Amro Partners – Salamanca

Case Study ESG

Amro Partners creates Salamanca's first BREEAM Outstanding building

PROJECT:
BREEAM Outstanding Student Living

COMPANY:
Amro Partners

LOCATION
Salamanca, Spain

Challenge

Amro Salamanca, Amro Partners' 170-bed student housing project, exemplifies how bold ESG ambitions can be realised even in the most challenging and sensitive locations.

Set within the heart of ancient Salamanca, a UNESCO World Heritage city famous for its golden sandstone architecture, the project presented multiple challenges from an ESG perspective due to the sensitivity of its historical location and the resulting planning constraints.

The façade, dating back to the early 1900s, had to be carefully preserved, while visible renewable systems such as PV panels were strictly prohibited. Located on the site of a convent dating back to the Napoleonic era, archaeological works were also required to ensure the safe recovery of historic artefacts.

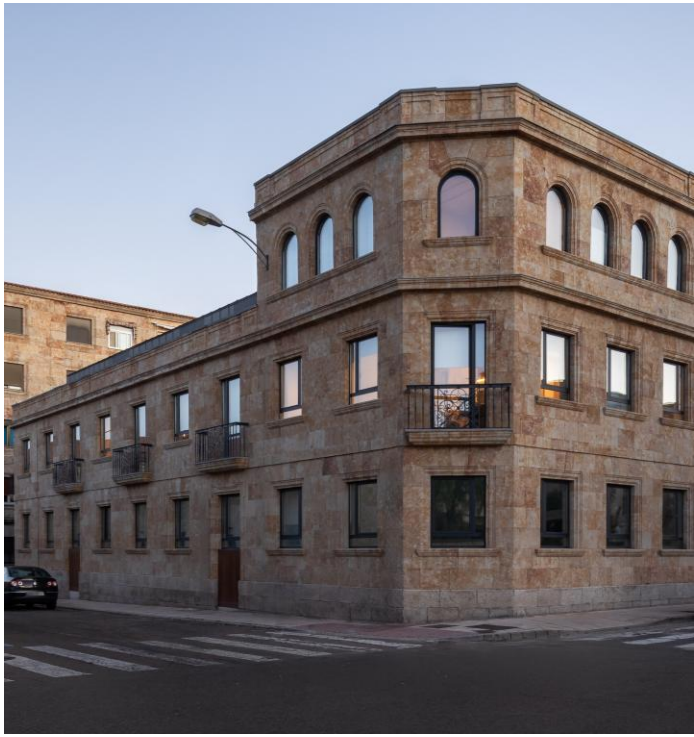
Amro's commitment to achieving the highest possible sustainability standards required it to adapt and innovate in the context of this historical university city.

Solution / Approach

The façade was thoughtfully designed to preserve the historical character of the building, alongside a contemporary architectural design that optimises fabric specifications and improves overall environmental efficiency.

Natural materials, including fully certified sustainable timber, were prioritised in the internal finishes and furniture. Amro reduced embodied carbon by using local stone quarried from nearby Villamayor and focused on creating a highly efficient new building envelope behind. The size of the windows was optimised to balance daylight and sunlight with cooling and heating demand, with sensors installed to monitor air quality and comfort and a high-performance HVAC system with zero reliance on fossil fuels.

A Building Energy Management System (BEMS) automatically monitors, controls and optimises the performance of the building.



Energy, water, waste and CO_2 emissions were closely monitored throughout construction and continue to be tracked during operation. Water efficiency is ensured via a smart water meter integrated into the BEMS, low-flow fixtures and native landscaping that requires zero irrigation.

Amro comprehensively monitored Scope 1, 2 and 3 emissions from the design stage through construction and into the operational phase. The residence not only meets, but exceeds, local regulatory requirements, setting a new benchmark for student accommodation in the area.

Results

In March 2025, Amro Salamanca was awarded a BREEAM Outstanding certification, in addition to EPC 'A', Fitwel 3 Stars and WiredScore Platinum, making it the first building of any kind in the historic Spanish city to achieve this sustainability standard.

