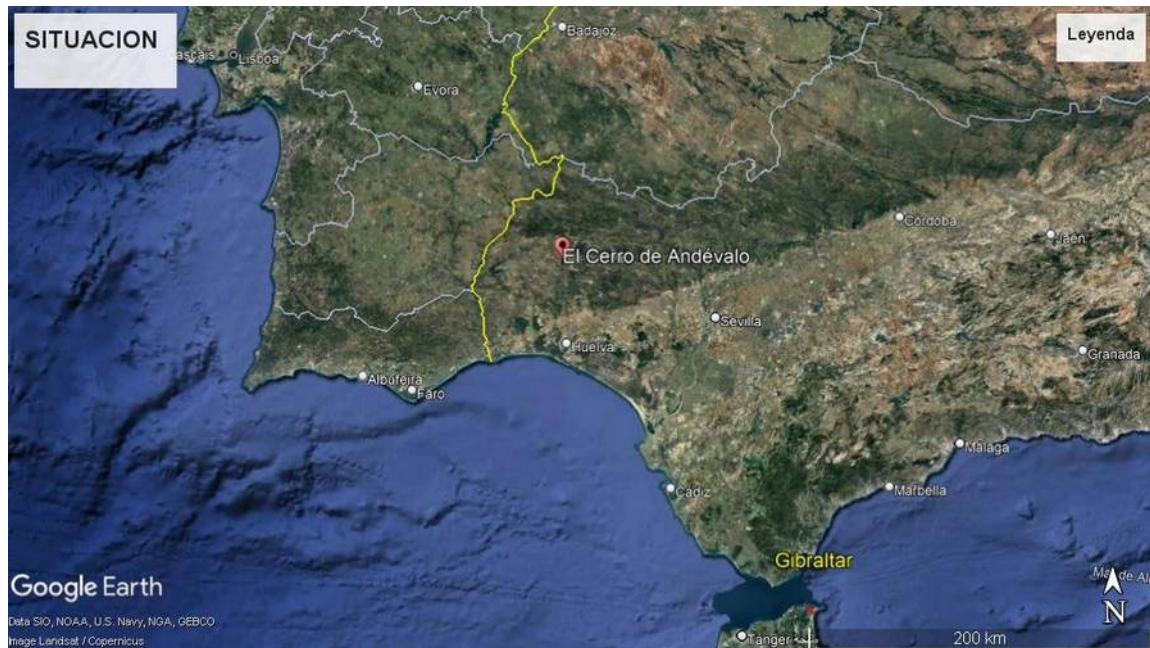


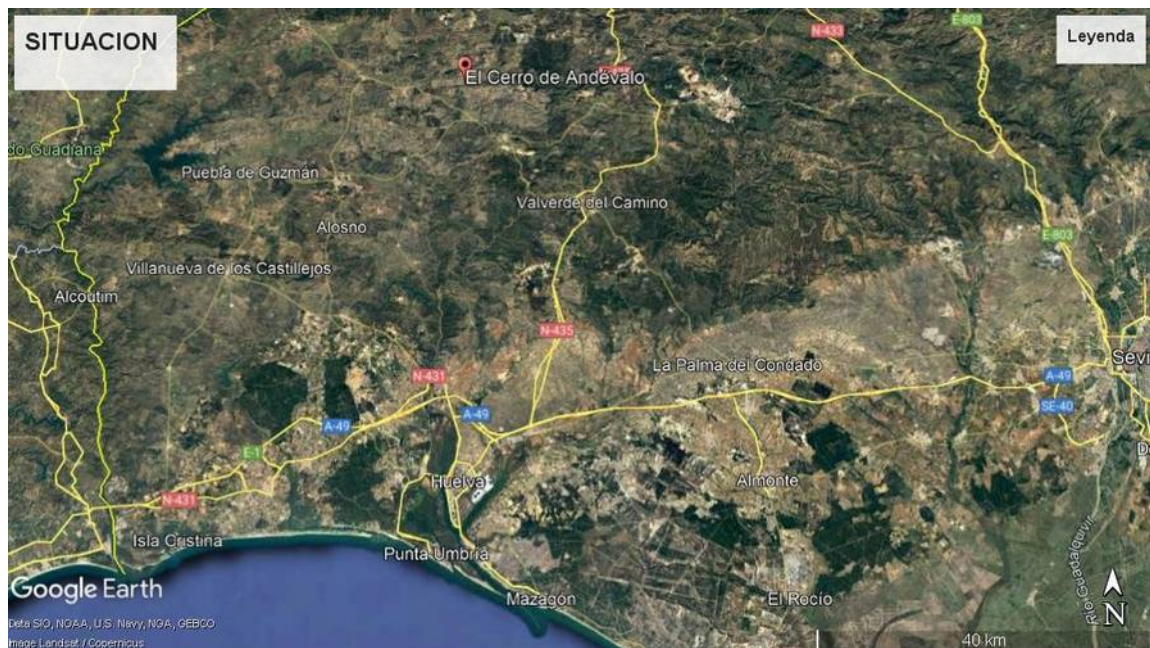
INFORMATION FOLDER ABOUT  
FINCA LA JOYA. CERRO DEL  
ANDEVALO. HUELVA  
LOCATION AND PROPOSED ACTION

# EL CERRO DEL ANDEVALO

El Cerro de Andévalo , also frequently cited as El Cerro del Andévalo , is a [Spanish municipality](#) and town in the province of Huelva , in the autonomous community of Andalusia . It has a population of 2,286 inhabitants ( INE 2022). It is located at an altitude of 296 meters and 80 kilometers from the provincial capital, Huelva . The patron saint festivities are celebrated in honour of San Benito on the first Sunday of May.

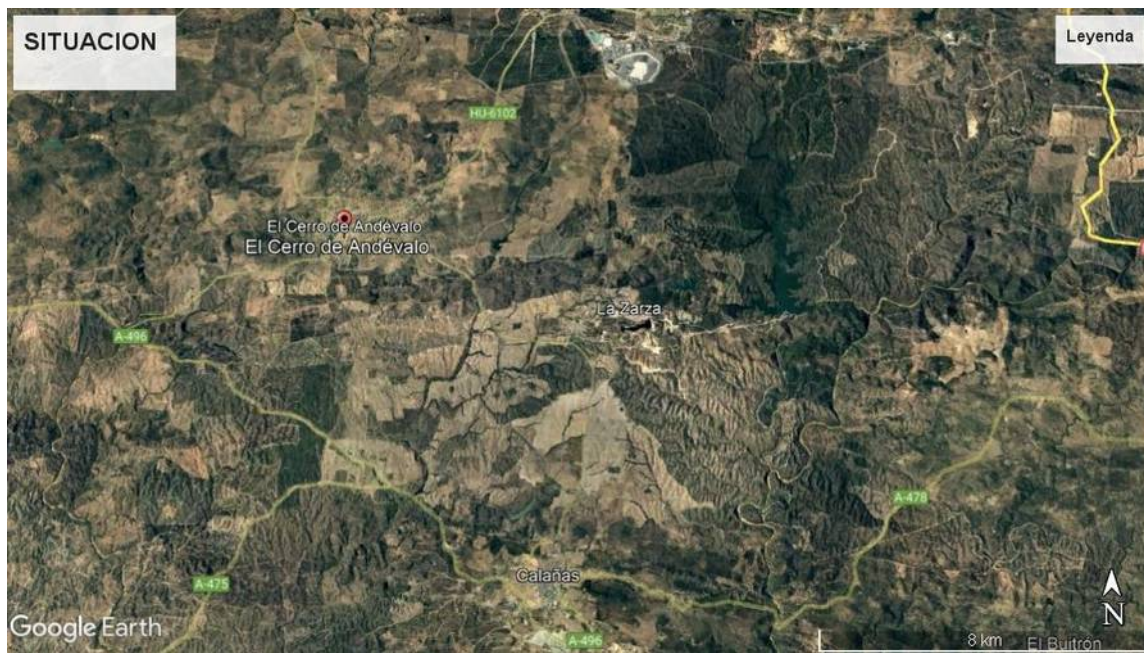


GEOGRAFICAL LOCATION

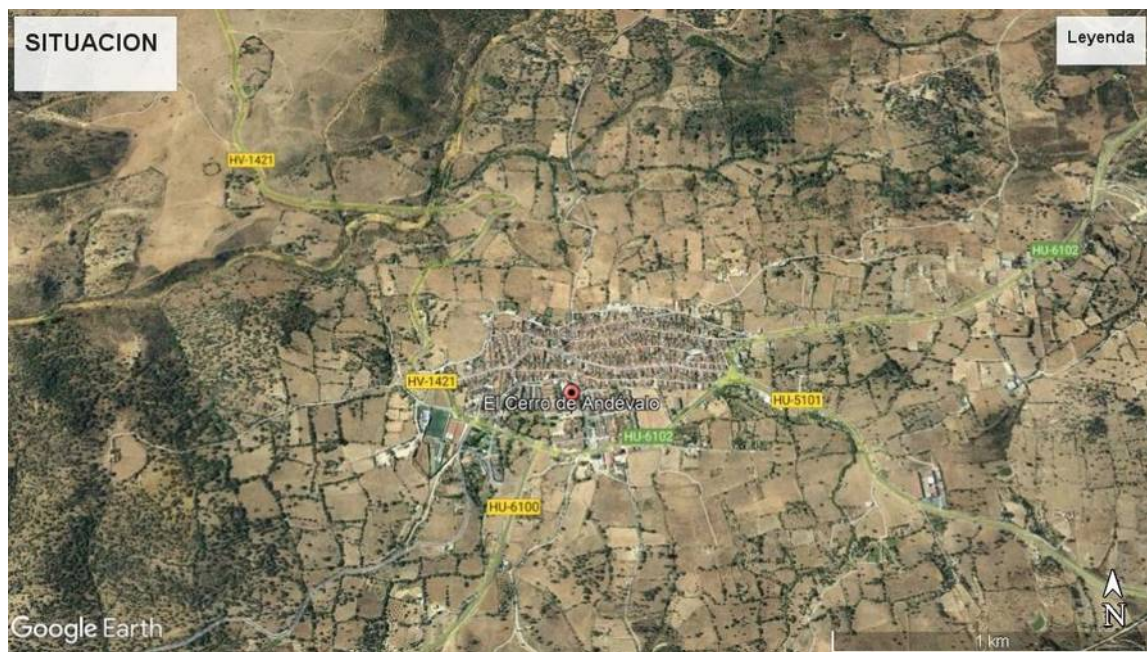


SITUATED IN THE PROVINCE





SITUATED IN THE AREA



LOCATION

## HISTORY

Lithic workshops such as the "Las Mingorreras" site attest to the presence of inhabitants in these lands since at least 3000 years BC. C. It would be the Romans who in the II - I century a. C. they would give importance to this territory, within the Roman province of Bética, due to the value they would give to mining in the Andévalo area, with the exploitations of Minas such as that of Nero, used by the Roman Empire for the manufacture of coins, or that of the Águila, the Lomero and deposits such as La Plata. Such is the importance of mining in the area that it is believed that it was the god of mining, Endovelico, who could have given its name to the region that we know today as El Andévalo.

The Arabs also came to these lands, proof of this are the sites of Cabeza Andévalo, the Walls and the Regent. With the Christian Reconquista, on June 15, 1251, Ferdinand III of Castile granted the city of Seville the privilege of possession over large tracts of land and places, among them the Andévalo; fact that was ratified in 1253 by his son Alfonso X in the same terms and all his rights.

Cabeza and Lugar de Andévalo were used to name an extensive territory: Campo y Cerro de Andévalo. The attempts to repopulate this physical space are briefly described below. In 1290, a first enclave was the village of Castillejos.

In 1293, King Sancho IV ordered the Council of Seville to build a series of castles and the villages of Encinasola, Cumbres de Enmedio and Torres were founded around them.

In 1299, repopulation continued with the granting of a pasture for grazing in the castle of Alhaje, very close to what is now La Puebla de Guzmán.

In 1309, Juan García, the king's apportioner, demarcated a pasture for the use of new settlers in the village of Cabeza de Andévalo. This meadow respected the lands for sowing bread that Julián Pérez and his brothers, Miguel and Antonio, had ploughed as pioneers of these places, by oath of inheritance.

In 1311, Niebla populated Villanueva de Alfayar and from these settlements and the Alcaría of Juan Pérez, Puebla de Guzmán was born.

In 1327, Vicente Yáñez, on his own initiative, bought the Corte del Calvo in Campo de Andévalo from Lorenzo Yáñez and his wife D<sup>a</sup> Romera, and put it into operation, receiving a provision from Seville on 22 October 1327, addressed to the County of Niebla.

Collantes de Terán records a report from ecclesiastical sources which states that two places in the region, El Cerro and La Nava, were uninhabited in 1387.

In any case, the depopulation of El Cerro did not last long, because forty years later, in 1427, it was once again populated and must have had a council life, because it had a prison; however, this settlement must have been very precarious, because in 1479, during the wars between Castile and Portugal, El Cerro, along with other villages in the Sierra, was destroyed.

For documentary evidence of a new settlement, now definitive, we have to wait until 1502, when, according to the villagers themselves, there were a total of "220 neighbours with widows and minors" (A.G.S.).

During the 16TH century, Cerro de Andévalo began proceedings to expand its municipal area. In addition, they consolidate their ways of life, struggle to administer their lands, pay tributes to the nobility, build their Church and a hospital for the sick, form religious brotherhoods, and create chaplaincies... They were even able to send their children to study to the University of Salamanca. Demographic information from this period is unreliable, the only data available is from El Libro or Censo de los Millones, which was actually used by the Crown of Castile to collect a new type of tax, so in it was not actually used to count the population.

In the S. XVII Portugal invades this area, as a result of its War of Independence, which marks these years, some peoples flee to the forests (Santa Bárbara), others are massacred (Cabezas Rubias).... this war marked the Andévalo area during

The next years, Because of this Portuguese War of Independence, the Pilgrimage of San Benito Abad was born, which commemorates that the Portuguese troops did not enter the town. But little by little the town began to rise up and self-regulate, creating a system of social stratification where day labourers outnumbered farmers with



their own land and cattle, due to the fact that those who fled from the war return. During the EIGHTEENTH CENTURY the consequences of the war are left behind and the population increases gradually, although at the end of the century food shortages and epidemics stop this growth.

All in all, the event of the institution of the patron saint of San Benito would mark for ever an indelible significance that is brimming with interest, because it penetrated deep into the civic-religious feeling of the neighbours and has allowed, in the end, that distant institution to continue to be remembered and updated.

During the XVIII century, the Cerreños enlarged, in two occasions, the very capable parish church "N.ª S.ª de Gracia", they self-regulated their civil life with their own municipal ordinances, created two Grammar Schools and a Chair of Latinity...

The first years of the 19TH century are marked by the presence of French and Spanish troops in the municipality, which causes great destruction and considerable war expenses. With the course of the 19TH century, the number of inhabitants increased, due to the fact that with scientific and medical advances, births exceeded deaths. This situation made the town gain purchasing and social power. Its municipal cemetery was inaugurated in 1837, a privilege reserved for few since by 1860 more than 2,500 Spanish towns lacked a cemetery.

