



LOCAL TEAM & TRACK RECORD

ETERRA Longevity Medical Wellness

Mallorca (Pòrtol · Marratxí)

Brought by ETERRA Group



THE PROJECT

Process, Timeline & Key Data



**Deadlines are estimates; they depend on public administration.*

Project Key Data

33,645 m²

Plot area

24,000 m²

Constructed area

80 units

70-130 m² each

4 levels

+ basement

16,500 m²

green · 644 m² pool



LOCAL TEAM

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Josep Antoni Grimalt

CEO • GNGRUP

Industrial engineer — Superior College of Industrial Engineers, Barcelona (ETSEIB / UPC), 1998; Bachelor's & Master's in MEP engineering. Postgraduate in Real Estate & Hotel Investment, Cornell University. Certified expert in feasibility & financing of real-estate projects (REBS). PMP®, PM2 and Scrum Master / Product Owner; BREEAM® Associate, WELL AP®, and TÜV Rheinland carbon-footprint certified. Guest lecturer at the University of the Balearic Islands. President of the Spanish Association of Project Management Companies (AEDIP) and board member of the Aproscm Foundation.



Jordi Herrero

PROJECT ARCHITECT

Architect, E.T.S. of Architecture of Madrid (1991-98, highest rating); Master in Advanced Architectural Projects (2009-2011). Member of the Professional Association of Architects of the Balearic Islands. His firm, active since 1999, has delivered a wide range of typologies — from historic-centre renovations to public buildings — winning numerous competitions and awards and establishing itself as one of Mallorca's leading architecture practices.



LOCAL TEAM

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Aïnhua Barajas-Nájera

URBAN PLANNING & BUILDING LICENCE

FT MBA, ESADE; Degree in Economics. Senior consultant and European-funds coordinator. Leads project development, strategy definition and feasibility analysis; financial planning, budgeting and sustainable tax design; and the coordination of multidisciplinary teams across urban planning, architecture and engineering.



Margarita Nájera

PUBLIC ADMINISTRATION & BUILDING LICENCE

MBA & Degree in Economics. Senior consultant; public-administration and urban-planning coordinator. Former Mayor of Calvià — a pioneer city in Local Agenda 21 — and Spanish Government commissioner to define a new, world-benchmark tourism model for sustainability, climate change and social cohesion. Has coordinated multidisciplinary teams (EVERIS, GARRIGUES, IMEDEA, ARUP, INDRA, SEGITTUR, among others) and public bodies (Ministries, Regional & Local Councils, UNWTO, IDAE, Tourespaña, EXCELTUR).



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Ángel García de Jalón
Lastra

ARCHITECT & URBAN PLANNER

Former General Director for Urban Planning in Palma. Led the Integral Reconversion Plan for Playa de Palma and the revision of the PGOU in Palma de Mallorca, Ibiza and Calvià, as well as the revision of the NNSS in Binisalem, Llubí and Esporles.



Pablo Socías Morell

CIVIL ENGINEER

Specialist in urban and planning development. Technical Section Head for Development Control, Palma; Head of technical services at IBASAN (Balearic Institute of Sewerage Systems). Work spans wharf and jetty legalisation across the Balearics (Palmanova, Santa Ponsa, Marina Botafoch), urbanization projects (Sa Pobla, Lluçmajor, Marratxí, Andratx, Artà...), works management of wastewater-treatment plants, and hydrogeological studies.



TRACK RECORD

Last Projects — delivered fast

Andratx Hills

12 months

LUXURY RESIDENTIAL • UNDER CONSTRUCTION

Multi-family plot developed into independent luxury apartments; a multi-level solution doubled the constructed area while giving each unit more privacy and green space.



The Circle

7 months

COMMERCIAL OFFICE • OPERATING

A unique modern office concept in the Balearic Islands with sustainable, green architecture in an industrial zone.





TRACK RECORD

Last Projects — hospitality & residential

Panorama Bendinat

≈12 months

RESIDENTIAL • DELIVERED

An obsolete hotel, declared in ruin, converted into luxury residential apartments — resolving the ruin process and obtaining ~50% more basement floor area.



Boutique Hotels · Palma

11 / 9 / 3 mo

CONCEPCIÓ BY NOBIS • CAN OLIVER • BOSSERIA

Listed-building recoveries in Palma's historic centre. After previous teams stalled for years, licences were secured — Concepció 11 months, Can Oliver 9 months, Bosseria 3 months.

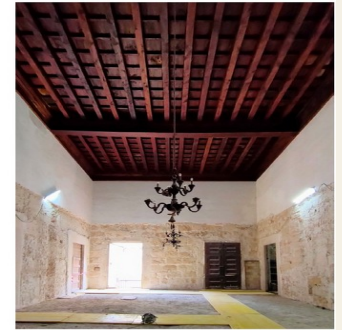
Hotel Concepció by Nobis 5*



7 luxury apartments in C/Bosseria



Hotel Can Oliver 5*





TRACK RECORD

Marratxí & pipeline

New Urbanisation · Marratxí

8 months

URBANISATION · SAME MUNICIPALITY AS PÒRTOL

286,000 m² developed — 79 residential plots plus green public areas and EQ land.
Undeveloped land converted to urbanised land in eight months: the clearest proof of a repeatable permitting edge for Pòrtol.



Mandarin Oriental · Punta Negra

6 months

HOTEL · BUILD & REFURBISHMENT

Building and refurbishment licence obtained within six months, including coast-administration approval for a new pier on a public boundary. Under development: a pro-bono rehabilitation of substandard housing in Cala Mayor, Palma.