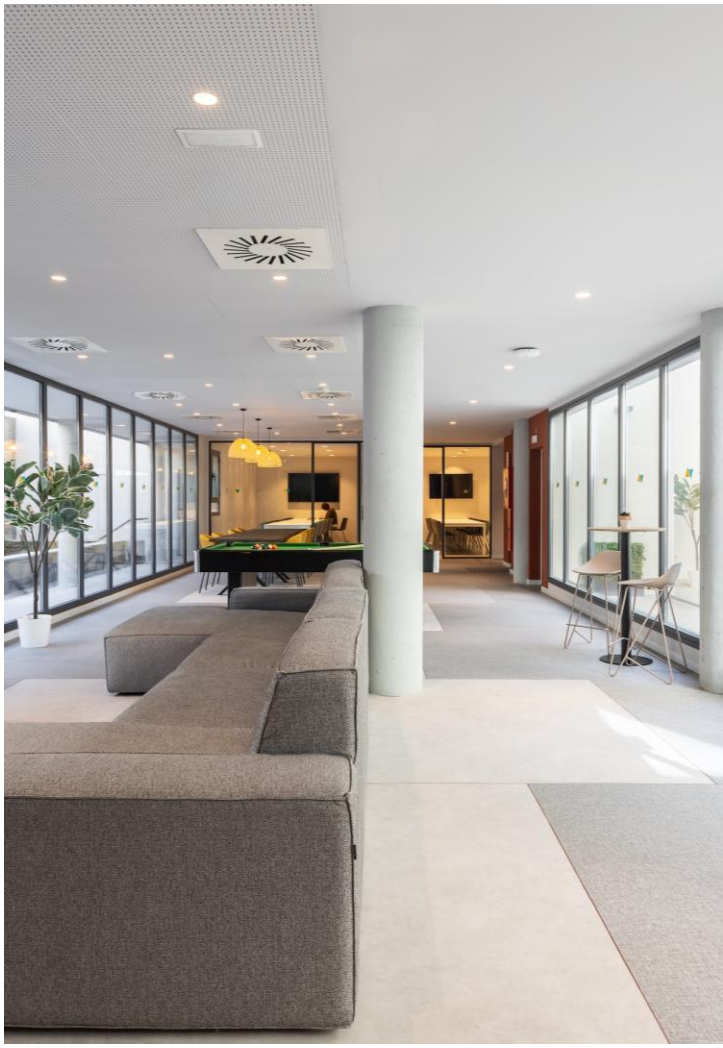
The project received an overall BREEAM score of 89.7%, despite the multiple challenges posed by the location.

Working closely with the main contractor and the wider supply chain, materials were selected that reduced upfront carbon by 6% and embodied carbon by 5% between the design and construction stages.

In terms of operational energy, the building adopts a centralised system with minimal Global Warming Potential (GWP) and follows a fabric-first approach, ensuring alignment with the 1.5-degree pathway for greenhouse gas emissions.

Interiors and communal spaces are designed with an uncompromising focus on student health and wellbeing, providing generous amenity areas alongside activities that foster community, inclusion and a sense of belonging. Amro invests significant effort in going beyond the norm by carefully considering the choice of materials, the configuration and flexibility of spaces and the types of activities they can host, ensuring opportunities for social events and interaction are maximised.

> **This project presented multiple challenges from an ESG perspective due to the sensitivity of its historical location, so we are delighted to have proved it's still possible to achieve the highest sustainability standards within strict planning constraints.**
>
> **I congratulate the entire Iberia team for setting a new benchmark in Salamanca, as we continue building Europe's ESG-leading portfolio of living assets.**
>
> **Ami Kotecha, Co-Founder and Group President of Amro Partners**



Outcome

Amro Salamanca opened in autumn 2024, providing a mixture of 170 single and double ensuite rooms within walking distance of both Universidad de Salamanca and Universidad Pontificia de Salamanca.

Now 90% occupied, it is managed by Amro Estudiantes – Amro's operating brand in Iberia, where it has an ESG-leading portfolio and pipeline of almost 5,000 student beds.

After the first year of operation, the building consumes 87 kWh/m^2/yr in final energy demand, in line with the 1.5-degree pathway. Operational emissions are 9.4 kgCO_2/m².yr – an 88% reduction compared with the minimum regulatory level for this building.

The project achieves upfront carbon emissions of 538 kgCO_2e/m² and embodied carbon emissions of 666 kgCO_2e/m², coming very close to the 2030 embodied carbon target of 625 kgCO_2e/m² - a significant achievement at this stage. The LCA results have been calculated in line with the LETI scope and definitions and assessed against LETI benchmarks, as increasingly used by institutional investors to evaluate embodied carbon performance.

Amro Partners, student housing in Salamanca

Amro Partners

Amro Partners is a best-in-class vertically integrated specialist investment manager of UK and European student housing, multifamily housing and co-living real estate.

Amro's team of 70 professionals operating from offices in London, Madrid, Berlin and Amsterdam has a strong track record across 27 projects totalling over £1.7 billion over the last 12 years. The business is focused on creating living sector leading investment platforms within the European market.