In the last third of the 19TH century, some foreign mining companies discovered manganese, copper and pyrite in the Andévalo subsoil, which caused the arrival of foreign populations that came to work in the mines of El Cerro de Andévalo, such as La Joya or Lomero . -Poyatos . This population growth was concentrated in the first half of the 20TH century, having its highest peak in 1940, when it had 5,296 inhabitants (according to census data). Parallel to the rise of mining operations, the arrival of the railway to the area took place. In 1889 the Zafra-Huelva line was inaugurated , <sup>1</sup> of Iberian gauge, while in 1888 service which linked the La Zarza mine with the Tharsis railway , <sup>2</sup> narrow gauge. In the Cerreño municipality several railway stations were built, as was the case of El Tamujoso (Zafra-Huelva) or El Jaroso (Tharsis).

In the second half of the 20TH century the situation changed, the mines began to decline, which caused a great rural exodus, agriculture, livestock and mining no longer provide work for everyone, so they must move to areas where industrial development offers more opportunities, such as Huelva, Catalonia and the Basque Country. Currently this population decline continues its process; it is a town with an aging population, where young people emigrate to seek their future in sectors other than agriculture and livestock, being especially the case of the female population. Although it is a town with a deeply rooted culture to which its emigrants return regularly to live their customs and keep it alive. In recent years, the promise of the return of mining, with the start of a neighbouring exploitation, is bringing life back to this area.

In the first half of the 20th century, the Cerreños continued to equip themselves with community elements that would make a better way of life possible, and so a market place was built, a barracks was set up for the use of the Guardia Civil, and a radio station and Electricity Company were installed.

## HERITAGE

### Church of Santa María de Gracia

The church stands out for its urban value, due to its free-standing nature, the powerful volumetry that impacts on the surroundings and its location in the nerve centre of the town, occupying a privileged position in one of the highest points of the urban centre, a place of confluence of public spaces where the most emblematic buildings of the town are located, such as the Town Hall or the chapel of the Holy Trinity, a sector firmly rooted in the urban history of the town and which has managed to maintain its original character. The presence of the parish church has contributed to consolidating and dignifying this urban layout, as well as determining the maintenance of a homogeneous architectural ensemble.

Built by Hernán Ruiz in the 16th century, the architect who designed the top of the Giralda in Seville, it brings together elements of different styles. It is a majestic building, both internally and externally, and its slender tower allows us to make out a large part of the El Cerro countryside from its height. The first two chapels, in which the main doorway and the two side doors are located, have been preserved from its construction. In Renaissance style, it is a single-nave church. Between 1732 and 1738, Andrés de Silva, after demolishing the third chapel, apse, tower and sacristy, built a new presbytery, sacristy and tower. The last extension was carried out by Antonio Matías de Figueroa between 1780 and 1788, who added a new chapel (the Sagrario Chapel), a Baroque volute

on the outside and the choir on the inside, above the main door.

It is a temple with a Latin cross plan, with a single nave of three bays, transept and main chapel raised on steps and with a straight headwall. The three bays of the nave are covered by large vaults separated by transverse arches. The central section of the transept is enclosed by an eight-section hemispherical dome on pendentives, while the arms of the transept and the presbytery are covered by a barrel vault with lunettes.

It has three doorways, the main one is located at the foot and the other two on the side walls on each of the flanks of the second section of the nave; they correspond to the first construction phase of the building and have been attributed to the master architect of the Archbishopric of Seville, Hernán Ruiz II, who possibly designed and built them between 1562 and 1569. The gable doorway is the most notable of the three, and is characterised by its classical triumphal arch design. It is made up of a large semicircular opening, with the thread and the recessed jambs, with the keystone highlighted by a corbel and with two plain discs in the spandrels. It is flanked by two pairs of grooved Doric half-columns on pedestals with niches with venerations in the intercolumniation. It is topped with a Doric entablature and a straight pediment.

Attached to the transept of the church, in the sector corresponding to the Gospel side, is the tower, built in the 18th century. Stylistically, it is similar to those built in Andalusia on the model of the Giralda in Seville, although in the Baroque style and according to the prototype reproduced in other towers in the province.

The tower was built in the Baroque style and according to the prototype reproduced in other towers in the province, such as that of the Church of San Pedro, in Huelva, or those of the parishes of La Palma and Bollullos del Condado. It has a square floor plan and consists of three sections: the cane, the belfry and the spire. The cane is completely smooth and its clean volume is only altered by a simple lighting opening that pierces it in the upper third. An austere listel separates the shaft from the body of the bells, with a semicircular opening on each of its flanks flanked by two pairs of Tuscan pilasters. A powerful cornice marks the transition to the last section, which consists of a pyramidal spire decorated with blue and white tiles. Various ceramic jars are placed around the cornice and around the spire, which in turn is crowned with a metal weather vane. Located at the foot of the nave is the choir, which is accessed through an open door in the Gospel wall and whose rectangular volume protrudes from the ground plan. On the Epistle wall, two chapels also stand out on the ground plan: the baptismal chapel, with a square ground plan and a vaulted vault, in the first section of the nave, and the sacramental chapel, of larger dimensions, in the third section, with an eight-section hemispherical dome.

The main chapel is completely surrounded by the parish buildings, the sacristy and a small courtyard. The supporting elements are basically the thick perimeter load-bearing walls and the pillars on which the vaults rest. The four pillars, which separate the bays of the nave and support the transverse arches, are square in section and chamfered at the corners. The four pillars of the transept have a similar layout, although they are larger. A powerful cornice runs along and joins the walls and pillars along the entire perimeter of the church. The walls are made of masonry with double solid brick walls. The three doorways, the joints between the walls and the continuous plinth that surrounds the church externally are also made of brick. The masonry is currently visible on the outside, while the interior is rendered, painted in white and different shades of ochre. The sacramental chapel and the vaults of the parish rooms are decorated with paintings that imitate stone materials.

The interventions carried out during the 18th century are mainly due to the architects of the Archbishopric of Seville, Andrés de Silva and Antonio Matías de Figueroa. They were responsible for the layout of the sacramental chapel, the choir, the tower, the sacristy and the parish hall, all with a great ornamental richness in the Baroque style, being a consequence of one of the most fruitful periods of construction in Huelva.







### **Ermita de la Trinidad**

From the 16th century, it was built in two phases, the first with a square floor plan with an oven vault and the second (18th century), an extension with a lower elevation and barrel vaults; both in a very good state of conservation after its restoration in 1997. It is not currently used for religious purposes and is used as a centre for cultural activities.

### **Ermita de San Benito**

The hermitage of San Benito dates back to the 15th century.



## Ermita de la Virgen de los Dolores

Hermitage built in the 16th century and initially dedicated to the religious worship of San Sebastián and San Roque (1588). Located in the Prado de San Sebastián and attached to the historical municipal cemetery since the 19th century. It was not until 1801, when it was named as the hermitage of "Los Dolores y San Sebastián". A few years later it would be definitively known as the hermitage of "Nuestra Señora del Mayor Dolor".

Its triangular pediment in Romanesque/Mannerist style, which bore an extemporaneous sign with the inscription "Ermita de la Virgen de los Dolores", is crowned by a belfry with a bronze bell from 1550. It is a cult with a strong social penetration and an intense popular devotion that has its moments of maximum splendour in "La Subida", in the afternoon of Holy Thursday and Good Friday and in the night of this Friday until the early hours of Saturday morning, where it is transformed into "La Soledad de la Virgen" (The Solitude of the Virgin).



## Historical Municipal Cemetery

The town's original Catholic cemetery, attached to the hermitage of the Virgen de los Dolores. A space dedicated to funerary art and the cult of the deceased from the idiosyncrasy of Cerreña.

It was designed by the master builder Bartolomé González Labrador, built by the villagers in the 1830s and inaugurated in March 1837, with the blessing of the priest Francisco del Valle Muñoz. In 1940, it was remodelled, exhuming the tombs from the ground and building blocks of niches in the southern half of the complex. Also in that year, the current iron gate was installed. In 1949, the east gallery was created. In 1995, the largest extension to date was made, making room for 230 more tombs and creating a small square with gardens next to the chapel. In 2016, a monolith was created in honour of those who died for freedom and equality during the Spanish Civil War.

Between 1888 and 1930, it became fashionable in the important cemeteries of the province to create vertical pantheons, taking more than one niche, and in 1916, the only monumental pantheon that has survived to this day was built, the "Maria Moreno Soriano pantheon". A unique jewel of the past, very rare in the province of Huelva. Of neo-Gothic and neo-Mudejar style, topped with tiles and with a ceramic cross at the top. At its base, two busts of angels support it.



This cemetery has a number of artistic and architectural manifestations that have been reflected in it over the centuries.



A great protagonist of All Saints' Day and All Souls' Day in the traditions of the people. Many of these traditions have been lost in history, but among them, there was the collection of the lamb or the scapulars that were given by the sisters of the cross to pray the rosaries in front of the deceased. The tradition of lighting the tombs on the 2nd of November has had a great weight in this place since its beginnings, and on that day, it is a real spectacle to see the tombstones glowing at dusk. An image in which the cemetery looks like an illuminated city.

The church stands out for its urban value, due to its free-standing character, the powerful volumetry that impacts on the surroundings and its location in the nerve centre of the town, occupying a privileged place in one of the highest points of the urban centre, a place of confluence of public spaces where the most emblematic buildings of the town are located, such as the Town Hall or the chapel of the Holy Trinity, a sector firmly rooted in the urban history of the town and which has managed to maintain its original character. The presence of the parish church has contributed to consolidating and dignifying this urban layout, as well as determining the maintenance of a homogeneous architectural ensemble.

## POPULAR FESTIVALS

### Romería de San Benito

#### Festival of Tourist Interest to the Regional Community

5 a 11 of May

La romería



It is not difficult, at some point, to feel transported back to the Middle Ages, when you go on pilgrimage dressed as you were in those days.

In the oldest pilgrimage in the province of Huelva, the Mayordomo, the Mayordoma, the Jamugueras and the Lanzaores set out on the road to the hermitage of San Benito, accompanied by the Cerreños, on horseback, on a journey that lasts more than four hours, crossing the countryside of El Cerro, between holm oaks, rockroses and cereal fields, in a landscape that spring has filled with colour. In the oldest pilgrimage in the province of Huelva, the Mayordomo, the Mayordoma, the Jamugueras and the Lanzaores set out on the road to the hermitage of San Benito, accompanied by the Cerreños, on horseback, on a journey that lasts more than four hours, crossing the countryside of El Cerro, between holm oaks, rockroses and cereal fields, in a landscape that spring has filled with colour.

The pilgrimage of San Benito in El Cerro de Andévalo is held on the first Sunday in May.

The pilgrims leave for the sanctuary at midday on Saturday and return at dusk on Monday, bringing to an end a function that is present throughout the year in the lives of the inhabitants of El Cerro.

The Vigil is the first act of the pilgrimage. This Eucharist is held on the third Sunday in March, in the chapel of San Benito, to which the prior, the steward and the pilgrims have ridden during the afternoon of Saturday.





Resurrection Sunday, Morning of Albricias in El Cerro, the Cerreños walk at dawn the Virgin of Albricias, in search of her risen son, and at the end of the procession begins the General Notice. The steward invites the whole village to the pilgrimage to be held soon. The Lanzaores dance to the sound of the drummer and in the squares, the Jamugueras dance the folía and the fandango.

It is a day of celebration that brings Lent to an end and announces it with fireworks and music. Soon the drummer will be in the streets in the mornings reminding us of the arrival of the festival. The “Día de Faltas” is the Thursday before the pilgrimage, the Thursday of Lucimiento. Tradition marks this day as the first day on which the Jamugueras and the Lanzaores wear their full costumes, which are shown to the entire population and especially to the sick, relatives and people who have lent them jewellery and clothes.

The costumes are examined by the villagers to correct any possible "faults" before the pilgrimage. Afterwards, a sambenitero will give the proclamation. Saturday of the Pilgrimage is here. El Cerro is a hive of people dressed in traditional costumes. Through the narrow streets, the horses tied to the windows of the houses make it difficult to pass. At around one o'clock in the afternoon, the pilgrims start the procession from the church, led by the Prioste with the standard, collecting Silletines and Jamugueras door by door, in hierarchical order, to the Mayordomo's house and together with the Mayordoma they set off for the hermitage. A four-hour walk through the village of Montes de San Benito, with its steep streets, culminating in the arrival at the hermitage at sunset.

A return journey that the pilgrims appreciate as one of the most eagerly awaited parts of the pilgrimage, which is tiring but enjoyable.

Singing and stops to refresh the throat. Living together in the midst of nature.

Once at the hermitage, the pilgrims pray the rosary in a procession through the royal grounds, while the Lanzaores dance to the sound of the tambourine and bagpipes.

### The costumes



The Bandas del Mayordomo are the most important element of distinction of the Romería. Crossed on the chest, these two velvet-embroidered bands, one blue and the other red, distinguish the chosen person, who, together with the Mayordoma and the Jamugueras, belonging to their family or their closest circle, will lead the pilgrimage events throughout the year.

The Gala Costume of the Mayordoma is distinguished from that of the Jamugueras by the ribbon on the top of the hat, which is red and bears a medallion of Santiago Apostle on horseback.

The rest of the dress is made up of the following components:

White shirt with lace, Corpiño, Monillo, Toca embroidered in gold, Gloves, Guardabajo of silk, Petticoat, Moa, Stockings of blue blades, Chinelas of red velvet, Bobillo of the Mayordoma, Hat of feathers with bow.

The jewels that adorn the costume are:

Agnus, Golden Crescent, Caravaca Cross, Book, Jet Cross, Latin Cross, Earrings similar to the Jet Cross, Rosary, Galapago, The World, Golden Chains, Silver Scapular.

All these elements, of different origins, create an ensemble of colours and shapes that give the woman a great elegance, both when she dances and when she walks or travels on horses.



The seven Lanzaores are dressed in black trousers with silver buttons at the bottom of the leg, a white shirt with wide sleeves and a patterned waistcoat. They wear an embroidered silk sash, crossed over the chest. Four of the bands are red and the other three are green. During the day of "faltas" and on the way, the Lanzaores wear a short black jacket.

## The dances



"El Folía", the main dance, when danced by women alone, they do it looking at each other, describing various circles and figures, with short steps, while they join their fingers together above their heads.

The Fandango is the most modern of the dances performed and must be around a century old. Performed by mixed couples, its literature is the same as that of the Fandango, with the one from El Cerro de Andévalo featuring four or five octosyllabic verses.

The men perform a dance that could make sense in the recreation of pastoral experiences. by the lances they carry, they form different figures: rows, snails, tunnels, always at the pace set by the tambourine.

The "paso de las andas" consists of dancing under the platforms that carry San Benito, without ever turning their backs to him, in the procession on Romería Sunday.

The morning of Romería Sunday is the busiest. The saint is carried in procession and the Lanzaores dance as the procession passes by.

After the procession the Eucharist is celebrated and after this, in front of the hermitage, the Jamugueras dance the folía and the fandango.

At night, during the rosary, the Mayordomo hands over the bands, which have presided over his house throughout the year, and they are placed on the saint, amidst cheers for the old Mayordomo.

Romeria Monday dawns with the curiosity to know which Cerreño will carry the bands this year. The members of the Junta de Gobierno meet to deliberate and decide, in secret, the next Mayordomo.

It is at the midday mass that the person who will carry the bands is announced.

A day of joy for the lucky winner, who is congratulated by everyone and walks around the royal, while the hazelnut throwers throw hazelnuts to those present.

After lunch, the procession sets off back to El Cerro, where the new Mayordomo gives a bouquet of flowers to the Mayordoma, who is waiting for him at the door of her house.

The last act of the pilgrimage takes place on the Wednesday following the pilgrimage, Wednesday of the Sweet, in which the old Mayordomo goes through the streets offering quince jelly and sultana wine to the people of El Cerro, thanking them for their attentions during the past year and the Jamugueras and the Lanzaores dance.

