

# Residential

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## 2021 Schools in Madrid's prime neighbourhoods



## CURRENT PICTURE AND EMERGING TRENDS

*High-income neighbourhoods offer a wider choice of private or state-subsidised (concertado) schools – institutions with particular qualities that set them apart.*

- ◆ These schools tend to be among the highest ranked for educational innovation.
- ◆ Many take an international perspective, incorporating aspects of education systems from the UK, France, the USA, etc., and use a multilingual teaching approach to prepare pupils for entry to world-leading universities.
- ◆ They also perform very well in international PISA assessments, which evaluate abilities at age 15.
- ◆ As a general rule, they have greater resources at their disposal for staffing and equipment.
- ◆ They may even offer more flexible timetables, making it easier for parents to juggle family and professional life.



## SPAIN

For decades, Spain has been seen as an ideal base by international professionals. The COVID-19 pandemic has only enhanced its appeal, thanks to its balmy climate, natural riches, enticing cuisine and abundant leisure and shopping opportunities. More than ever before, people are craving time outdoors and the chance to enjoy the good life in the company of friends.

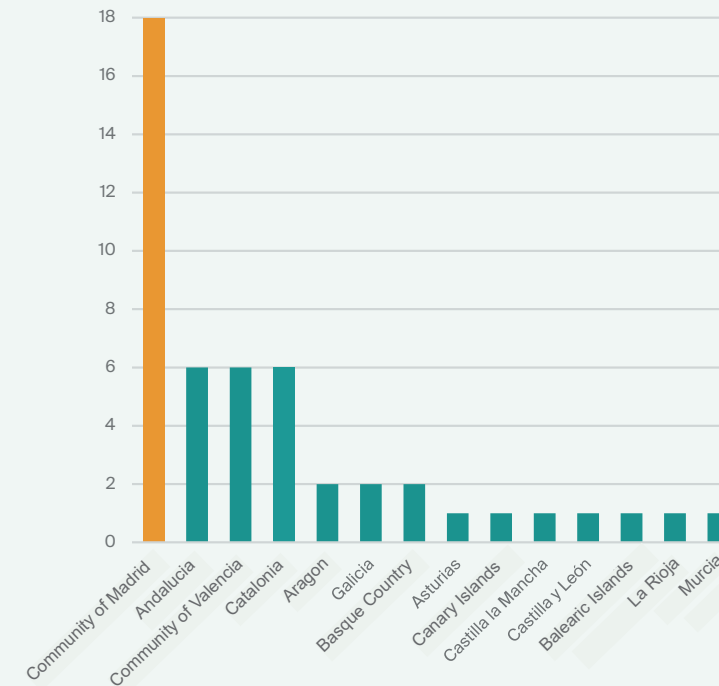
Nonetheless, before deciding to relocate, families with children (and those planning them) will want to be sure of finding a school that ticks all the right boxes. In fact, the location of their preferred school is such a crucial factor when buying a new home that it can swing the balance from one area to another.

Spain's selection of private and state-subsidised schools continues to grow, attracting families from across the country and all over the world.

In Forbes' 2021 ranking of the 50 best schools in Spain, Madrid stands head and shoulders above other cities with 18 of the most admired institutions.

### Spain's top-ranked schools by Autonomous Region

Spain. 2021. No. of schools.



Source: Forbes "The best 50 schools in Spain 2021". Note: all schools included in the ranking are either private or state-subsidised.

### Leading educational institutions in Spain



Source: Forbes "The best 50 schools in Spain 2021"

**The quality of education available in major Spanish cities counts for a great deal among families seeking prime properties in specific locations.**

## MADRID

As well as the greatest concentration of elite institutions, Madrid now has more schools per capita than many other cities. As of the 2019–2020 academic year, the Madrid region was home to almost 3,400 non-specialist schools (i.e., excluding those with a particular focus on art, languages or

sport). A little over half of these were state schools, more and more of which now offer teaching in two or more languages. Private schools represented just over 30%, with the remainder being state subsidised.

