



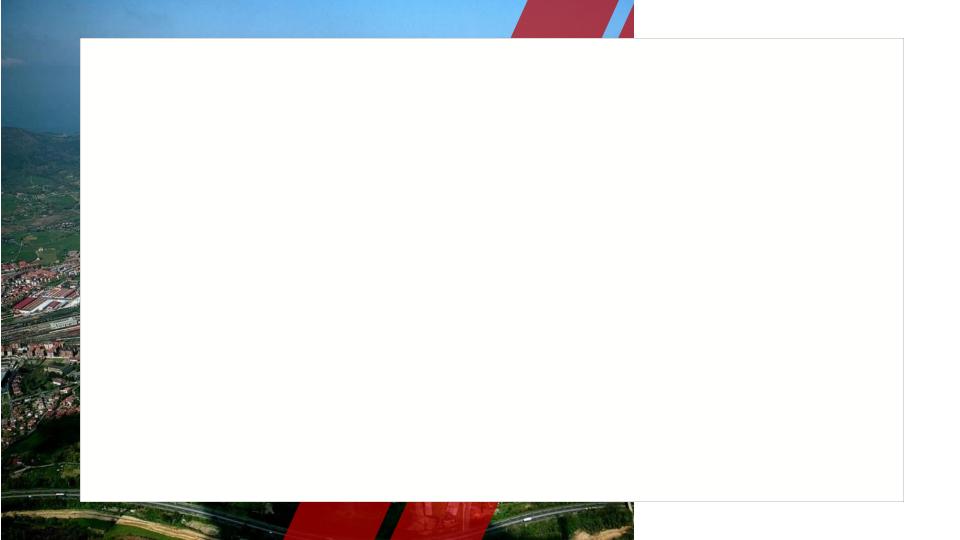


What is Vía Irun?

It is the most important urban regeneration project for Irun since the arrival of the railway in the city. It is one of the most strategic and significant urban and economic projects for Gipuzkoa.

A strategic, cutting-edge, and sustainable initiative for Gipuzkoa that will place people's quality of life at the center of its design and foster innovative economic development, allowing the creation of high-quality jobs.

Along with "Distrito Castellana Norte" (Chamartín Station in Madrid) and "Bordeaux Euratlantique", Vía Irun - Hiria Gara is another example of railway integration projects on the Madrid-Irun-Paris corridor.







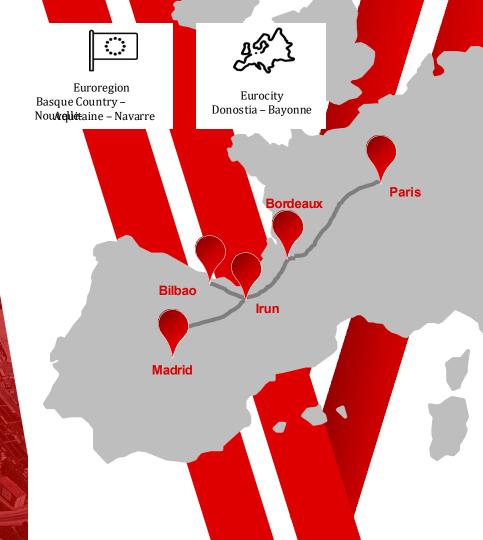
Madrid – Paris corridor

Vía Irun - Hiria Gara: Gateway to Europe

The city of Irun is strategically located due to its status as a border town. At the heart of the Eurocity Bayonne Donostia/San Sebastian, with a population of 500,000 inhabitants, Irun has been adapting to major changes throughout its history, such as the establishment of the Spanish border in 1841 or the disappearance of custom controls in the 1990s, emerging from them all by creating opportunities.

The arrival of high-speed rail and the reorganization of the railway space are set to once again boost the city and its economy, opening a new chapter in its history.

In this context, the development of the railway area presents an exciting challenge for Irun and Gipuzkoa as a gateway to Europe. The proposal includes the transformation of these railway lands into a mixed-use space, where economic activities, housing and facilities for neighbors' enjoyment converge.