The following day the event is repeated in Los Montes de San Benito.

Old traditions that are repeated every year in El Cerro de Andévalo.



## Vigil in Honour of St. Benedict Abbot

It is celebrated **on the 12th and 13th of March** (formerly on the 21st of March, the date of the translation or death of Saint Benedict). In the old days, at about eight o'clock in the morning, the priest with the butler and brothers of the Brotherhood, set off from El Cerro on pilgrimage to the hermitage of San Benito, along the old bridle path (without eating or drinking, observing the precept of the Church of 12 hours of fasting prior to the Eucharist). Once the Eucharist had been celebrated and the *dao* handed over to the steward, a communal meal was held, which, if it coincided with a Friday in Lent, consisted of cod stew, or an individual meal that each person carried in their own bag. At around 16:00, the pilgrims departed for El Cerro and the Vigil was over.

In the 1970s the date of the celebration was changed from 21st March to the third Sunday in March and in 1989 the departure to the Sanctuary was brought forward to 15:00 on the third Saturday in March. The recitation of the Rosary is included at 23:00 hours and the rest of the tradition continues.

## Holy Week



Although it is the Pilgrimage of San Benito that takes up most of the year in terms of celebrations, El Cerro de Andévalo has other festivities of great importance, the most important of which is Easter Week.

Full of tradition, **Easter Week** in El Cerro de Andévalo begins with the Ascent of the Virgen de los Dolores from her hermitage in the Prado de San Sebastián to the Church of Santa Maria de Gracia.

Carved by Antonio Castillo Lastrucci, the image shows the great delicacy of this master carver, author of many of the *pasos* of the Sevillian brotherhoods.

On the Friday of Sorrows, the Virgin is again carried in procession through the narrow streets of El Cerro. Maundy Thursday in El Cerro is the high point of the day.



On this day, in the afternoon, the image of Jesus the Nazarene goes out in procession, and behind him, the Virgin of Sorrows, accompanied by his penitent brothers, until they arrive at the Plaza de El Cristo, where the two images meet, in a symbolic act full of sensitivity.

**On Saint Friday**, the procession of the Santo Entierro brotherhood, together with the Virgen de los Dolores, goes through the streets of Cerreña from the church to its hermitage in the Prado de San Sebastián. One of the oldest traditions in El Cerro is the burning of the Judas.

**On Saint Saturday**, the inhabitants of each street make a doll out of straw and old clothes which is hung in the middle of the street.

This doll represents Judas, who has just sold Jesus.

At the stroke of midnight, when the bells ring out announcing the resurrection of Christ, the Judas is burnt and carried through the streets in flames, amidst the merriment of the children.

### **Morning of Albricias**



The Saint Week culminates with the Morning of Albricias, in which, at dawn on Easter Sunday, the Virgin of Albricias is carried in procession amidst fireworks, to the sound of the drum that announces the pilgrimage, accompanied by the lance bearers.

At the end of the procession, the General Notice of the Pilgrimage begins, turning Sunday into a day of festivities and rejoicing, of singing and dancing, and of drinking and sweets.

### **Feria and Verbena of San Bartolomé in El Cerro de Andévalo**

The month of August is the time of the Fair -the first weekend- and the Verbena de San Bartolomé -the third-. Both fiestas are an excuse for the residents of El Cerro to meet up with those who have had to leave the village for various reasons and who return during the summer.

## DISTRICT

To travel through the mines of the Huelva region of Andévalo, between the Sierra de Aracena, the Tierra Llana of Huelva and the border with Portugal, is to travel far away from traditional Andalusia. Without the presence of Arab castles or white villages, what has shaped the landscape here is mining, a nineteenth-century activity that has left a legacy of industrial museums, Victorian neighbourhoods and, above all, impressive craters that seem to descend to the centre of the Earth. It is said that NASA found in these lands an ideal place to prepare for the exploration of Mars. You only have to look at its red-tinged rivers to think it must be true. It is in such a strange-looking place that modern Spanish football was curiously born: in 1878 the Río Tinto Foot-Ball Club was founded, the first club with a professional vocation, although the doyen of football in the area is Recreativo de Huelva, founded 12 years later.

### Riotinto

44.9 km, from Cerro del Andevalo

It is worth starting the journey in the heart of the region, at the millenary source of copper, sulphur, pyrite, gold and silver of the famous Riotinto mines, a name that comes from the red colour of its river, due to the reaction of the acidic waters with the iron minerals in the ground. This town in the south of the Sierra de Aracena has a population of 4,000 (three times as many as three years ago).

4,000 inhabitants (three times as many a century ago) is the head of the Huelva mining basin, whose deposits have been exploited since before the Tartessians by all the peninsular cultures.

Abandoned for almost 2,000 years, the mines were rediscovered by the English company Rio Tinto, which in 1870 founded a town here to exploit these deposits and turn them into one of the most important in the world. However, at the cost of deplorable sanitary conditions, even by nineteenth-century standards. Following the closure of the mines at the dawn of the 21st century, in 2001 to be precise - although in 2015 a project by Atalaya Mining recovered the copper deposit - much of the site was converted into an impressive mining park that includes a mining and railway museum, with a collection of archaeological finds, a reproduction of a Roman mine and the carriages of the Riotinto mining train (as well as one made for an Indian maraja). The visit to the park is completed with the Peña de Hierro, a mine six kilometres from Riotinto where a 200-metre gallery has been recovered; and the so-called Casa 21, a house built in 1895 to house the British foremen. Decorated with furniture and objects from England, it is like a journey back in time to the Victorian era, which can be completed by taking a walk through other buildings and places in the Bellavista neighbourhood, where the English stayed: the casino, the Presbyterian church, the cricket pitch and the Anglican cemetery. And a curiosity that many do not know: Riotinto is the birthplace of Spanish football, as the first team on the Peninsula was founded here in 1833, at the initiative of the English.

A good way to visit the site is on board the Ferrocarril Minero, a 19th-century convoy that linked the mines with the port of Huelva, and which now covers 22 kilometres throughout the area. In wooden carriages reconstructed from the original plans, and with locomotives that are jewels of the world's railway heritage, you will pass through the area in a

railway heritage, the route crosses landscapes transformed by man's hand during 150 years of mining activity, following the course of the River Tinto and its unique ecosystem. A set of sensations that transport visitors to scenarios more typical of another planet.

The most picturesque place, however, is the Corta Atalaya crater on the outskirts of the town: it is an elliptical-shaped open-cast mine, 345 metres deep - one of the largest in Europe - from which copper was extracted for decades.

From Riotinto it is worth taking a detour to Nerva, some five kilometres away. Its town hall, with its clock tower, is one of the finest buildings from the English period, and close by is another centre of contemporary art: the Daniel Vázquez Díaz Museum, with a collection of works by the father of Spanish Cubism. And to soak up the British flavour of the mines, you can sleep in the Old England House, a country house decorated as if it were an old English mansion from the Victorian era, in the old neighbourhood of the English directors of the mines. And in the rustic-style Época restaurant, you can recreate the dishes eaten by the miners of the 19th century.

To prepare for the trip (or to remember it afterwards) it is highly recommended to read the novel *El corazón de la Tierra* (2001), by Juan Cobos Wilkins, and the film of the same name, directed by Antonio Cuadri in 2007, with spectacular photography of the area and a historical recreation of the English village, including football matches.



## Valverde del Camino

Some 32.8 kilometres from El Cerro de Andevalo, the municipality of Valverde del Camino (population 13,000) started out as an inn and post house, but today it is known above all for its excellent leather craftsmen, who make magnificent country boots that are sold all over the world. But its past was also linked to mining. Some buildings remain from those times, erected at the beginning of the 20th century by the English company Alkali United, which exploited the deposits until 1931. One of them houses the Casa Dirección Museum (avenida de la Constitución, 98), a recently refurbished ethnographic collection which, over three floors, allows visitors to learn about the history of the town, visit an old mine and visit a museum.

history of the locality, visit an English tea room with original furniture, delve into local crafts and get an idea of the mineral variety of the region. Also worth a visit is the white chapel of Santa Ana, built on the site of a 15th century hermitage.

But what is not to be missed on a visit to Valverde is a visit to the craft shops that sell their boots and other leather products at good prices. There are many shops all over the village, and magnificent craftsmen. And cycling enthusiasts can cycle down from Valverde to San Juan del Puerto along the Molinos de Agua greenway, which follows the old mining railway line for 36 kilometres through dense pine forests, pastures and holm oak woods.





## Villanueva de los Castillejos

Heading west, 50 km from Cerro del Andevalo, the next stop is Villanueva de los Castillejos, a farming village where not many travellers stop. However, it is good to stretch your legs if only to contemplate the imposing church of the Purísima Concepción, built in 1870 and standing in the middle of the village on the site of an earlier church destroyed during the Lisbon earthquake of 1755. Halfway between neo-baroque and neoclassical styles, it boasts a richly ornamented interior.

On the outsides are the 18th century Zahurdón mill, one of the few flour mills still existing in the area, and the hermitage of Nuestra Señora de Peña Albas, located in the beautiful meadow of Osma. Dating from the 15th century, it is surrounded by a porch and is the destination of a multitudinous pilgrimage held at the end of April.



## Puebla de Guzmán

Just 36.6 kilometres from Cerro de Andevalo, this is another town that lived through the mining **boom**, which also left its mark on the Herrerías mine. In the shadow of the now disappeared castle of Alfayat, which stood on the site where the church of Santa Cruz stands today, with an elegant Baroque bell tower, Puebla de Guzmán is in the southern foothills of the much more touristy Sierra de Aracena, which would be the next destination for any traveller.

But first, after visiting the town, it is a good idea to head for the hermitage of the Virgen de la Peña, dating from 1500, which houses the contemporary carving of the Virgin known as the Queen of Andévalo: a complex made up of the church and its outbuildings embedded in the rocks of the Águila hill, from which one enjoys unbeatable views of the surrounding area and even of the Costa de la Luz.

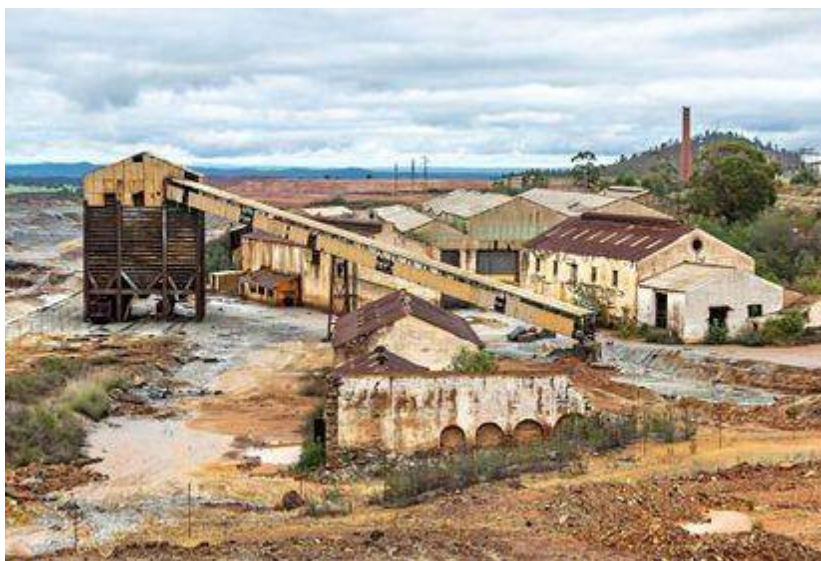


## Tharsis

2.1 Km from Cerro de Andevalo

With its biblical name, **Tharsis** is an evocative mining village where pyrite has historically been extracted for the manufacture of sulphuric acid. The village, which currently has a population of 1,750 inhabitants, is surrounded by five craters excavated for the extraction of the mineral. It was the English who re-founded it at the end of the 19th century and introduced the "hache" into the toponym. It is divided into two nuclei, as is the case in almost all mining settlements: the so-called new town, where the British stayed, with buildings such as the English club or the "general manager's house"; and the workers' town, with an urban layout of curved streets and large squares, where there is a casino and the old market. One of the singularities of the place is its municipal football pitch linked to the English love of the sport, as is also the case in Riotinto.

In addition to peering into the abyss of the mines, it is interesting to stroll around the town, discover its peculiar architecture and visit the Tharsis Collections, an interesting museum housed in the old hospital of the mining company, where wooden moulds for the foundry, machinery, working tools, some wagons and samples of minerals are exhibited.



## Calañas

14.8 km from Cerro de Andevalo.

The next stop on the route is **Calañas**, the centre of a galaxy of mining settlements including La Torerera, now abandoned. Calañas, with just under 3,000 inhabitants, is a small town that is based around the Renaissance church of Santa María de Gracia, completed at the end of the 16th century by the architect Hernán Ruiz, and the market hall, an interesting modernist building. A short distance away, in Sotiel Coronada, is the hermitage of Nuestra Señora de España, dating from 1990, in front of which stands the hermitage of La Coronada, a large religious complex located near an ancient Roman necropolis.



## Gibraleón

Outside the Andévalo region, 68 kilometres south of Cerro de Andevalo, this route deserves another stop in Gibraleón, a quiet village surrounded by fertile plains on the banks of the river Odiel, once guarded by a massive medieval castle of which only a few remains of its walls and a tower remain. Gibraleón, however, is dotted with churches that betray the importance that it came to have for centuries, being located at a crossroads between the coast and the mountains and only 15 kilometres from Huelva, on the road to Portugal. More than for its places of worship, it is worth a visit for the surprising Olontense Centre of Contemporary Art, which houses the municipal art gallery, as well as temporary exhibitions.

In addition, the municipality also contains part of the natural area of the Odiel Marshes, an interesting wetland area, rich in flora and fauna. This estuary has been declared a Unesco Biosphere Reserve, and is an obligatory stop-off point for thousands of migratory birds on their route between Spain and Africa. Here it is common to see flamingos, grey herons, cranes and black storks.





## **Cortegana**

It is located 22 km from El Cerro de Andévalo and 6 km from the town centre. El Castillo de Cortegana is a medieval fortress built in the Huelva town of Cortegana, Andalusia (Spain). Built as a means of defence against the Portuguese because of its proximity to the border, it is now a museum and the epicentre of the Cortegana Medieval Fair.

The castle was probably built around the 12th century, although it is not until 1253 that the first reliable information appears. In that year it was handed over to the Council of Seville by order of King Alfonso X. As early as 1293 King Sancho IV El Bravo undertook extensions to these defensive structures. In the 14th and 15th centuries, with the geopolitical changes in the region, it was abandoned. After this period, and in view of the wars with Portugal in the 16th century, as it was a border area, it became a permanent fortress base.

Built on a small hill, around its more than forty metres it has five towers, four rectangular and a smaller circular one. There is no other construction next to it apart from the barbican and its towers (completing an enclosure of more than three hundred metres), two gates and the small Hermitage of Nuestra Señora de la Piedad.

The design of the castle is common to the defensive fortresses of the period. For this reason, it was designed with a labyrinthine structure to allow for better defence and a cistern was installed inside to allow the inhabitants to subsist in the event of a siege. Its entrance is defended by a buhedera and a tower behind which one enters the parade ground and the rooms made up of five vaulted chambers. A staircase leads to the ramparts and the main hall of the castle. A final level completes the fortress with a space for the artillery and the keep - ordered to be built in 1515 by Don Diego de Merlo - and various structures that connect different rooms.



