**COURSE SCENARIO**

***Spain: Society, Culture, and Economy in a global context***

**CLASS 11**

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| **TOPIC** | The Real Estate Market in Spain | |
| **LEARNING CONTENT - DETAILED CHARACTERISTICS** | • Overview of the real estate market in Spain  • Factors affecting the Spanish real estate market  • Understanding the legal framework and regulations in Spain related to real estate  • Types of real estate properties in Spain  • Real estate investment opportunities in Spain  • Real estate market trends in Spain | |
| **KEY WORDS** | Spanish real estate market, regulations, types of properties, investment opportunities, market trends | |
| **SUGGESTED TOOLS** | • PowerPoint presentation  • Internet connection for real-time market analysis  • Handouts with critical points and glossary of terms | |
| **TIPS / METHODOLOGICAL REMARKS**  **(If applicable)** | • Use examples and case studies to illustrate key concepts  • Encourage discussion and questions to increase engagement and understanding  • Provide real-time updates on the latest trends and market news to keep the content relevant | |
| **IMPLEMENTATION OF THE CLASSES** | **STEP 1** | Introduction to the Spanish Real Estate Market  • Discuss the importance of the real estate market in Spain  • Provide an overview of the Spanish real estate market, including its size and importance to the Spanish economy  • Discuss the factors that affect the Spanish real estate market, such as interest rates, taxes, and demographic trends |
| **STEP 2** | Understanding the Legal Framework and Regulations in Spain  • Discuss the legal framework and regulations related to real estate in Spain  • Explain the different types of property ownership in Spain  • Discuss the role of notaries and lawyers in the real estate buying process |
| **STEP 3** | Types of Real Estate Properties in Spain  • Discuss the different types of real estate properties in Spain, such as apartments, villas, and commercial properties  • Highlight the differences in price, location, and demand for each type of property   * The relation between real estate market and tourism activity |
| **STEP 4** | Real Estate Investment Opportunities in Spain  • Discuss the various real estate investment opportunities available in Spain, such as rental properties, buy-to-let investments, and REITs  • Highlight the benefits and risks of each type of investment opportunity |
| **STEP 5**  **ETC.** | Real Estate Market Trends in Spain  • Provide an update on the latest real estate market trends in Spain  • Discuss the impact of COVID-19 on the Spanish real estate market  • Highlight the emerging real estate markets in Spain, such as Valencia and Malaga |

**ADDITIONAL MATERIAL 1 (WORK CARD, PICTURE, RECORDING, QUIZ, PRESENTATION, ASSIGNMENTS)**

Work card with Spanish real estate market analysis exercises for students to complete: Choose three of the five following exercise to complete:

Exercise 1: Research and analyse the trends in the Spanish real estate market in the past 5 years. Consider factors such as price changes, demand, supply, and market conditions. Write a brief summary of your findings.

Exercise 2: Choose a city or region in Spain and analyse the local real estate market. Consider factors such as population growth, economic development, and infrastructure projects. Use data and statistics to support your analysis.

Exercise 3: Investigate the impact of the COVID-19 pandemic on the Spanish real estate market. Consider the effects on demand, supply, prices, and market conditions. Discuss the short-term and long-term implications for the sector.

Exercise 4: Compare and contrast the Spanish real estate market with the real estate markets of other European countries. Consider factors such as housing affordability, rental markets, and regulatory frameworks. Use data and statistics to support your analysis.

Exercise 5: Analyse the role of foreign investment in the Spanish real estate market. Consider the countries of origin of foreign investors, the types of properties they invest in, and the impact of foreign investment on local communities. Discuss the potential benefits and drawbacks of foreign investment in the sector.

Instructions:

* Complete each exercise in a separate document or spreadsheet.
* Use credible sources to support your analysis.
* Include data and statistics to illustrate your findings.
* Each exercise should be approximately 1-2 pages in length.
* Submit your completed exercises to your instructor by the deadline.

**ADDITIONAL MATERIAL 2 (WORK CARD, PICTURE, RECORDING, QUIZ, PRESENTATION, ASSIGNMENTS)**

**Case Study**: Select a real estate project or a city in Spain that has been in the news recently:

- Analyse the factors that contributed to the success/failure of the project.

- Discuss the lessons that can be learned from this case study.