



ELENA Project Factsheet
REAL ESTATE SERVICES CLUSTER OFFICE FOR ENERGY EFFICIENT
REHABILITATION
(RESTORE)

Location of planned investments	The investment will be located in Catalonia, Spain.
Final Beneficiary	ASOCIACIÓN CLÚSTER DE SERVICIOS INMOBILIARIOS (CSIM)
Final Beneficiary's address	Passeig de Sant Gervasi, 27, 08022 Barcelona – Spain
Sector(s) of investment	Energy Efficiency in residential buildings.
Total Project Development Services (PDS) cost	EUR 1 745 000.00
ELENA co- financing	EUR 1 570 500.00
Project Development Services (PDS) financed by ELENA	<p>The Project Development Services (PDS) financed by ELENA will support the implementation of an Energy Efficiency (EE) Investment Programme in multi-apartment residential buildings in Catalonia. The RESTORE project offers to overcome the administrative and financial difficulty to implement EE by acting together with Property Administrators (PAs) as a One-Stop Shop to support the property owners, leveraging the PAs role of focal point not only to homeowners but also to their communal and common representative.</p> <p>The ELENA support will be built in three phases, with some overlaps:</p> <ul style="list-style-type: none"> • Setting up of the RESTORE office within CSIM and establish all the tools and procedures; • Deployment and integration of the service in the activities of CSIM members, with support and toolkit to help them develop the EER activities; • EER project development, investment mobilisation and implementation of renovations projects. <p>The PDS will be implemented by new hired employees, the RESTORE team, and will consist of one existing project manager, two energy experts, a back-office specialist and part-time Communication and marketing expert.</p> <p>In addition, the RESTORE team will finance the energy audit and technical report, the PA for the ELENA related activities that are not financed by the usual management fees received from the property owners and the support from the EuroPACE Foundation.</p>

	<p>The number of internal employees who will work on delivering the PDS is estimated at four FTE annually on average during the programme. It is also expected that approximately six external FTE on average will support the ELENA project, either as PA, management and technical subcontractors.</p>
PDS Timeframe	From January 2026 to December 2028
Investment programme description	<p>The specific aim of RESTORE is to improve the energy performance of 140 residential buildings (1 960 housing units) over three years with an average investment cost of EUR 20 230/housing unit by means of energy efficient renovation (EER) projects.</p> <p>RESTORE will focus primarily on the buildings with a very low (E or lower) EPCs. The specific EER objective is to achieve an average minimum reduction of 40-45% in primary energy consumption and a minimum 30% improvement in energy performance relative to the building's energy performance prior to renovation.</p> <p>The specific measures contemplated include exterior facade insulation, energy efficient windows, shading devices, electric heat pump-based heating systems HVAC upgrades, solar thermal and/or solar photovoltaic, control and monitoring systems. These are all eligible components that will be combined as part of packaged renovation solutions designed to suit each individual client (community of property owners).</p> <p>To simplify communication with the homeowner associations, RESTORE will develop three standard packages for implementation. They are listed below in order of increasing ambition (and cost):</p> <ul style="list-style-type: none"> • Pack 1: external facade insulation (12 cm mineral wool) + roof insulation (12 cm XPS) where appropriate (36% energy saving); • Pack 2: pack 1 + replacement of windows: double glazed (4/12/4) PVC windows (42% energy saving); • Pack 3: pack 2 + boiler replacement with high efficiency electrical heat-pump based solutions (76% energy saving); <p>+ PV installations to be applied to the 3 packs.</p>
Investment amount to be mobilized	EUR 39 660 000.00
Description of the approach to implement the Investment Programme	<p>The approach to implement the investment is separated in 7 steps:</p> <ol style="list-style-type: none"> 1. Initial assessment (adhesion to RESTORE, advice, energy audit and renovation roadmap) 2. Technical Project (architect/engineering consultancy procurement; preparation, review and approval of preliminary design) 3. Financial advice and support (assessment of all financial options and application for subsidies) 4. Contractor Selection process 5. Works execution, managing and monitoring (works management, treasury service) 6. Project finalisation/reception (certification of work, grants final application, training and awareness-raising for the building use) 7. Post-Project support (results monitoring and technical support service)

Expected results of investments planned	<p>The project will result in annual total savings in the final energy consumption of 9 170 MWh representing 46% compared to the baseline and in annual total renewable energy generation of 1 016 MWh (electricity from PVs).</p> <p>The CO₂ reductions will represent an annual total emission reduction of nearly 2 072 tCO₂eq. representing 43% compared to the baseline.</p>
Leverage factor (Minimum 10)	25.25
Status	Contract signed on 19/12/2025
Contact person at ELENA beneficiary	Patricia Remiro – patricia.remiro@csim.es