## **Aroche**

It is located 23 km from El Cerro de Andévalo.

Aroche is a characteristic village in the mountains of Huelva. It is nestled in the foothills of the Sierra Morena, and represents for any visitor a comforting and attractive place. Aroche is one of the villages with the greatest historical heritage in the province of Huelva, as well as being located within the Sierra de Aracena y Picos de Aroche Natural Park. Within its boundaries are also located two Natural Parks: Las Peñas and Sierra Pelada and Rivera del Aserrador. Aroche is home to animal and plant species of unquestionable ecological value, such as the black vulture, the black stork and some varieties of orchids.

The uniqueness of its historic town centre was protected with its declaration as a Historic Site in 1980, the most important elements being its Islamic castle, the Church of Nuestra Señora de la Asunción, the 17th century artillery wall and numerous stately homes, which turn a stroll through its streets into a cultural spectacle, as well as the oldest bullring in Spain.

The forest mass of Aroche allows the development of hunting. Hunting has traditionally been an important resource in Aroche, with the main species hunted being deer and wild boar in the celebrated "monterías", which are held in the village as fiestas. Partridge, thrushes, etc. are also hunted.



## **Castaño del Robledo**

27 km from El Cerro de Andévalo

Castaño del Robledo, in the centre of the Natural Park " Sierra de Aracena y Picos de Aroche ".

Castaño del Robledo (Huelva). LOCATION. In the heart of the sierra, in the middle of a lush forest rich in chestnut trees, from which it takes its name, pines, cork oaks and holm oaks, surrounded by orchards and fruit trees, lies Castaño del Robledo, the highest village above sea level in the province of Huelva, and one of the smallest municipalities with only 13 square kilometres. It has one of the best preserved farmhouses, making it one of the most representative villages of mountain architecture. It is without doubt an obligatory stop for any tourist passing through the area.

The first records of this locality date back to the 15th century, when it contributed a levy to the War of Granada. However, it was officially founded in 1554 by five residents of Aracena, as a hamlet dependent on the latter. During this period, the famous humanist Benito Arias Montano occasionally served as presbyter of the parish.

The process of emancipation began in 1700, when its 50 inhabitants denounced before the Royal Court the harassment they received from the town of Aracena. From that moment on, a period of economic and demographic splendour began that lasted until the second half of the following century. In 1877 the population reached its historic peak.

The important exploitation of the chestnut grove and other primary productions, livestock, mining and forestry, in the 18th century, which were joined by hunting and industrial activities in the 19th century, were the mainstay of this period of growth. In the 20th century, the population suffered a demographic decline due to the crisis in the primary economies of the Sierra. Nowadays the chestnut grove, this municipality produces half of the chestnut production of the whole province, and secondly, pig farming is the basis of the economy of this town.

- The farmhouses: These farmhouses have been declared a Historic-Artistic Site, whose Baroque and Neoclassical façades reflect the moments of maximum splendour of this settlement. The most important elements of their construction are the sunrooms and railings, as well as some doors and windows that are now part of the unmistakable image of the Chestnut Tree.

- The Church of Santiago El Mayor: This church dates from the mid-16th century.





## Aracena

38 km from El Cerro de Andévalo

Aracena is located in the north of the province of Huelva and is a tourist place par excellence, presided over by the Cerro del Castillo (1) on which stand the ruins of the old fortress, which was built by the Templars on top of an old Muslim fortress between the 13th and 15th centuries. The enclosure is rectangular in shape and is defended by seven towers. In a good state of preservation is the Iglesia Prioral del Castillo ( 00 ) where the Torre del Homenaje (Homage Tower) stands out in the Mudejar style, where we can see a front decorated with tsebka cloths, imitating the Giralda of Seville and three naves with a choir and atrium at the foot, in the Gothic style.

Under the Cerro del Castillo is the Cave of Wonders ( 2 ). Popular tradition tells us that it was discovered by a shepherd who was looking for a lost ram and that the sight of the formations gave rise to the name of Pozo de Las Nieves, the name currently given to the street where the entrance is located.

The Cave of Wonders received its first tourist visits in 1914. It has a route of 1,200 metres that can be visited, starting with the Hall of Shells; from here there is a gallery that leads to the Hall of Shiny Shells and the Hall of Manila Shawls, where the different coloured lava flows stand out. From here we reach the Great Lake and from here, up about a hundred steps, we reach The Cathedral, which is the largest of the halls and is where the thickest columns of the cavity are located. We continue to El Lago de La Sultana ( 3 ), La Sala de Las Esmeraldas and La Cristalería de Dios ( 4 ) from where we go down to the Sala de Los Garbanzos and from there to the Salón de Los Desnudos and along the shore of an enormous lake we reach the exit with an hour's journey.

In the surroundings of Aracena we can find typical villages of the area with white houses and cobbled streets, such as Jabugo ( 13 ), cradle of the Iberian ham, where since 2003 the ham rally has been held and in the months of March-April every two years a macro stew is organised with a total weight of two thousand kilos.

Alájar ( 14 ), with its Peña de Arias Montano, theologian and scholar who lived on the rock in the 15th century. It celebrates the most popular pilgrimage in the sierra on 8 September. Almonaster la Real ( 15 ), of Arab origin with its Mosque erected at the beginning of the 10th century and the main focus of the Islamic culture days where concerts of Andalusian and Arab-Andalusian music are held.





## Jabugo

43 Km Km from Cerro del Andevalo

Jabugo is a Spanish municipality in the province of Huelva, Andalusia. In 2019 it had 2250 inhabitants. Its surface area is 25 km<sup>2</sup> and it has a population density of 99.0 inhabitants/km<sup>2</sup>. Its geographical coordinates are 37° 55' N, 6° 43' W. It is located at an altitude of 658 metres and 105 kilometres from the provincial capital, Huelva. It is in the Sierra de Aracena y Picos de Aroche Natural Park. Its name is "Jabugueño/ña". The municipality is a producer and gives its name to the Jabugo Protected Designation of Origin.

It is internationally known thanks to its ham produced in the town and throughout the region, which is known as Jabugo Protected Designation of Origin. Of all the companies created in Jabugo, the meat industry undoubtedly stands out. It is said that Christopher Columbus took Jabugo products with him on his travels, but the great development of this industry took place at the beginning of the 20th century and is still in force today.



## Doñana National and Natural Park

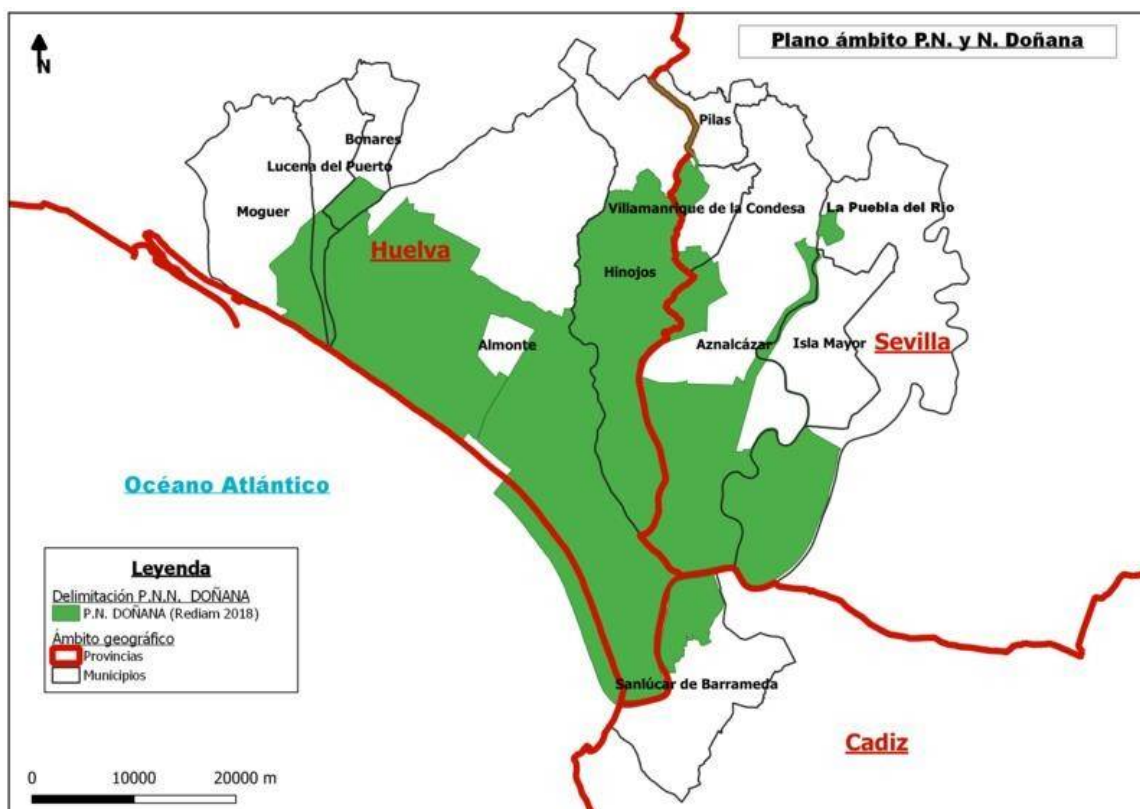
100 km, from Cerro del Andevalo

Doñana is a Spanish protected natural area located in the provinces of Huelva, Seville and Cadiz, Andalusia.<sup>5</sup> It comprises both **the Doñana National Park** (created in 1969) and **the Doñana Natural Park** (also known as Doñana environment or preparque, created in 1989 and extended in 1997). It covers an area of 122 487 ha, 54 251 ha of national park and 68 236 ha of natural park. Its vast expanse of marshland is home to numerous species of waterfowl during the winter, which usually number 200 000 individuals per year.

Due to its privileged geographical location between two continents and its proximity to the meeting point of the Atlantic and the Mediterranean, the Strait of Gibraltar, more than 300 different species of birds can be observed in Doñana throughout the year, as it is a passage, breeding and wintering place for thousands of them (aquatic and terrestrial) from Europe and Africa. Waterbirds from all over Western Europe rest here, with countless species from Africa and Europe being found in the marshes and the surrounding area. With different scientific institutions within the park that ensure the proper development of the surrounding areas and the conservation of some very delicate species that live there, it is considered the largest ecological reserve in Europe.<sup>6</sup> It was declared a World Heritage Site by UNESCO in 1994.<sup>7</sup> In 2006, the park received 376,287 visits.<sup>8</sup> Its name comes, according to some, from Doña Ana de Silva y Mendoza, wife of the VII Duke of Medina Sidonia. According to others, it is named after Ana Mallarte, married to Sancho de Herrera, lessee of the pasturelands of the art of El Palacio in 1545. With 300,287 visitors annually (2015), Doñana is the eleventh largest national park in Spain in terms of number of visitors.<sup>9</sup>

The present-day Doñana Natural Area is located in the southwest of the Iberian Peninsula, in the provinces of Huelva, Seville and Cadiz. Its coordinates are ( 36°56'51"N 6°21'31"W). The area occupied by the natural space has its greatest extension in the province of Huelva, and in particular, in the municipality of Almonte. In the provinces of Seville and Cadiz, the area occupied by the park is much smaller.

It covers a total of 11 municipalities. In the province of Huelva, it covers the municipalities of Almonte, Moguer, Lucena del Puerto, Bonares, and in the province of Cádiz: Sanlúcar de Barrameda.











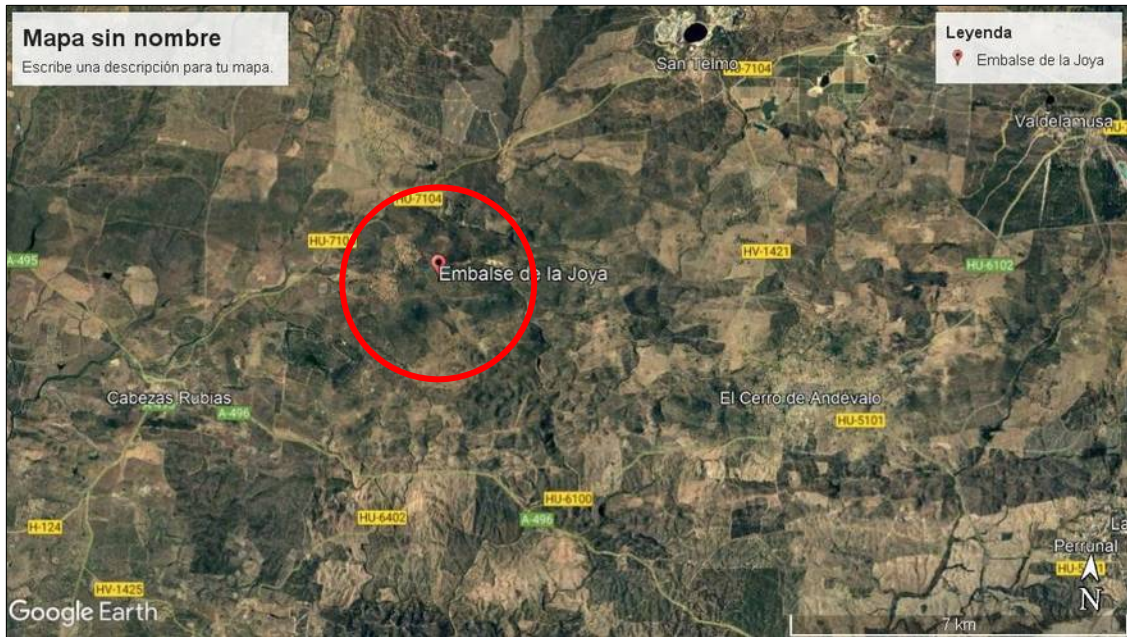






# FINCA LA JOYA

The farm LA JOYA, is located in the municipality of El Cerro de Andevalo, which is accessed from the local road HU-7104, from the municipality of Cabezas Rubias, or from El Cerro del Andevalo itself by the local road HV-1421, until it connects with the HU-7104.



LOCATION OF THE FARM IN THE REGION



FINCA LA JOYA

The Polygons and plots that make up the estate are:

- Polygon 34: Plots 2, 3, 4, 5, 5, 6, 7, 8, 9, 28, 29, 30, 31, 32, 33, 34, 35, 36,
- 37, 38, 39, 40, 41, 42, 43, 44, 46 and 51
- Polygon 59: Plot 1

The natural boundaries of the property are:

- North: Ayamonte/Aracena road, Cabezas Rubias-San Telmo section.
- South: Finca "Los Marruecos y otras".
- East: Finca "La Bujarda" and others
- West: Finca "La Bujarda" and others.

The total area of the estate is 606 ha.

The topography of the estate is steep in the south and undulating to gentle in the rest. The maximum and minimum altitudes are 317m. and 200m. Respectively, and the average altitude is 220m.

The estate "La Joya" belongs to the Cuenca Hidrografica del Guadiana, and is crossed by different ravines such as "La Ribera de la Fresneda", which is the entire eastern border of the estate, "El Barranco de la Panera", "Barranco del Huerto" and Barranco de la Balsita", the latter being the main source of water for the reservoir of the estate.

The Finca is made up of tree cover that forms an open thicket, of a thermo-Mediterranean nature, with areas of cork oak, holm oak, eucalyptus and stone pine, with its corresponding associated scrubland, made up of mastic, palmetto, strawberry tree, bramble, rockrose, lavender, asparagus, etc. ....

In terms of fauna, the red-legged partridge, thrush, turtle dove and wood pigeon are abundant, and rabbits, starlings, jackdaws and magpies are frequent.

