

Spain Prefabricated Buildings - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)

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Report description:

The Spain Prefabricated Buildings Market size is estimated at USD 5.47 billion in 2025, and is expected to reach USD 7.08 billion by 2030, at a CAGR of 5.28% during the forecast period (2025-2030).

The Spain prefabricated buildings market is entering a transformative phase in 2025, supported by sweeping government reforms, accelerating technological adoption, and evolving housing demands. A landmark move came in January 2025, when the Spanish government introduced a comprehensive 12-point housing plan designed to ease the national housing shortage. A core pillar of this initiative is the advancement of the Spain prefabricated buildings industry, facilitated through regulatory simplification, incentives for affordable housing development, and a strong push for industrialized construction methods.

One of the most notable aspects of the plan is the establishment of a state-owned public housing company that will exclusively develop social housing units, all retained under public ownership permanently. This is expected to significantly contribute to the Spain prefabricated buildings market size over the coming years by bolstering demand for scalable, cost-effective housing solutions.

To support this bold strategy, the government has earmarked two million square meters of residential land for public housing development. The initial rollout includes 400 homes in Valencia, with expansion into other high-demand urban zones such as Madrid's Operacion Campamento. Simultaneously, the upcoming Strategic Project for Economic Recovery and Transformation (PERTE) will play a critical role in enhancing the Spain prefabricated buildings market, focusing on modular innovation, bridging skilled labor gaps, and enabling financing through public-private partnerships.

Technological progress is also redefining the Spain prefabricated buildings industry, with modern prefabricated structures gaining

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popularity for their fast assembly times, durability, and cost efficiency compared to traditional methods. With increasing alignment to EU energy performance directives, energy-efficient prefab homes are becoming more attractive to both public and private stakeholders, further stimulating the Spain prefabricated buildings market share.

Adding further momentum to industrial adoption, PowerCo, a Volkswagen subsidiary, commenced construction of a EUR3 billion gigafactory in Sagunto, Valencia, in December 2024. The facility will feature over 300 prefabricated concrete pillars, each capable of bearing 70 tons, showcasing the scale and potential of prefabrication in Spain's industrial landscape. This project is backed by the Spanish Ministry of Industry and Trade under the EU Recovery and Resilience Mechanism, further cementing the Spain prefabricated buildings market share in non-residential segments.

In conclusion, the Spain prefabricated buildings market is evolving into a critical component of the national construction sector. Driven by strong governmental backing, advancements in modular design, and strategic investments in infrastructure, the Spain prefabricated buildings market size is forecast to experience substantial growth. These developments underline the sector's growing relevance within Spain's broader construction and real estate ecosystem and position it as a key pillar of sustainable urban development in the coming years.

Spain Prefabricated Buildings Market Trends

The Rising Use of Concrete in Prefabricated Buildings

The Spain prefabricated buildings market is witnessing a marked rise in the use of concrete, driven by innovations in precast technology and expanding investment from key industry players. This trend is redefining the construction ecosystem, enhancing efficiency, sustainability, and architectural flexibility across various segments.

In 2024, the National Association of the Precast Concrete Industry (ANDECE) reported a 9% year-on-year increase in construction projects employing precast concrete. This rise significantly contributes to the Spain prefabricated buildings market size, particularly within the residential and industrial construction segments, as demand for durable and quickly deployable structures continues to surge.

By material type, precast concrete is capturing a growing share of the Spain prefabricated buildings market, supported by high-profile corporate investments. For instance, Cementos Molins announced a EUR10 million (USD 10.41 million) upgrade to its La Puebla de Híjar facility-recognized as the largest precast concrete plant in Southern Europe. This upgrade not only expands production but also aligns with environmentally sustainable construction goals, reinforcing the company's footprint in the Spain prefabricated buildings industry.

Further strengthening this trend, Holcim entered the Spanish industrialized construction segment with a clear focus on low-carbon precast concrete solutions. Holcim's strategic entry highlights a broader industry pivot towards sustainable innovation, supporting the overall growth in Spain prefabricated buildings market share for concrete-based prefabrication solutions.

Concrete's design flexibility is also making an impact in the residential domain. A notable example is the contemporary Madrid residence of directors Javier Calvo and Javier Ambrossi, constructed using 192 uniquely shaped precast concrete pieces. Designed by architects Benjamin Iborra and Raul Hinarejos, the project exemplifies how concrete prefabrication is reshaping modern architecture within the Spain prefabricated buildings industry.

In conclusion, the growing prominence of precast concrete is reshaping the Spain prefabricated buildings market size, with residential, commercial, and industrial sectors increasingly adopting this material. Backed by technological improvements and strategic investment, the precast concrete segment is positioned to capture a significant Spain prefabricated buildings market

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share in the near future.

Boom in the Spain's Residential Building Sector

The Spain prefabricated buildings market is undergoing a significant transformation, fueled by rising demand in the residential sector and national efforts to solve housing shortages. In 2024 and 2025, the sector is witnessing rapid growth, driven by government-backed initiatives, private sector innovation, and growing public interest in affordable and sustainable housing solutions.

In December 2024, the European Investment Bank (EIB), in collaboration with the Institut Catala de Finances (ICF), committed a EUR 490 million (USD 539.485 million) loan to support the construction of over 4,300 energy-efficient social rental housing units across Catalonia. This project is expected to provide homes for more than 10,000 people and directly boost the Spain prefabricated buildings market size, especially within the social and affordable housing segment.

Companies are responding to this demand surge with competitively priced modular housing options. For example, La Fabrica de Casas introduced modular homes priced as low as EUR 20,000 (USD 22,019.8) in September 2024. These homes offer an affordable and efficient solution to Spain's growing housing needs, contributing to the expansion of the Spain prefabricated buildings industry. As modular homes gain traction, this segment is expected to capture a more significant Spain prefabricated buildings market share during the forecast period.

Innovation is further enhancing the market's attractiveness. In March 2024, American Building System (ABS) unveiled "Kyabin," a 36-square-meter modular home that can be manufactured in just 30 days and installed in a single day. Launched in Guadalajara, this product illustrates the increasing appeal of rapid-deployment housing within the Spain prefabricated buildings market.

These developments emphasize the residential segment's pivotal role in shaping the Spain prefabricated buildings market size, especially as the nation seeks cost-effective and low-carbon housing options. The combination of strategic funding, innovation in modular construction, and a favorable regulatory environment positions Spain to capture a growing market share in the European prefabricated buildings industry.

Spain Prefabricated Buildings Industry Overview

Spain's prefabricated buildings market is fragmented and highly competitive with a few players occupying the major share. The major players are Europa Prefabri, ABC Modular, Pacadar Group, Atlantida Homes, Turboconstroi and many more.

Europa Prefabri is a Spanish company leader in the innovative sector of the prefabricated construction industry. The company designs, manufactures and assembles prefabricated modular buildings famous for their performance in terms of rapidity, reduction of costs, flexibility, modularity, transport, sustainable development and recycling, comfort, resistance and security.

Additional Benefits:

- The market estimate (ME) sheet in Excel format
- 3 months of analyst support

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