An ambitious but reasonable project

An estimated 35,000 m² area available for economic activity.

Therefore, Vía Irun – Hiria Gara would account for 2% of the total surface area in Gipuzkoa, dedicated to innovative business activity (800,000 m²).

This represents a potential for attracting and generating up to 1,500 – 2,000 jobs, assuming full occupancy.







A Unique Urban Intermodality Project

Irun's strategic location will be reinforced by the arrival of High-Speed Rail, offering attractive ontime connections to all cities along the Madrid-Paris axis, as well as improved connectivity with the Donostia area.

For this purpose, a new, modern and versatile intermodal station is under construction for passengers, integrating high-speed rail, long-distance trains, suburban trains, and the bus station. The new Donostialdea Metro Station is currently in its planning phase.

It will be located on the tracks that will connect the San Miguel and Pío XII areas.

The future intermodal station will also be located just 2 km from Hondarribia Airport.



Urban regeneration and restructuring experience

The project highlights the value of existing industrial land, the rehabilitation and reuse of empty industrial buildings, and design of public-private partnership strategies to promote the conservation and redevelopment of industrial areas.





A new space for the economic development of the territory

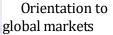
The Vía Irun - Hiria Gara Project stands out among other Basque business areas dedicated to innovative activities due to its urban character and intermodal access.

Vía Irun - Hiria Gara seeks to create an attractive environment capable of stimulating and attracting economic activity.

For this reason, a significant portion of this opportunity space is intended for the generation and attraction of innovative economic activity and other complementary activities. In addition, the aim is to continue to economically position and develop the city and offer new quality employment opportunities to the citizens of Irun and its surrounding area.

A New Urban District with Over 35,000 m² dedicated to innovative economic activity







Innovation



Technology



Diversification



Creativity



Talent



Entrepreneurship



Co-working



This project has institutional support along with the participation of the private sector, as well as technological and knowledge agents and citizens.

Participation of leading companies (CAF, UVESCO)

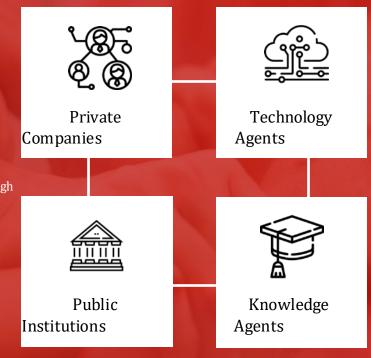
Incorporation of the SME network

Raising awareness for entrepreneurship and comprehensive support for entrepreneurs

Collaboration with the surrounding area: the rest of areas in Gipuzkoa, the Basque Country, Iparralde...

Promotion and support from institutions through the signing of an inter-institutional agreement:

- Irun City Council
- Provincial Council of Gipuzkoa
- Basque Government and ETS
- National Government (Ministry of Transport and Sustainable Movility, ADIF)



Collaboration with research and technology centers in priority sector areas, as well as in cross-cutting technological services

Participation of the existing educational network, both University-level (Mondragon Unibertsitatea) and Vocational Training

Incorporation of other leading institutions (UPV/EHU, University of Deusto...)

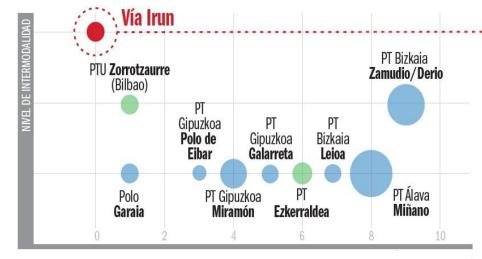
• Others (French institutions FII)



A true Innovative Urban District: a 100% urban and intermodal space unique in the Basque Country...

The Vía Irun - Hiria Gara Project stands out from other Basque spaces for innovative business activity due to its location in the urban center and its intermodal access (bus, Donostialdea Subway, suburban train, long-distance trains).

The characterization of spaces for innovative business activity, both already underway and planned, is shown by distance to urban centers and total buildable area.