The average seasonal maximum temperature is:

- Winter: 11.1°C
- Spring: 17.9°C
- Summer: 30.9°C
- Autumn: 21.4°C

The average seasonal minimum temperature is:

- Winter: 3.4°C
- Spring: 6.9°C
- Summer: 15°C
- Autumn: 10.3°C

In the estate "La Joya" there is an old mining exploitation called "Mina La Joya" and a reservoir with the same name of approximately 4.4 Ha of water.



## MINE "LA JOYA".

The mine "La Joya" is a Spanish mining site located in the municipality of El Cerro de Andévalo, in the province of Huelva. The mine has been active on several occasions during the Antiquity and the Contemporary Age, although today the deposit is inactive. As a result of the mining works, there is currently a "cut" 250 metres long and 80 metres wide,<sup>1</sup> which is partially flooded.

As in other sites in the Iberian Pyritic Belt, there is evidence that mining was carried out at La Joya in Roman times. Contemporary studies of the Roman slag heaps in the area have indicated that silver was the major metal produced during this period.<sup>2</sup>

During the second half of the 19th century the deposit was again reactivated by British capital. In 1879 the Blade Metal Chemical Company took control of the mine, starting the exploitation of its two ore bodies - Poniente and Levante. Around 1895, work was halted due to the low copper grade. By then, 400,000 tonnes of ore had been extracted.<sup>3</sup> At the beginning of the 20th century, the mine was acquired by the company Hijos de Vázquez López, and was put back into operation. The mine was put into operation again by means of an open-cut, open-pit system.

"In the early 20th century, the mine was acquired by the company Hijos de Vázquez López, and was brought back into operation. In 1924, activity at La Joya ceased due to the crisis in the sector.<sup>4</sup>

The mining installations were linked to the Zafra-Huelva line via a branch line 14.648 kilometres long,<sup>56</sup> thus enabling the exported minerals to be transported to the port of Huelva. The route was a narrow-gauge line and was in service during the period 1908-1924.

In the 1950s, the deposit was reactivated again, and mining was carried out by inland mining.<sup>4</sup> Activities ceased in 1978.

The deposit consists of two masses of copper pyrite embedded in green porphyritic rocks. Beneficiation was initiated by The Bede Metal Company at the end of the 19th century.

19TH CENTURY. A narrow-gauge railway was built to transport the ore to the loading bays in Huelva, near the El Tamujoso halt, on the San Miguel quay, in connection with the Zafra-Huelva line. Between 1882 and 1888, 91,301 tonnes of ore were obtained. The mine finished its workings in 1978, although later, with little success, it began to process green porphyry as an ornamental rock, the cut faces of which can still be seen in the most W area of the flooded cut.



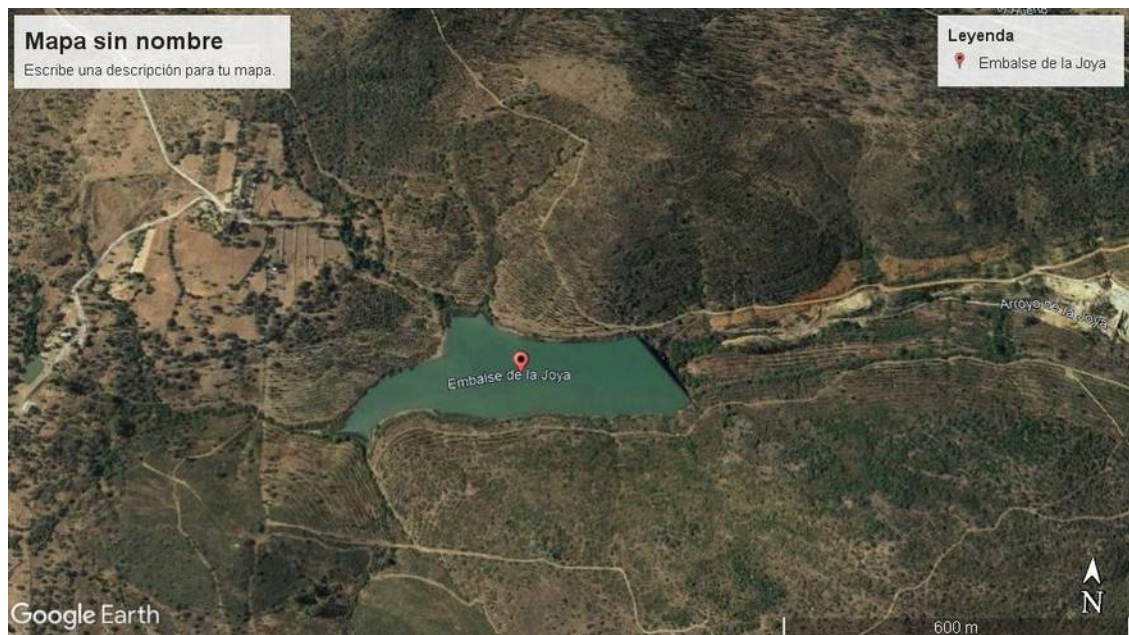
View of La Crta with the only original wooden little castle that remains  
in the Huelva Piritica belt



View of La Corta

## “LA JOYA” S’ RESERVOIR

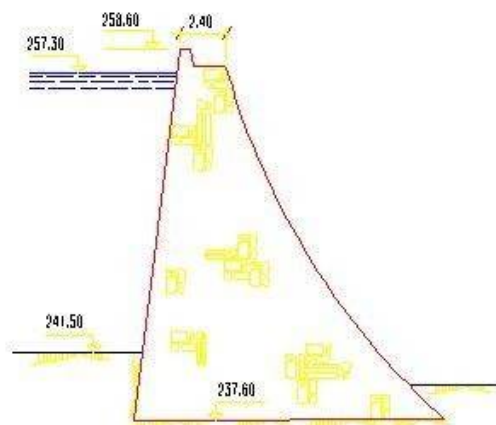
As indicated in the Finca is the reservoir with the same name as the Finca.



View of the reservoir/ Lack dam

With the following general data:





## GENERALS DATA

Name of the Dam: **CEMENTACION / LA JOYA**  
 Other name:  
 In step of: **Explotación HIJOS VAZQUEZ LOPEZ**  
 Title of the dam:  
 Planner:  
 Category according risk:  
 End of the work: **31-12-1894**  
 Regrowth: **--**  
 UTM 30 Coordinates: **0145371 - 4186225**  
 Uses of the reservoir: **Industrial - -**  
 Users: **- -**

## HYROLOGICS DATA

Surface área of the basin (km2): **0,000**  
 Average anual contribution (hm3): **0,000**  
 Average anual rain (mm): **0,000**  
 Projected flood nivel (m3/s): **0,000**

## DAM

Tipo de Presa: **Gravity**  
 Altura desde cimientos (m): **21,000**  
 Longitud de coronación (m): **166,000**  
 Cota coronación (m): **258,600**  
 Cota cimentación (m): **237,600**  
 Cota cauce (m): **239,100**  
 Volum body dam (1000 m3): **13,000**  
 N° of drains: **000**  
 Capacity drain (m3/s): **-**  
 N° of overflow: **001**  
 Spilway capacity (m3/s): **10,000 -**  
 Regulation: **No, Labio fijo -**

## GEOGRÁFICS DATA

Situation Rio: **CEMENTACION**  
 City: **CERRO DE ANDEVALO, EL C. ATLÁNTICA**  
 Slope: **ANDALUZA**

## PHOTOGRAPHIC REPORT OF THE FARM



General view of the Finca



General view of the Finca



View of the Finca with a building currently used  
to accommodate hunting activities



View of the Finca





Other view of the Finca



General view of the Finca



View of the Finca on its border with the Ribera de la Fresneda



View of the Finca with remains of buildings





View of the farm with remains of buildings



View of the farm with remains of buildings





View of the Finca with the rest of the housing for the managers and engineers of the mining operation



View of the Farm with the rest of the housing for the managers and engineers of the mining operation





View of the farm with the rest of the housing for the managers and engineers of the mining operation and beehives



General view of the Finca



View of the Finca from its border with the regional road HU-7104



View of the Finca from its border with the regional road HU-7104





View of the Cutting of mining exploitation on the Finca



Other view of the cutting in The Finca



View of the cut in the Finca with the unique little wooden castle that is preserved in the Province of Huelva



Another view of the Cut with the auxiliary buildings





Other view of the Cut



Quarry for the exploitation of Jaspe Verde marble in the Finca





Quarry for the exploitation of Jaspe Verde marble in the Finca



View of La Joya dam lake/Reservoir at the Finca



View of the dam lake/reservoir La Joya



Other view of the dam lake/reservoir La Joya





View of the dam lake/Reservoir La Joya from the crest of the containment dike



View of the La Joya reservoir and its containment dam



# CLASSIFICATION PROPOSAL

## 1.- PREVIOUS BACKGROUND.

The PGOU of the municipality of Cerro de Andevalo itself, and it is worth mentioning it, in its report, in the SOCIO-ECONOMIC STUDY, indicates, and it is quoted verbatim:

*The Andevaleña region in its westernmost area constitutes one of the most depressed areas of Andalusia. In general terms, it is characterized by poor infrastructure and poor communications, a high level of unemployment, a dispersed population and a tendency to depopulation. The strong demographic regression since the 1960s has caused a high rate of aging and a process of population depletion. The productive structure is the reflection of a traditional agrarian system where the pasture prevails. Perhaps the main characteristic is the traditional dependence on a sector, the mining sector, which has been in decline in recent years, although now it seems to be on the rise again. Industrial activity is very meager, mainly linked to the transformation of meat products. As for the tertiary sector, conditioned by the small size of the population centers, it has been small and not very specialized.*

*The evolution of the population of El Cerro de Andévalo responds to the typical decrease model of Andalusian rural areas. It is a model in which four phases of evolution are detected. The first from the beginning of the 20th century to the second decade marked by population decline. During the following two decades there was an increase in the population coinciding with a period of prosperity in the Spanish economy. Demographic behaviour is closely linked to the social, economic, cultural and health conditions of each moment. In this sense, the first stage is marked by a social behaviour of the rural type of the beginning of the century. During the following decades, a third phase is defined, characterized by a decline in population levels. These years inaugurate a new episode marked by emigration and the population crisis that accompanies the Civil War and the period of hardship in the immediate post-war period. In the fourth stage, the population experienced an increase mainly due to demographic stabilization after the Civil War (increased fertility and gradual decline in mortality). Once experienced the growth "boom of the 60s" the population is on a trend of rapid decline. This fifth phase is characterized by a new, very pronounced drop in numbers until the 1980s. All this territory suffered a strong demographic decline from the sixties caused by the crisis of the traditional agrarian system and the economic evolution of the mining basin and its parent company, Río Tinto Minera. This situation caused the emigration of the younger population to other places in search of better working conditions. Thus, the definitive demographic crisis characteristic of Andalusian rural areas was consummated, with a flow of population that accessed the coastal areas and regional centers (Huelva and Seville). This decline is caused by demographic circumstances that reflect a specific socioeconomic framework: crisis in the rural world and birth control. The incorporation of women into the labor market limits their procreative role with the consequent decline in fertility and birth rates. In addition, the higher standard of living and its cost make it more expensive to have children.*

The PGOU itself indicates regarding its production system:

*The population of El Cerro del Andévalo traditionally has a clear rural character. The economic base rests on the primary sector. Within this sector, livestock is the subsector with the greatest economic relevance. Livestock production also has an articulating role for other activities in the primary sector and some part of the processing sector.*

*The tertiary sector is also underdeveloped, occupying 52.39% of the declared assets in 2001. This economic sector continues to maintain an exclusively local sphere of influence, limited to the provision of basic administrative and social services, the hotel and catering trade and less specialised commerce. This sub-sector is mainly made up of establishments dedicated to retail trade with a highly atomised structure; it is not very specialised and on many occasions residents of the municipality travel to the neighbouring towns of Minas de Riotinto and Nerva to acquire products that require a certain degree of specialisation. It is worth highlighting the growing role of tourism, whose potential lies in the quality of the natural environment of its municipal territory. It is worth highlighting the new initiatives for the development of the service sector driven by rural tourism, in particular the project for the rehabilitation of a house in the urban centre of El Cerro de Andévalo, for use as a rural inn, is currently underway.*

In view of these facts, it is important to point out the IV Congress on Depopulation and Demographic Challenge that begins in Albacete with the vindication of the rural environment as a space of opportunities, where in a press release from the FEMP it is stated that:

*In this regard, the Minister for Energy Transition and Demographic Challenge, Teresa Ribera, who declared herself to be a "convinced municipalist", stressed that the expression "empty Spain" has described an unjust reality "against which we have already rebelled", and that the time has come to talk about another reality, the "Spain of opportunities", without victimhood: "it is the Spain of action, innovation, opportunities, synergies and partnerships, the Spain that wants to be visible in innovation, a different Spain", he summarised.*

*In his opinion, it is necessary to think about providing solutions beyond victimhood, seeking collaboration; it is an exercise in adding ingenuity and added value. It is a question of adding and not subtracting".*

*In his speech, he stressed that in the last four years, since the 3rd Depopulation Congress, "much has been done" and the panorama and the situation "have changed a lot", but there is still much to be done. With this in mind, he proposed that "we recover and redo the agenda of the demographic challenge" adapted to the new priorities, with a constructive approach that takes into account the peculiarities of each territory.*

*Ribera highlighted the role of women and the feminisation of territories in the face of depopulation, the importance of small municipalities in ensuring territorial cohesion and recalled the priorities of the Plan for Recovery, Transformation and Resilience for the rural environment in the face of depopulation, services, housing, mobility and connectivity, which have become lines of work for national, regional and local policies. In this sense, he stated that all public administrations know that the demographic challenge must form part of their day-to-day actions and in a cross-cutting manner, and that citizens must also understand that this is a priority issue.*

*The Minister also referred to advances in connectivity, services and support for mobility, advances in energy and the deployment of infrastructures", and concluded her speech by calling for "exercising rights, not just claiming them" and for joint action, seeking synergies in the face of the challenge of depopulation.*

*The Secretary General of the FEMP, Carlos Daniel Casares, who highlighted the work of the FEMP in defence of municipalism in a country where 87% of municipalities have less than 5,000 inhabitants, referred to this IV Congress as "a long-awaited Congress", which is being held four years and four months after the one held in Aguilar de Campoo, and in which "we come with strength and desire to continue shaping the future of the fight against depopulation". For Casares, it is "a national challenge", a challenge ahead that "must be shared and tackled through co-governance, working side by side from all the regions of the country".*

*From his point of view, "we don't like the concept of depopulation" because of its negative charge, which is why, from the FEMP, "we speak of the world of opportunities", of making it easier for each person to live where they want to live, and for this, he added, the role of the intermediate Local Entities is fundamental: Provincial Councils, Island Councils and Island Councils. Casares completed his speech by acknowledging the progress made, but it is still necessary to continue making progress on other issues, such as the incorporation of the challenge of depopulation into the budgets.*

*The President of the Provincial Council of Albacete, Santiago Cabañero, said "I rebel against those who say that this is an empty Spain" in the video "Spain of opportunities", produced by the provincial entity and screened at the opening. In his speech, he emphasised this idea by saying that "we must draw conclusions from the meeting and move forward with solutions, demanding rights and equality, putting an end to the negative idea of a hollowed-out Spain as opposed to a Spain of opportunities".*

