Press release - 14 April 2026

AT Capital and Layetana Living invest in the residential development of Son Güells in Palma de Mallorca

AT Capital has committed to the investment in a new residential development project, located in Son Güells, one of the most important urban renewal areas of Palma de Mallorca. The project will be carried out in collaboration with Layetana Living and is an important addition to the city's much-needed housing supply.

The Son Güells development will consist of 79 residential apartments, including a balanced mix of free-market housing and price-regulated Vivienda de Precio Tasado (VPT) units. The project is designed to meet the strong local demand for high-quality, energy-efficient housing at accessible prices, while also supporting the long-term redevelopment of the Levante neighborhood.

The development will offer a range of two, three and four-bedroom apartments, complemented by landscaped communal areas and a private garden with swimming pool. Two underground floors will provide parking, bicycle storage and individual storage areas for the residents. The architectural concept prioritizes functionality, natural light, and outdoor space, with generous balconies along the building's façade. Construction is expected to start in 2027, with delivery two years later.

Son Güells is strategically located on the east side of Palma, close to established residential areas, shopping opportunities and important transport infrastructure. The area benefits from excellent road connections, proximity to the airport and the planned new railway line connecting the centre of Palma with Llucmajor Airport and Son Sant Joan Airport, with a future stop next to the venue.

Josephine Feilzer, CEO Europe at AT Capital, commented:
"This project reflects AT Capital's investment strategy to focus on inner-city residential developments with strong demographic fundamentals in countries with a good investment climate. This is the first project in Spain that we will be working on together with partner Layetana: hopefully the first of a long series!"

James Wells, general manager at Layetana Living, said:

"We are delighted to be working with AT Capital on the Son Güells project. Palma is facing a severe shortage of new housing, and this development will provide a high-quality product that directly addresses local needs while contributing positively to the ongoing urban renewal. Since I met the AT Capital team, it is clear that we are well aligned with excellent work process synergies; We look forward to bringing this project to its maximum potential."

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About AT Capital

AT Capital Group is a Singaporean family office, founded by Arvind Tiku, with a European office in Amsterdam. The group has a global investment portfolio in residential and commercial real estate, hotels, private and structured debt, and renewable energy. Since 2016, AT Capital has been an active investor in the European real estate market and manages a portfolio of more than EUR 1 billion. In addition to the supermarket and office portfolios, AT Capital Europe has invested in several residential development projects, including Bajeskwartier with 1,400 residential units in Amsterdam and more than 1,000 homes in 3W real estate projects in Rijswijk, Eindhoven and Maastricht.

About Layetana Living

Layetana Living is a Barcelona-based residential developer with a long track record of delivering high-quality residential developments throughout Spain. With deep local expertise, the company specializes in developments that combine design, comfort and long-term value creation.