DISTANCE TO THE URBAN CENTER (KM)







The project was awarded by the Ministry of Transport for its commitment to fostering an inclusive society

The Matilde Ucelay Awards from the Ministry of Transport, Mobility, and Urban Agenda, publicly recognize individuals or entities working towards gender equality in transport, mobility, and urban agenda.

Vía Irun - Hiria Gara, by provision of the Official State Gazette dated May 27, 2021, was awarded in the "Project" category, thus recognizing the transformative nature and impact of this project that aims both at urban regeneration and at the renovation of the transport, mobility, and logistics sector in an inclusive and intelligent way, with a strong commitment to gender perspective that promotes the integration and empowerment of women.

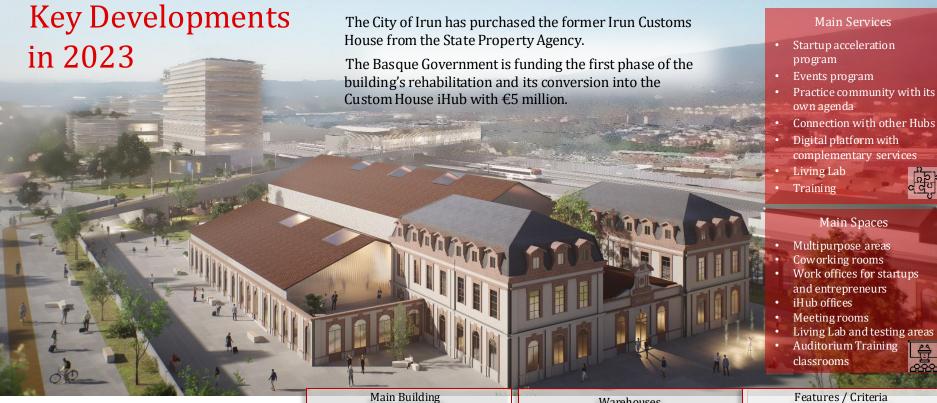


First Edition of the Matilde Ucelay

awards (Ministry of Transport, Spanish Government).



iHUB



Custom House Progress

Dates back to 1882

Ground Floor: 1,000 m²

First Floor: 550 m²

Second Floor: 450 m²

Warehouses

- Warehouse 1: 820 m² (+820 m²)
- Warehouse 2: 1.930 m²
- Warehouse 3: 1,960 m² (+1,960 m²)
- Total: $4,710 \,\mathrm{m}^2 7,490 \,\mathrm{m}^2$

- **Smart Building**
- Nearly Zero Energy Building
- Positive Energy Building
- Innovation and Design



Key Developments in 2024

Construction of the New Train Station

- Start of the works that will lead to the new international station in Irun.
- Planned investment: over €65 million.

Railway Integration Protocol

- Celebration of the signing of the Railway Integration Protocol between Adif, ETS, and the Irun City Council.
- Objective: to unify the city's railway tracks and stations in the city to recover spaces for citizens.
- Progress on the construction of the future new intermodal station, which will bring together
 all rail transport services: high-speed, long and medium-distance, suburban
 trains, the "topo" and the bus station.





Latest Developments (2025)

Restoration of the Former Customs Building

Rehabilitation works begin on Irun's most iconic building

Kick-off of the restoration works on the landmark site at the heart of Irun's future urban transformation

First phase focused on structural elements, roofing, and façades

More than €2.5M invested, supported by the Basque Government through the Inter-Institutional Strategic Investment Plan

Heritage recovery for the new Urban Innovation District

The former Customs House will be transformed into an inclusive, digital, and green iHUB for training and entrepreneurship











Strategic Value and Metropolitan Inspiration

Key landmark alongside the new High-Speed Rail Station

Together, both buildings will anchor the renewal of Irun's railway zone and shape the city's 21st-century identity

Learning from leading European urban innovation models

Institutional mission to Barcelona to explore best practices in economic and urban transformation with a forward-looking and citywide vision

A new civic hub for citizens of Irun

A major step towards a more connected, vibrant, and sustainable city through the

Vía Irun – Hiria Gara project





























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