*For Cabañero, the demographic challenge does not appeal only to the rural environment, because "the problem of depopulation of towns is the problem of overpopulation of cities" and, consequently, he has advocated "defending the rural world from positivism" to make The constitutional principle of equal opportunities for all "live where they live" is real. He has defended positive discrimination policies for the rural environment and has concluded by saying that "you love the rural world by loving those who live in it".*

*The Mayor of the city, Emilio Sáez Cruz, has also underlined the importance of public policies to avoid the depopulation of rural areas, aging and overpopulation that they suffer at certain times without having the necessary services.*

*The 1st Vice President of the Parliament of Castilla-La Mancha, Josefa Navarrete Pérez, and the Vice President of the Government of Castilla-La Mancha, José Luis Martínez Guijarro, also took part in the opening ceremony..*

*For Josefa Navarrete, the congress has turned Albacete into the center of the national debate in an issue that "occupies and worries". In a speech, he highlighted his own regulatory development developed in Castilla-La Mancha, the law on depopulation, aimed at promoting the cohesion of the territory, balancing rural and urban areas because town and city "are sides of the same coin", a law whose main quality is potentiality, in the words of Navarrete.*

*Finally, José Luis Martínez Guijarro pointed out that depopulation is one of the main problems of this Autonomous Community and that it is necessary to adopt measures to ensure equal opportunities for people wherever they live. For this it is important to "make our towns attractive to live in and to invest", something that is achieved, in his opinion, by applying policies based on social and political consensus, differentiated taxation, flexible measures to adapt to changes..*

It is also important to highlight the studies that have been carried out, for example, THE DEPOPULATION OF INLAND SPAIN by Eduardo Bandrés and Vanesa Azon, THE RURAL POPULATION IN SPAIN: GENESIS OF A PROBLEM AND INNOVATIVE POLICIES of the Center for Studies on depopulation and development of rural areas, DEVELOPMENT MODEL OF EMPTY SPAIN

Even what is indicated in the newspaper HUELVA INFORMATION

### **The fight against Huelva emptied**

- 20% of Huelva towns are at risk of depopulation and 35% are at severe risk
- The Sierra, the Andévalo, and the Mining Basin lose inhabitants while the province increases its inhabitants in the present century





The interior of the province of Huelva is slowly emptying out. The depopulation of the [Andévalo](#), the [Mining Basin](#) or the [Sierra](#) is one of the main problems for the future that Huelva territory is facing. Aging, low birth rates, lack of opportunities for the future or a historical lack of infrastructure form, among other elements, a lethal cocktail to which it is urgent to respond. Huelva, with its 80 municipalities, is the least populated province in Andalusia and the second with the highest risk of depopulation behind Almería. More than half of the towns in Huelva have lost population in the last 20 years despite the fact that in global terms it has risen..

While the coastal areas or those with greater economic development have a demographic boom, in regions such as the Cuenca Minera depopulation is close to 18%. In Andévalo, for example, the vegetative growth (born versus deceased) offers a negative balance of 156 people.

The demographic battle cannot wait. To this end, the Huelva Provincial Council has launched the first 'Action Plan for the Demographic Challenge. Against depopulation in the province of Huelva 2021' through a specific commissioner. It has an initial budget of 60 million euros with the aim of finding solutions to a complex problem that threatens the future of the heart of the province. The plan is structured into three regional offices that will directly attend to the three affected areas.

The president of the Provincial Council, María Eugenia Limón, highlighted in the presentation of the office to combat depopulation of Andévalo that "if a municipality does not have, for example, essential and efficient public services, if there are towns that do not have internet or it does it with difficulties, if the infrastructures, roads or mobility present deficiencies or are directly inaccessible... If these things happen and we do not put a solution, it will be difficult not only for our municipalities to be an attractive destination for visitors, it will also be difficult to achieve the roots and retain talent: that young people, with a future, see their land as a place of opportunities in which to stay and develop their lives".

Those municipalities that accumulate population loss in the 21st century, a density of less than 12.5 inhabitants per square kilometer and with residential variations or negative vegetative balance since 2011 are considered at risk of depopulation. 44 of the 80 towns in Huelva lost population since the year 2000. All the cases correspond to towns with less than 5,000 inhabitants except Nerva (5,169). The demographic evil attacks the smallest ones with greater severity. The European Union classifies as severe risk of depopulation those municipalities below 8 inhabitants per square kilometer, which in Huelva represents 20% of its localities.

The region with the greatest population loss is the Cuenca Minera. The seven municipalities that make it up have a demographic deficit of 17.91% since the year 2000. The most alarming case is that of Berrocal, which has lost a

quarter of its population in the last two decades. The Sierra de Aracena and Picos de Aroche, for their part, accumulated a decrease of 6.51%. 79.3% of the mountain localities lose population. El Andévalo is the third region to suffer the vicissitudes of depopulation. In his case, it represents 2.35% distributed among 64.7% of the towns that make it up. The data is alarming. Compared to all of them, the West Coast grows 34.23%, the metropolitan area 11.13% while in the County it rises to 17.64%.

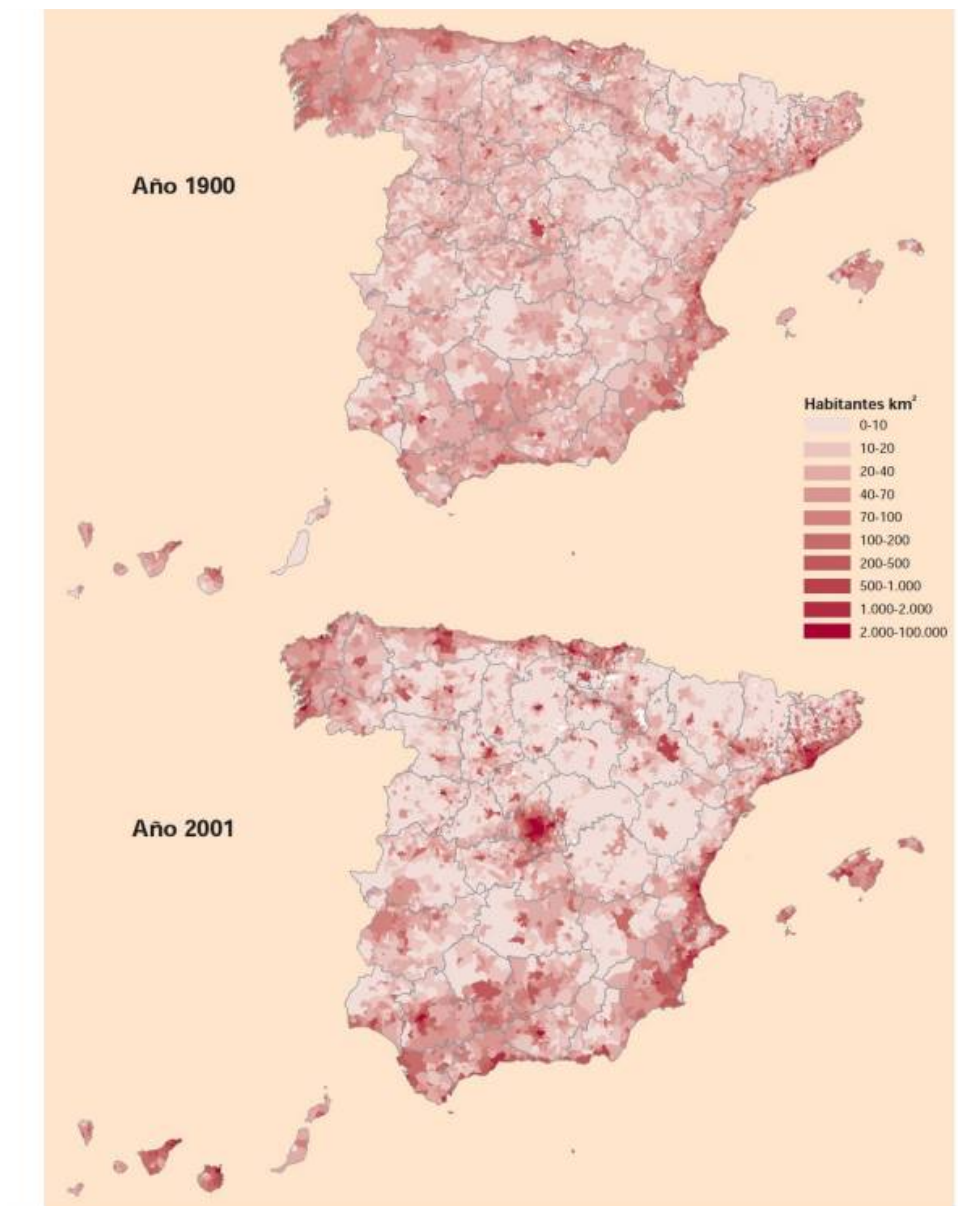
Among the factors influencing these demographic variations, there is one of particular relevance. 53% of all migration takes place within the province, as a transfer from one region to another. It is therefore the lack of opportunities that feeds the population imbalance. This is not a new element, as it has always been the case throughout history. However, for the first time, depopulation is being taken on as a problem to be tackled in order to guarantee the balance and structuring of the territory.

The aim of the present document is to avoid this, bearing in mind that depopulation is a demographic and territorial phenomenon, which consists of a decrease in the number of inhabitants of a territory or nucleus in relation to a previous period. The fall in absolute terms in the number of inhabitants can be the result of negative vegetative growth (when deaths exceed births), of a negative migratory balance (emigration exceeds immigration) or of both simultaneously. The causes can therefore be complex and require in-depth analysis for a proper diagnosis. Economic factors play a crucial role in these depopulation processes: the areas affected by them are usually economically depressed, backward or not very dynamic compared to other areas in the same country. In general, depopulation processes have been triggered on the European continent as a consequence of the high rates of migration from these areas to the expanding urban centres, a phenomenon that was known in the first decades of the second half of the 20th century as the rural exodus, due to the amount it reached and its impact on the emigrants' places of origin. The reasons that led so many people in most European countries to emigrate to the cities had to do with the higher wages paid in them, the greater job opportunities, or their better facilities or services. In short, people migrated because of their ability to provide higher levels of material well-being. For the areas of origin of these emigrants, depopulation may have had significant effects by initiating a dangerous demographic dynamic, as the predominantly young and adult populations tend to emigrate, with the ageing of the areas of origin being an unequivocal consequence. In addition, this generates a low birth rate, due to the weakness of the population in the reproductive brackets, with the result that vegetative growth (the difference between birth and death rates) ends up being negative. This can mean that even when outflows weaken, depopulation continues as a result of the fact that deaths can even exceed births. Depopulation also tends to generate vicious feedback loops that complicate the future of the areas that suffer from it. Thus, there is a loss of human capital among the most enterprising people, which reduces their economic dynamism. Investment or entrepreneurial decisions themselves are depressed as a result of low expectations. In short, demographic decline is often accompanied by economic decline.

On the other hand, the Autonomous Communities, despite having exclusive responsibility for spatial planning, which is crucial for tackling these problems of internal imbalances and the lesser development of some areas, have limited themselves fundamentally to the more technical functions - urban planning, housing, transport - and their aspects of day-to-day management, without integrating them into strategic plans with other more far-reaching measures.

In another aspect, small towns in peripheral spaces are exceptional laboratories in which to experiment with novel policies in the face of the challenges facing Europe - climate change, energy, demography, globalisation - 16. Small communities in peripheral rural environments, necessarily dependent on their own capacity to adapt to deep crises as their own survival, resilient, can contribute to inventing their own creative opportunities, as talent is almost the only resource at their disposal. Indeed, in Japan and the United States, there are examples of small isolated populations recovering by taking advantage of opportunities provided by the New Economy and collaborative dynamics. It is in these crisis environments that technology, creativity and social capital can be most stimulatingly combined to find solutions. In this sense, the experience developed in regions such as the Highlands and Islands of Scotland or in the sparsely populated areas of Sweden, Finland and Norway is encouraging and invites study and reflection with a view to formulating specific policies also for areas in severe demographic decline in the rest of Europe<sup>17</sup>. Finally, the fact that Europe has found an unprecedented scarcely developed area of policy in which it can assume leadership, at this time of doubt about its project, would be an important point for recovering its prestige among citizens. It would be welcome if, in line with the analytical and governance alternatives promoted by the OECD and the Commission<sup>18</sup>, a definition of development more in line with people's living conditions were to be found, such a programme could also be managed with an innovative approach applied to the critical situation of depopulated areas. Sparsely populated territories exemplify the contradictions of development like no other, since despite presenting more than acceptable indicators in economic terms of income,

wealth and employment levels, their expectations are negative and they tend to be initially unattractive places to live. However, if their potential is realised, these territories can become places of opportunity.



Source: Provincial Population Evolution Maps

The above graph shows the drop in population in the Andevalo area.

However, this same trend should be reversed with a public/private collaboration that adds value to the region, it is worth highlighting the following:

The province of Huelva will be the starting point for the project 'The Benedictine Way. La Forja de Europa' (The Forge of Europe), a route that will be born with the intention of making the religious cultural heritage of Huelva - especially of the Andévalo - known internationally, and with the vocation of being transprovincial, including municipalities of Huelva and Seville and cross-border, with Portuguese localities and the rest of Spain.

The route aims to promote local development, employment, the rural world, tourism and equality, especially in the eastern and western Andévalo, "being of great importance for our Empty Spain", Carmen Corchero, researcher



at the University of Huelva (UHU), the National University of Distance Education (UNED) and president of the association Dipsoc (Development, intervention and social and cultural participation), promoter of the project, told Europa Press.

Thus, Corchero stressed that the natural physical environment of this project is "the rural world of Southern Europe and all that civil life has codified since the arrival of the Advocation of Saint Benedict". This initiative hopes to involve 32 municipalities, 25 in the province of Huelva, seven in the province of Seville and also Vila Nova de Sao Bento in the district of Serpa in Portugal.

This route also arises with the intention of becoming a "Benedictine pilgrimage route" and has the collaboration of the Belgian association 'Future for Religious Heritage' - the main entity for the protection of religious heritage in Europe - which protects the Camino Lebaniego-Camino de Santiago and which will sponsor this new route "for being a cultural treasure and a great employment niche with a common cultural heritage with the rest of Mediterranean Europe", said Corchero.

The presence of this European organisation is, in the opinion of Carmen Corchero, of "maximum importance" for projecting the whole region of Andévalo to the rest of Europe", as it also acts as "the European Parliament's main advisor on religious heritage".

The economy in rural areas presents greater problems and weaknesses than in other territorial areas, as shown by the employment and apparent unemployment indicators according to the degree of urbanisation, with apparent unemployment rates being higher in rural municipalities than in other territorial areas. By sex and age segments, it is young people under 25 years of age, more men than women, who have the highest rates, while the highest rate of employability falls on men between 25 and 45 years of age, marking a very significant difference with women in the same age group. This poor employment situation of young people and women in rural areas is linked to various factors, including the departure of those with higher levels of education, less diversification of economic activities, the weight of micro-businesses and the importance of their family nature, which restricts employment opportunities, aggravated by the specific problems of generational replacement in agricultural holdings. In the case of women, furthermore, there is the persistence of gender stereotypes that determine their subordinate participation as spouses in family businesses and particularly in agricultural businesses, where women's contribution to the work on the farm is frequent, as well as the greater temporality and seasonality of seasonal work compared to men's. These facts reinforce the perception of women's subordinate participation as spouses in family businesses and particularly in agricultural businesses, where women's contribution to the work on the farm is frequent, as well as the greater temporality and seasonality of seasonal work compared to men. These facts reinforce the perception of a worse insertion of rural women in employment and of the presence of inequalities that must be considered as notable factors when explaining depopulation, as it invites young rural women to emigrate in search of professional opportunities and expectations in a more qualified labour market.