However, looking exclusively at the municipality rather than regional level, the

**Madrid boasts an extensive choice of schools, although some are in such high demand that securing a place can be tricky, and entrance requirements can be strict.**

3,383

Schools in the Region of Madrid\*



1,711  
Public



556  
State-subsidised

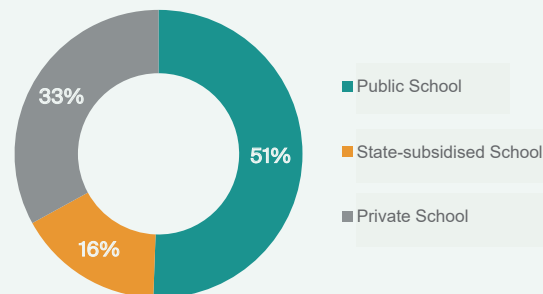


1,116  
Private

Source: Region of Madrid. Latest available data: 2019–2020 academic year (provisional).  
\*Includes preschool, primary, secondary and special education.

### Non-specialist schools in the Region of Madrid

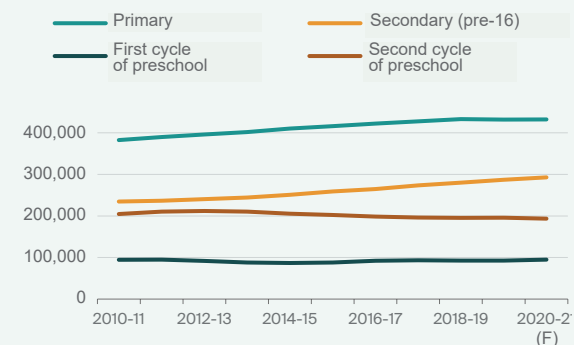
2019–2020 academic year (%)



Source: Region of Madrid. Preliminary data

### Enrolments in preschool, compulsory education and bachillerato in the Region of Madrid

2010–2021 (F). No. of pupils  
Chamartín. Q2 2017 – Q1 2021. € per sqm

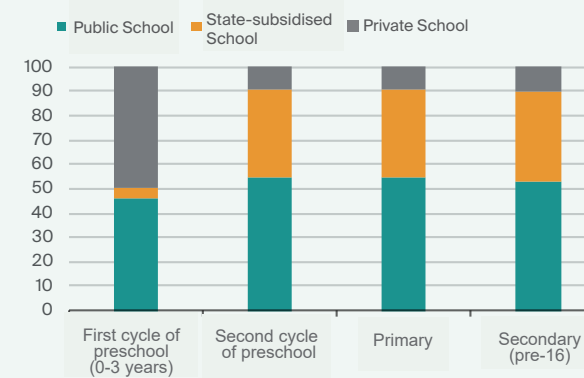


Source: Region of Madrid

### Pupils by school year and school type in the Region of Madrid

2019–2020 academic year (%)

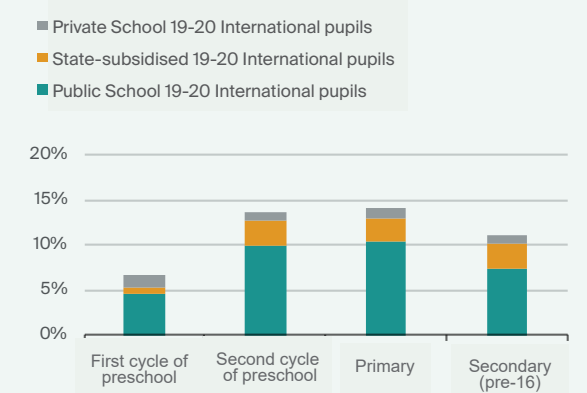
Chamartín. Q2 2017 – Q1 2021. € per sqm



Source: Region of Madrid. Preliminary data

### % international pupils by school year and school type in the Region of Madrid as a proportion of total enrolment

2019–2020 academic year (%)



Source: Region of Madrid. Preliminary data

state/private split is roughly equal at around 35%, although private schools are at a slight numerical advantage.

