector, which is the one with the capacity and resources to meet both current and future housing needs,"* he insisted.

220,000 Homes per Year

The ten-point plan calls for an increase in housing creation, both for sale and for rent, to 220,000 homes annually, in order to reduce the current shortage, which could reach a deficit of 2.74 million homes by 2039 unless annual production is significantly increased, according to APCEspaña. To achieve this increase, the four entities agree on the importance of securing suitable land, which requires efficient management with all necessary guarantees and legal certainty. In line with this, there is a need for the unification of regulations, with a clear and stable regulatory framework, as well as the streamlining and improvement of the licensing process. It is essential that the Administration equips itself with the necessary resources and means to comply with current laws. Additionally, the plan calls for a review of the tax system, establishing incentives and facilitating financing.

"The Administration must adapt to new times by speeding up processes and aligning with market realities. Furthermore, we must advocate for the role of professional associations as entities capable of contributing to better resource management, driving the transformation of the sector," stated **Alfredo Sanz**, president of CGATE.

Public-Private Collaboration, Building Rehabilitation, and Vocational Training

Within this transformation framework, and aiming to provide a sufficient housing supply, the four professional entities also call for a framework of public-private collaboration to optimise resources and the management of affordable housing. Moreover, as a key element in transforming and increasing the existing housing stock, they advocate for the promotion of building rehabilitation and urban regeneration, beyond the *Next Generation EU funds*, with accessible grants. They also request that both the industrialisation process of the sector and sustainability criteria, necessary to meet the

European Union's decarbonisation objectives, be guided by architectural quality as a guarantee for the common good.

In this regard, **Marta Vall-Ilossera, president of CSCAE**, highlighted: *"Access to housing is one of the greatest concerns for a large sector of the population in our country. Therefore, it is necessary to expand the housing stock and propose solutions capable of offering adequate responses to current needs. As tools in service of good architecture, sustainability, and responsible resource use, industrialisation and new technologies can contribute to this, applied both to the construction of new homes, in an orderly manner and where needed, and to the rehabilitation of the existing housing stock and urban regeneration. This will allow us to move towards a dignified, sustainable, habitable, and just future for all, ensuring lasting wellbeing."*

Reform of the Land Law and Skilled Labour

Additionally, APCEspaña, CNC, CSCAE, and CGATE point out the need to develop an emergency plan to address the lack of skilled labour, with particular attention to training and attracting young people and women to the sector.

"A complex problem like housing cannot have simple solutions; it must be tackled from a multifaceted perspective. First and foremost, it is urgent to unlock the Land Law, which has failed several times due to an incomprehensible lack of political will. At the same time, public-private collaboration must be strengthened to leverage the potential of our construction companies, which are world leaders. And, no less importantly, we must address the worrying shortage of skilled labour, which requires us to reverse the unjust demonisation of the sector and continue investing in training, the regularisation of immigrants, and the use of technology. This will not only make the sector more attractive to young people but also increase the presence of women in construction," stated **Pedro Fernández Alén, president of CNC**.

National Housing Pact

To ensure that these initiatives can be carried out, the ten-point plan also highlights the importance of providing sufficient and stable funding for housing policies that are implemented. The four associations of the sector are calling for more political consensus and the formulation of a National Housing Pact, with a long-term vision to ensure lasting solutions.

The ten-point plan will be presented to representatives of the Spanish Government and other administrations attending Construmat and will be discussed during the conference sessions at the fair. In this regard, Roger Bou, director of the exhibition, assured: *"Our event has created this meeting point for key entities in the sector to jointly analyse the challenges of housing and, with a constructive outlook, propose possible solutions in a stimulating debate that we will continue in Barcelona next May."*

[Construmat](#), the International Construction Exhibition organised by Fira de Barcelona, will bring together 350 exhibitors from 22 countries in Barcelona from May 20 to 22, turning the event into a major showcase for construction technologies, systems, and materials, as well as a forum for knowledge with an important congress, sessions, and other activities to advance towards a more innovative and responsible building model capable of addressing the housing shortage in Spain.

Madrid, April 3, 2025

With Contributions from Spain's Leading Industry Stakeholders

A Constructive Perspective: Ten-Point Plan to Address the Housing Shortage in Spain

The Spanish National Confederation of Construction (CNC), the Association of Property Developers of Spain (APCEspaña), the Spanish Council of Architects' Associations (CSCAE), and the General Council of Technical Architecture of Spain (CGATE)—the main representative bodies for the construction, development, architectural, and technical architectural sectors—have jointly identified ten core principles for tackling the ongoing housing crisis in Spain.

This ten-point plan is presented on the occasion of the upcoming **Construmat International Construction Trade Fair**, which serves as the sector's key platform for dialogue. In May 2025, it will bring together professionals and public sector representatives in Barcelona to explore solutions based on the following principles:

1. **Increase the Housing Supply.** All types of housing—free-market, affordable, and social, for both sale and rent—must be increased. At least 220,000 new homes per year are required to meet demand and stabilise the market. Without urgent action, Spain could face a housing shortfall exceeding 3 million units by 2039.
2. **Accelerate Land Development and Management.** Ready-to-build land is essential. Current urban development processes are complex and slow, often taking between 10 and 15 years to deliver new housing projects. A streamlined, legally secure land management system is urgently needed to unlock affordable housing supply. Reforming Spain's Land Law is critical to unblocking stalled planning processes.
3. **Harmonised Regulations and Faster Licensing.** A clear, stable, and unified regulatory framework is crucial for legal certainty and investor confidence. Unified criteria reduce bureaucracy and foster development activity. Embracing digitalisation and technologies such as AI can streamline administration, speed up licensing, and increase efficiency. Public authorities at all levels must be equipped with the resources to enforce existing laws effectively.
4. **Fair Taxation and Accessible Financing.** Housing is burdened by excessive taxation—up to 25% of the final sale price. Fiscal incentives should be introduced to promote affordable housing development, along with enhanced financing tools such as ICO credit lines and cooperation with the European Investment Bank.
5. **Effective Public-Private Partnerships.** Public administrations cannot resolve the housing crisis alone. A stable, long-term framework for cooperation with the private sector is essential to maximise resources and ensure efficient construction and management of affordable housing.
6. **Support for Renovation and Urban Regeneration.** Rehabilitation must be central to expanding and upgrading the housing stock. Stable, accessible incentives—free from bureaucratic hurdles—are needed to encourage building renovations and bring them into the rental and sales markets at affordable prices.
7. **Commitment to Sustainability, Industrialisation, and Architectural Quality:** Construction must align with the EU's decarbonisation and energy efficiency goals. The industrialisation of building processes should be supported through dedicated financing, legal certainty, regulatory clarity, and streamlined frameworks that coexist with traditional methods, preserve skilled trades, and uphold architectural quality.
8. **Address the Labour Shortage:** The sector urgently needs to attract more skilled and unskilled workers to deliver new builds, renovations, and post-disaster reconstruction. Around 700,000 workers will be needed in the short to medium term.

Proposals include a public campaign to improve the sector's image, urgent reform of vocational training programmes, targeted regularisation of migrants with relevant qualifications, and the active recruitment of young people, women, and those who left the industry during previous crises.

9. **Secure Stable and Sufficient Housing Budget:** Housing policy must be underpinned by sustained and adequate funding to be effective. Announcements without real financial backing are not enough.
10. **A National Housing Pact.** There is an urgent need for a long-term political agreement that transcends electoral cycles. It is time to move from rhetoric to action and ensure real, lasting solutions for current and future generations' access to housing.

April 2025