Rural tourism, understood as tourism activity carried out in the rural environment, includes, among others, nature, adventure and sports tourism, cultural, ethnographic, ecotourism, photographic, geological, botanical tourism, etc., and any activity that allows the rural environment to be enjoyed in a sustainable way. There is ample scope for optimising the destination in rural areas, taking into account the disproportion between resident and non-resident tourists and the higher proportion of overnight stays in favour of foreign tourists.

All this has led us to promote and make the following proposal for Finca La Joya, which we believe provides an adequate response to all the factors mentioned above and which, as the project promoter is convinced, will create added value for the municipality of Cerro del Andévalo and its entire region, creating synergies and we understand that it will help in particular to create collateral productive economies that will have an impact on the level of income in the area, all without counting the creation of permanent jobs (in a first study, between different trades, around 100 permanent jobs are proposed), in addition to the indirect jobs linked to the activities to be developed (estimated at around 500 indirect jobs).

## **2.- PROPOSAL.**

The aim is to develop a tourist/residential complex on the above-described estate which will enhance the characteristics of the estate itself in all its aspects and develop its environmental, cultural, geological, etc. values....,

also creating a potential value for the development of the region, making it known in a precise manner and creating a development of the municipality in which it is integrated, i.e. Cerro del Andevalo.

The aim is to take advantage of all the synergies offered by the farm, i.e.:

- Exploitation of the environmental resources of the site, with full respect for the environment, with a minimal occupation of the land and integrating the buildings into the surroundings in such a way that no visual screens are created either inside the estate or towards the outside.
- Development and exploitation of the La Joya reservoir as a tourist attraction for the practice of water sports.
- Development and knowledge of the history of the estate as a mining operation and of the region, highlighting its characteristics and establishing a cultural criterion of historiography, of the estate and its operation as well as its integration in the region.
- Development of a high level of cultural tourism with an eagerness to get to know the intrinsic values of the finca and the area where it is integrated, cultural, environmental and gastronomic values, with the possibility of moving on other routes through a region with great values but in a certain sense unknown to the average European.
- Creation of a loyalty of this tourism in such a way that it establishes roots in the area and allows the establishment of a link between the tourist and the area.
- To clearly promote high quality rural tourism, in order to develop and enhance the value of the municipality of Cerro del Andevalo and its region.
- Significantly promote the creation of basic and specialised jobs, not only on the farm, but also to create parallel businesses in the municipality to add value to it.
- To enhance the value of a region and the municipality of Cerro del Andevalo, as a source of knowledge, history, culture, popular festivities, gastronomy, etc.....
- Integration of the urbanisation into the environmental values of the estate, creating sustainable spaces, natural materials and with maximum energy coefficients, establishing as a maximum the establishment of a Passivhaus house, a type of dwelling created to maintain ideal atmospheric conditions in its interior, achieving energy savings of between 70% and 90% compared to a conventional dwelling.

In short, to make a high-level tourist/residential complex that establish comfort parameters appropriate to the level of a resident with high cultural and environmental values.

Basically the development is based on the following criteria..

- Recovery of the existing house (now in ruins), of high historical value, as a reception for visitors.
- Creation of a building for high standing common uses and services, with restaurant areas, cafeteria, lounges, commercial areas, spa, gym, yoga, indoor and outdoor swimming pool, etc. ...., which provide a service to residents and make their stay in the estate pleasant.
- Creation of 3 zones of residence or rooms attached to a hotel of minimum 4\* of individual form type bungalow of homogeneous sizes of 1, room type suite, destined to the tourist who travels in solitary that will be described, in compact nuclei that are integrated in the environmental values of the estate without degrading this one, cores of between 20 and 25 units to be developed in phases depending on the application and rooting of the project in three areas, integrating into the topography of the land with a maximum of 75 units, with pedestrian access areas so as to restrict road traffic while maintaining the intrinsic environmental value of each of the areas in which they are integrated.

- Creation of common hotel services in three areas also differentiated from each other, one where the common services, lounges, cafeteria, restaurant area, swimming pool, solarium, etc. are integrated, another for the gym and spa area and finally another for outdoor sports such as paddle tennis or tennis.
- Creation of 2 aparthotel areas along the HU-7104 road, legally developed as a condotel or similar, integrating into the land in a similar way to the hotel described in the previous paragraph but with two-bedroom units, aimed at families who wish to enjoy the values of the estate and the sporting and environmental use of the area.
- Creation of a cultural centre, next to the old mine, which will highlight the history and culture of the estate, the municipality and its region, programming arranged visits to other municipalities or areas of interest in the province or the autonomous community, as well as a business centre or company events for conventions or business conferences.
- Creation of a sports area for outdoor sports such as paddle tennis, tennis, horse riding, etc.....
- Creation of a jetty with mobile pontoons on the La Joya reservoir for water sports such as rowing, canoeing and sailing.
- Creation of hiking trails and recovery of the building typology of the estate when it was in full mining development, making known its modus vivendi and characteristics.
- Creation of a residential area destined for single-family homes in order to create a loyal and rooted use and enjoyment of the estate, making the area less seasonal and obviously a source of self-financing.

The condohotel, according to José María Pont, executive president of Pierre Vacances Center Parcs España, "is nothing more than a formula for attracting investment, which on the one hand allows facilities to be renovated and updated to market requirements, and on the other offers investors significant returns with guarantees", The basis of the condohotel, according to Bruno Hallé, partner of Magma Hospitality Consulting, "is to make a horizontal division on a hotel use, Precisely the key to its success lies, according to Hallé, in that "it has a single, serious manager, of recognised prestige in the sector, who guarantees the viability of the project not only to the guests who stay in it, but also to the investors, as well as having access to the marketing channels that generate activity in the hotel and therefore income".

### **Advantages of the condo hotel**

Among the positive aspects of this type of product, Hallé cites the seasonality of tourist activity in the destinations where it is present, as the owners have to enjoy some of their weeks in low and medium season, which "revitalises the destinations".

To this is added, he affirms, "the advantages for the owner, who invests in an asset registered in his name and that therefore can be sold in the future, with capital gains or losses depending on how the market evolves. This investment, from which he will be able to enjoy a certain number of weeks that are established by contract, will also give him a return for the hotel use that the manager makes of that room the rest of the time". With the advantage, likewise, of being able to enjoy the complementary offer of the establishment during the stipulated weeks.

Therefore, the Magma HC partner sees the figure of the condohotel as "a great way out for tourist destinations and obsolete hotels, and even for blocks of residential supply, transforming them with hotel management." It is, in short, "a great solution for the moment we are living, in which we are getting out of a complicated situation but where there is capital willing to invest and we can thus reposition obsolete properties with a quality hotel offer."

In fact, the experiences undertaken in this area are giving excellent results, as is the



case of the El Puerto hotel, in Fuengirola, managed by Pierre Vacances Center Parcs Spain. As its executive president has detailed, "it is working very well in all senses. From an operational point of view, we have renovated a hotel with a magnificent location but which, after more than 30 years of operation, was exhausted. And from the investment point of view, its commercialization is taking place at the planned rates and the investors who are betting on the product receive a return of 5%".

Coming from the word condominium, which means "possession of something, especially a Finca or real estate, by two or more people at the same time", the condohotel method consists of half owning a bedroom with the hotel company. The accommodation belongs to the individual who purchases it, but it is managed by the hotel, which takes care of the reservations and maintenance costs.

The key to this investment lies in the fact that an annual return is obtained by obtaining a benefit for renting the space during the months in which the owner does not use it. Of course, the distribution of that benefit is between both parties and as agreed between them. The advantages of this system are also multiple for the investor, such as savings in water, electricity and gas supplies, and community expenses.

This real estate investment formula is very common in the United States and is gaining strength in Latin America in countries like Mexico or the Dominican Republic. The latter expects to have the largest luxury condohotel in the country, according to information published by the digital *DiarioHispaniola*.

According to Mr. Alvaro Delgado Truyols, Notary of Palma de Mallorca, The search for new forms of financing for the construction and management of tourist establishments has given rise to the appearance in Spain of the so-called "condohotels", which constitute a new formula for exploitation. different from the traditional one, and also different from that derived from typical hotel management or leasing contracts in the hotel industry. This new modality basically consists of the exploitation as a hotel of a building constituted in a special horizontal property regime and whose rooms or apartments, generally called "accommodation units", belong to different owners. The name of this figure, not really very lucky, comes from the combination of the terms

"condominium" (which is the usual term in Latin America to designate the community made up of the different owners of the property) and "hotel" (which refers to the tourist activity that takes place in it). From there arises the usual name "condo-hotel" or "condohotel" which is the one used in the practice of tourism.

Despite being a formula that has enjoyed some implementation in certain mature tourist destinations in several foreign countries -especially in the Central American and Caribbean area- where there are a good number of these establishments, many of them managed by Spanish hotel companies , condo hotels had not been very successful in our country until recently, and not even a general legal provision in Spanish Law. Nor had they been expressly prohibited, although some regional administrative regulations made it difficult to implement them in practice until very recently.

However, under the protection of the principle of the autonomy of the will (article 1255 of the Civil Code) and some recent regulations of some Autonomous Communities such as article 35 of Law 8/2012, of July 19, on Tourism of the Islands Balearic Islands (B.O.E. of August 8, 2012), this figure is beginning to gain importance as a means of financing for the construction of hotel establishments given, in addition, the general difficulty in accessing credit

that has occurred in Spain in the last five years. In a few words, we could say that the condohotel is a hotel establishment whose rooms or apartments belong to different owners, and in which the management of the hotel is the responsibility of a hotel company, distributing the enjoyment of each room or apartment among its owner ( who can use it during a specific period of the year: in the Balearic Islands a maximum of two months) and all those other people who sign a typical hosting contract with the hotel company (normal hotel clients), sharing the income obtained from the operation of each accommodation unit between its owner and the hotel manager in the proportion previously agreed.

**"This new modality basically consists of the exploitation as a hotel of a building constituted in a special regime of horizontal property and whose rooms or apartments, generally called 'accommodation units', belong to different owners"**

The legal forms of articulating a condohotel, given the existing legal vacuum up to now, can be various in Spanish Law: from the community of goods (constituting an atypical community in which the "actio communi dividundo" and the retraction of co-proprietors, presenting some analogies with the timeshare system), going through the commercialization of shares or social participations of a company that owns the hotel establishment (which presents the disadvantages of corporate coexistence, the fixed assets of the hotel company and the risk of exploitation ), up to the horizontal property regime itself (in which theoretical difficulties also appear, such as the unanimity regime, the avoidance of the application of Law 42/1998 on Real Estate Shift Use, or possible friction with the regulations of consumer protection). The Balearic Islands Tourism Law of 2012, which briefly regulates the requirements that condo-hotels must meet in the territory of this Autonomous Community, speaks of an establishment constituted under the regime of "horizontal property" or "related figures", demanding that it have a category of three superior stars or three keys, that is open to the public for at least six months each year, and that combines the ownership of its accommodation units by different owners with a hotel operation of the complex, subject to the principles of exclusive tourist use and management unit carried out by a single operating company. In practice, and given the major drawbacks of the other possible applicable legal formulas, the constitution of a special "ad hoc" condominium property regime will be the most common way of legally articulating an establishment of these characteristics. In this special horizontal property regime, the following must be taken into account:

**"Until recently, condo hotels have not been successful in our country, without a general legal provision in Spanish law. Nor are they expressly prohibited, although some regional administrative regulations made it difficult to implement them in practice."**

- The building must be divided into a series of determined independent parts, also having some common elements that adequately respond to the services of a hotel establishment according to its category (bars, restaurants, swimming pools, meeting rooms, sports areas and facilities, etc.) .
- The building or complex must belong to more than one owner, and must also have an operating company (which must be authorized by the administrative authority to carry out hotel activities) which may also be one of the co-owners of the property , and that it is in charge of providing the human and material resources for the exercise of the activity, and the only one responsible for the planning, management and provision of hotel services.
- The building or complex must be dedicated exclusively to tourist use, and must have an operating unit (in this formula it is not possible to combine several uses, such as residential and tourist, or that the management of the establishment is carried out by more than one entity hotelera).
- The property must have statutes that regulate in detail the use of the private elements and the common elements of the hotel complex, the governing bodies of the community of co-owners, and the system of majorities established for the adoption of agreements, with the following specialties: the specific parts that make up the building may not be subject to separate exploitation with respect to the rest of the elements in which they are integrated, nor be used as permanent housing for their owners; the unique and essential use of the property is tourism and hotel; a single natural or legal person must operate the entire property, there being a single entrepreneur for the purposes of third parties and hotel customers; a very careful regulation of the relations between all those involved in the process of creation and operation of the condohotel is required, so that the hotelier is not constrained in the normal exercise of his activity; There must be an express prohibition that the different owners carry out works or modifications (groupings, divisions or vertical communications) in the configuration of their rooms or apartments, or carry out activities that are dangerous, unhealthy or incompatible with tourist use, or market your rooms on your own; it is necessary to record the contributions to the payment of the common maintenance expenses of the property according to the participation quota of each accommodation unit, distinguishing these expenses from those that are the responsibility of the operating entity; and the possible replacement or insolvency of the operating company must also be carefully regulated, including the possibility of covering these risks with surety insurance.

**" This new formula presents undoubted advantages for the parties involved"**

- J Together with the typical documents of the horizontal property regime, the different owners of the property and the hotel company must sign lease or exploitation contracts, which may not be identical with all the co-owners, in which it is necessary to establish precisely the regime of use of the condohotel and also the system of compensation or remuneration, in money or in kind, of the different owners and the economic participation of the operating entity -as such and also as eventual co-owner of parts of the property-, the forecasts for works and improvements and, where appropriate, the agreements to face possible losses in the establishment (although the operator is the one who usually assumes the risk in the operation), as well as the consequences of the termination of the operating contracts and other incidental issues to that operation. complex legal relationship. The Balearic Tourism Law of 2012 also regulates other important aspects related to this new formula for hotel operation, such as the registration of the condition for tourist use that falls on each accommodation unit and the transfer of its use in favor of the operating company through marginal note in the Property Registry extended on the page of each one of them, the imposition of a mandatory communication to the tourist administration of the changes in the ownership of the different accommodation units, the plans for modernization, quality and reform of this type of establishment, and the important information obligations -by means of a binding informative document- that promoters or sellers of accommodation units in this type of establishment must comply with (exclusive allocation to tourist use, risks of purchasers in the cases of default or insolvency of the operating entity, possible derivation of responsibilities to the acquiring



owners, etc.), in addition to those of the consumer and user regulations.

This new formula for hotel operation presents, despite its legal complexity -since given the scarcity and novelty of its regulation, it is necessary to skilfully combine several legal figures foreseen for different cases in notarial work- undoubted advantages for all parties involved in the business, especially in the case of well-located establishments in consolidated tourist destinations: for the operator, because it allows them to obtain financing in a simple and efficient way to build new hotels or to reform existing ones that have become obsolete or with a inappropriate category or facilities for the new demands of the tourist markets; and for co-owners because it allows them to make a fairly safe and profitable investment, which they can also combine with the use and enjoyment of their accommodation unit for their own vacations or leisure periods. We will see if, as in other well-known tourist destinations, the formula is successful in our country. In the Balearic Islands there are already interesting projects underway, some of them in a fairly advanced state of construction.

### **SCHEMES OF TYPOLOGY OF ACCOMMODATION UNITS**

For the purposes of a better understanding, different types of buildings are defined as housing units.



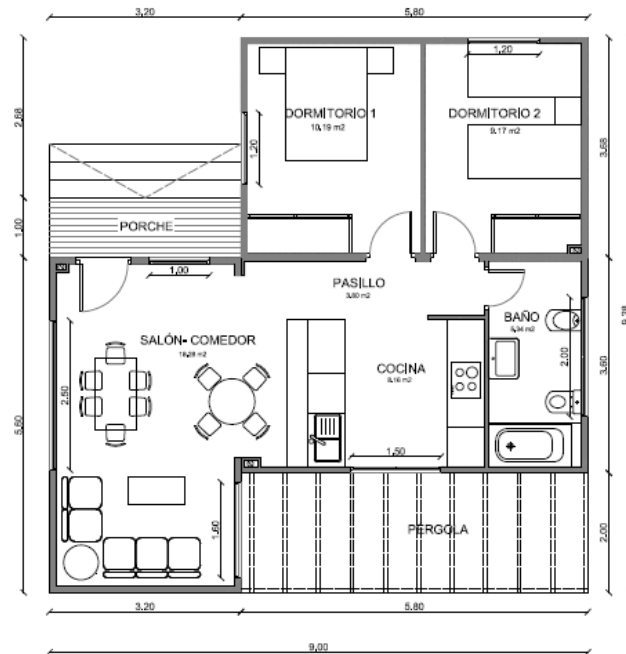


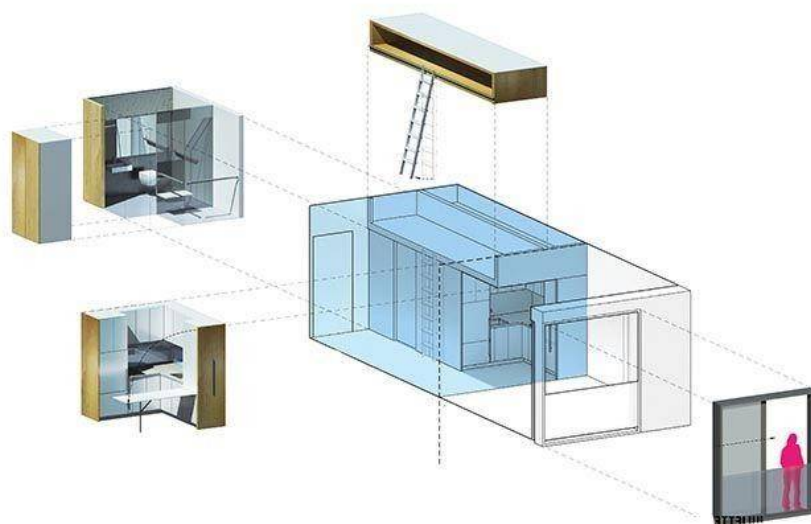


















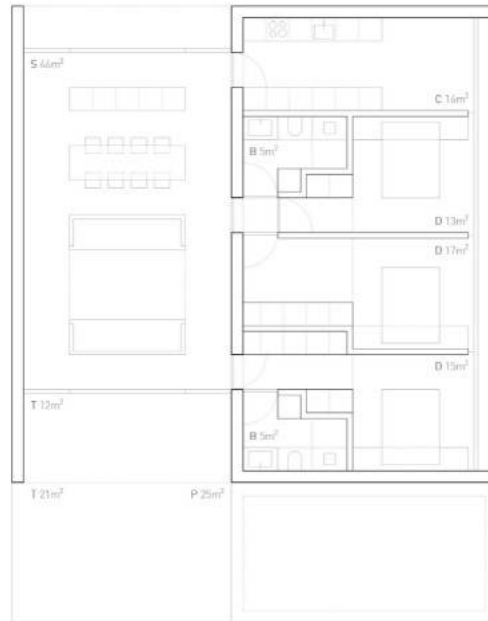


1D





3D



PLANTA | BAJA

## PREVIOUS ECONOMIC STUDY



BUILDING AND OCCUPANCY ESTIMATE OF FINCA LA JOYA	
CERRO DEL ANDEVALO, (HUELVA)	
PRELIMINARY STUDY	

CONDOTEL /HOTEL IN HORIZONTAL PROPERTY

ACCOMMODATION UNITS			
INVESTMENT IN INFRASTRUCTURES	UNITS	EDIF/UD MED	TOTAL
PHASE I	50	125	6250
PHASE II	50	125	6250
PHASE III	50	125	6250
PHASE IV	30	125	3750
PHASE V	50	125	6250
PHASE VI	30	125	3750
PHASE VII	60	125	7500
TOTAL	320	125	40000

ESTIMATION COSTS			
	EDIF	COST UNIT	TOTAL
	40000	1500	60000000

ESTIMATION INCOMES	UNITS	UNIT SALE	TOTAL
	320	300000	96000000

COMMON ELEMENTS			
RECEPTION	1	350	350
RESTAURANT, COMMON CLUBHOUSE	1	1500	1000
SPA, GYM	1	500	350
YOGA CENTER	1	250	200
TOTAL			1900

OTHERS			
MINING INTERPRETATION CENTER	1	200	150
NAUTICAL CENTER	1	200	200
TECHNICAL SYSTEMS	1	500	500
TOTAL			850

NECESSARY COST	M2	COST/M2	TOTAL
	2750	1500	4125000

PATRIMONIAL VALUE	M2	VALOR/M2	TOTAL
	2750	3000	8250000

TOTAL INVERSION	64125000
-----------------	----------

LAND VALUE	10562500
------------	----------

SALES INCOMES	96000000
---------------	----------

SALES BENEFITS	21312500
PATRIMONIAL VALUE	8250000
TOTAL	29562500
PROFITABILITY WITH EQUITY	46.10%
PROFITABILITY WITHOUT EQUITY	33.23%

TOTAL BUILDABLE (M2T)	42250
BUILDABILITY (%)	0.87
FLOOR OCCUPATION (M2s)	35000
FLOOR OCCUPATION (%)	1%
INITIAL INVESTMENT	5M
FINAL INVESTMENT	30M
INTERNAL RATE OF RETURN	9.78
DISCOUNT RATE	5.76
INVESTMENT RETURN PERIOD	5 AÑOS

## PLANS



M



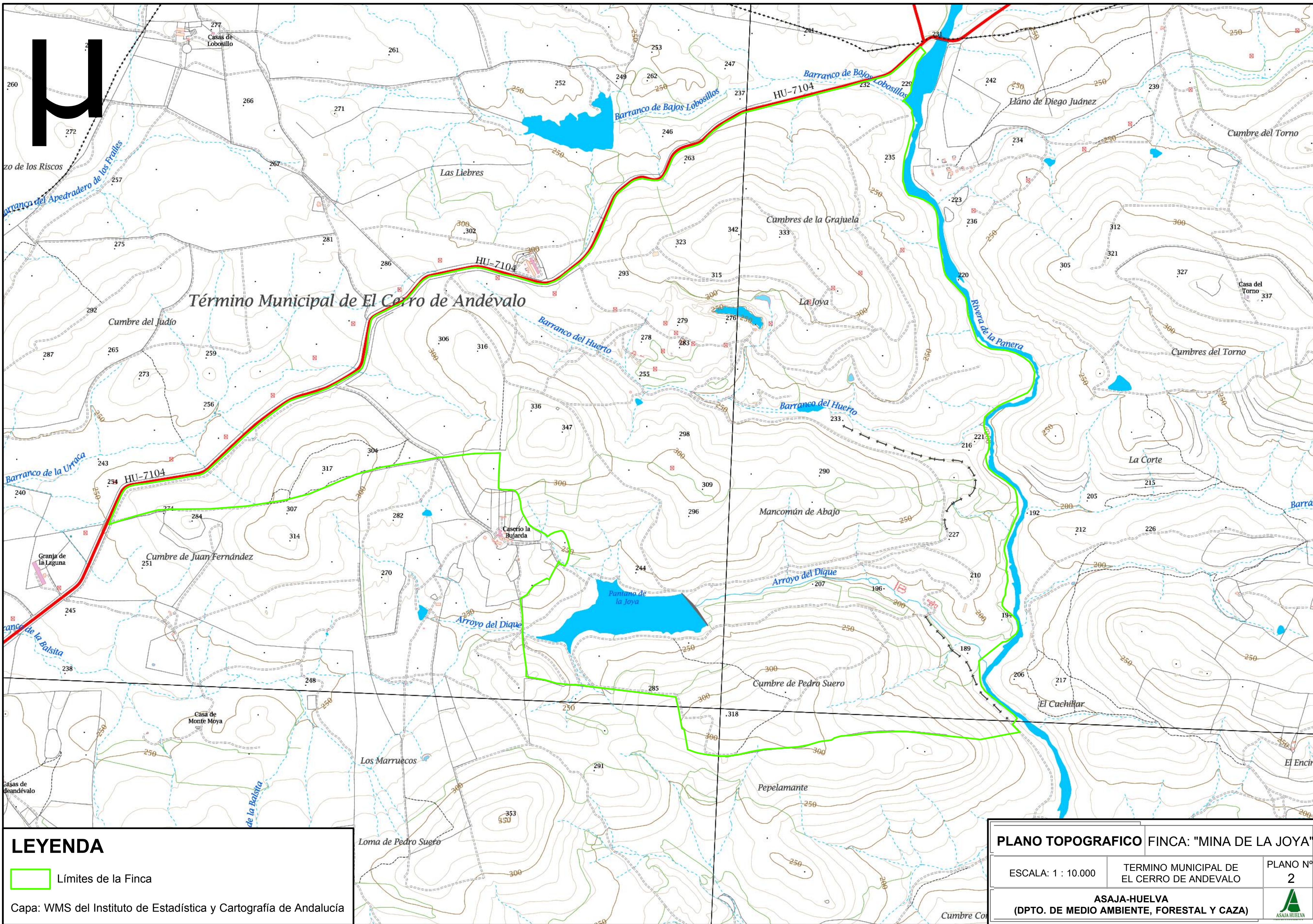
**LEYENDA**

Límites de la Finca

Capa: Imágenes de Satélite SENTINEL y Ortofotos PNOA

<b>PLANO ORTOFOTO</b>		<b>FINCA: "MINA DE LA JOYA"</b>	
ESCALA: 1 : 10.000	TERMINO MUNICIPAL DE EL CERRO DE ANDEVALO		PLANO Nº 3
ASAJA-HUELVA (DPTO. DE MEDIO AMBIENTE, FORESTAL Y CAZA)			





# LEYENDA

Límites de la Finca

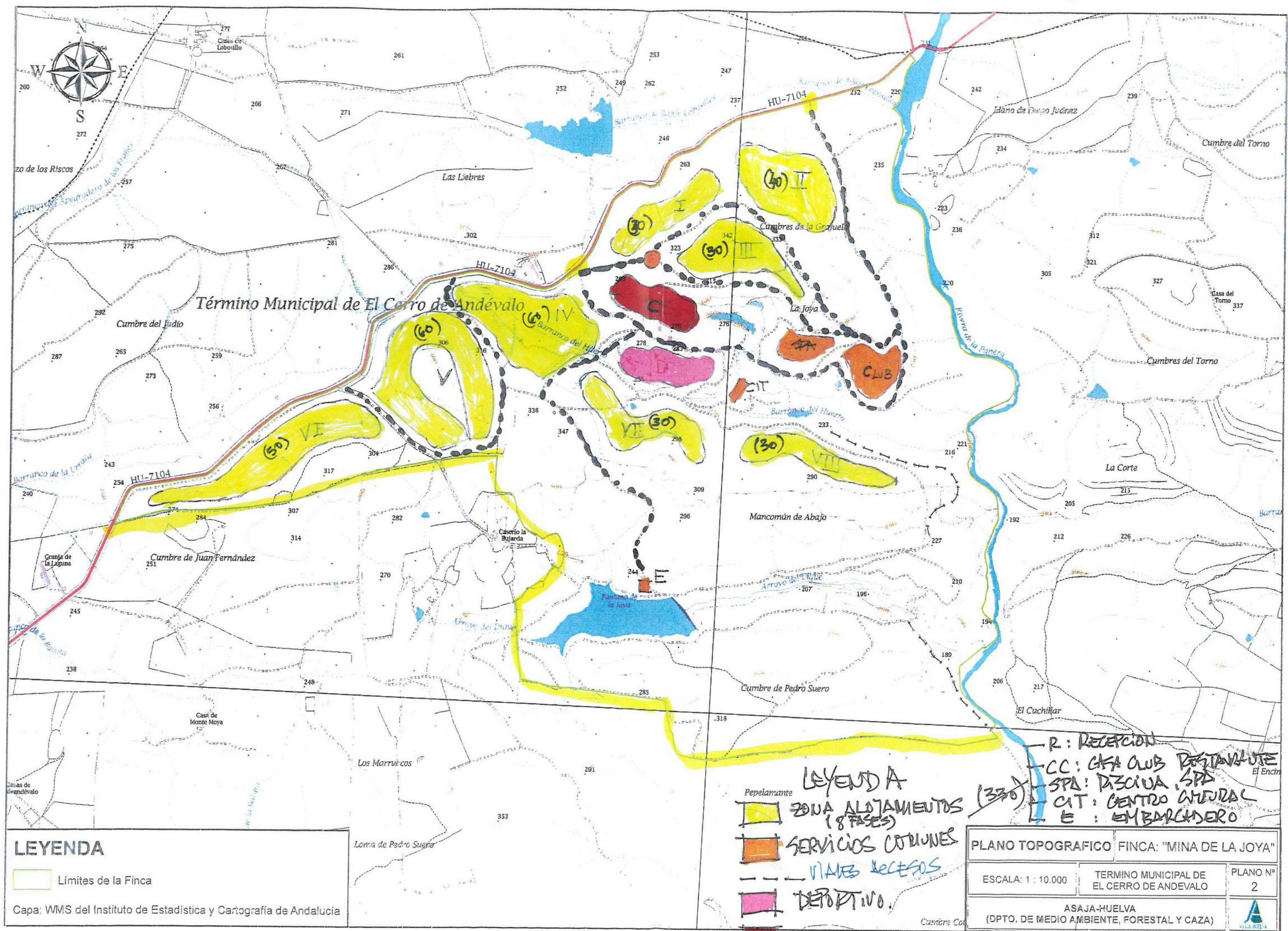
Capa: WMS del Instituto de Estadística y Cartografía de Andalucía

PLANO TOPOGRAFICO FINCA: "MINA DE LA JOYA"		
ESCALA: 1 : 10.000	TERMINO MUNICIPAL DE EL CERRO DE ANDEVALO	PLANO Nº 2
ASAJA-HUELVA (DPTO. DE MEDIO AMBIENTE, FORESTAL Y CAZA)		









**LEYENDA**

Limites de la Finca

Capa: WMS del Instituto de Estadística y Cartografía de Andalucía

- LEYENDA A**
- Zona Alojamiento (8 Fases)
  - Servicios Comunes
  - Deportivo
  - Cultural (Industria y Minería)
  - Vías Necesarias

R: RECEPCION  
CC: C/CA CLUB RESTAURANTE  
SPA: PISCINA SPA  
CIT: CENTRO URBAL  
E: EMBARCADERO

PLANO TOPOGRAFICO FINCA: "MINA DE LA JOYA"		
ESCALA: 1 : 10.000	TERMINO MUNICIPAL DE EL CERRO DE ANDEVALO	PLANO Nº 2
ASAJA-HUELVA (DPTO. DE MEDIO AMBIENTE, FORESTAL Y CAZA)		



