In terms of enrolments, the Region of Ma-

drid has seen an upturn in the number of primary, compulsory secondary and bachillerato pupils over the last ten years, depending on the various options. Historically, primary

enrolments have always been higher than the rest.

Examining enrolments in the Madrid region by level of compulsory education – excluding the first preschool cycle, where private and state school pupils are more or less equally balanced – we find that private schools admit approximately 10% of pupils at all stages, whereas the intake of state-subsidised schools makes up around 35%. About 50% of all enrolments are in the state sector.

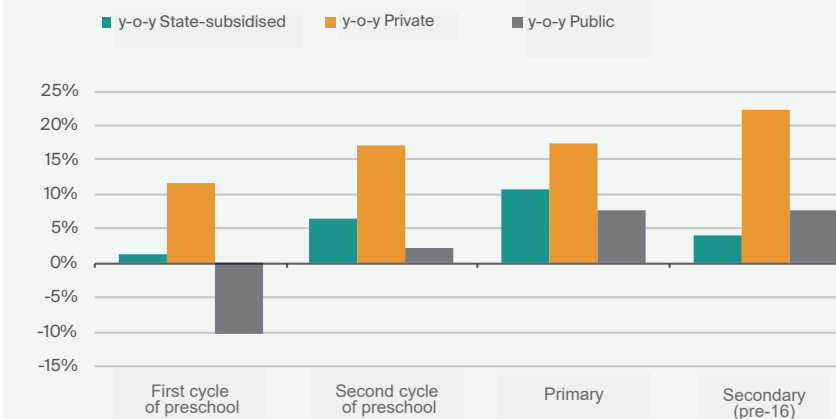
International pupils are most frequently admitted at primary level or in the second cycle of preschool education, representing some 15% of all pupils. State schools attract the greatest number of international pupils at all stages studied.

Nonetheless, according to the most recent available data (2019–2020 academic year) there has been a substantial rise in the number of international pupils attending private schools compared to the previous year: over 17% in primary and the second preschool cycle and over 22% in secondary (pre-16).

### Rise in international pupil enrolments in the Region of Madrid

2018–19 academic year vs. 2019–20. Annual variation (%)

Chamartín. Q2 2017 – Q1 2021. € per sqm



Source: Region of Madrid. Preliminary data

## MADRID. TOP SCHOOLS

### Chamartín

1. SAN PATRICIO  
C/ Serrano 200  
Private
2. LA SALLE MARAVILLAS  
C/ Guadalquivir, 9  
State-subsidised
3. KING'S COLLEGE MADRID  
Castelló, 128  
Private
4. BRITISH COUNCIL INFANT SCHOOL  
C/ Alfonso Rdguez. S<sup>a</sup>María, 23-25  
Private
5. ALTAIR COLEGIO INTERN.  
C/ Joaquín Bau, 4  
Private
6. NUESTRA SRA. DEL RECUERDO  
C/ Duque de Pastrana, 5  
State-subsidised

### Salamanca

7. NUESTRA SEÑORA DEL PILAR  
C/ Castelló, 56  
State-subsidised
8. JESÚS MARÍA  
C/ Juan Bravo, 13  
State-subsidised
9. NUESTRA SEÑORA DE LORETO  
C/ Príncipe de Vergara, 42  
State-subsidised

### Retiro

10. SANTA MARÍA DEL PILAR  
C/ Reyes Magos 3  
State-subsidised
11. COLEGIO RETIRO  
C/ Poeta Esteban de Villegas, s/n  
State-subsidised

### Centre

12. SEK SANTA ISABEL  
C/ San Ildefonso, 18  
Private
13. LA SALLE LA PALOMA  
C/ Paloma, 21  
State-subsidised

Among the many benefits of living in the Spanish capital is its abundance of outstanding schools. The state system has plenty of excellent options, but Madrid is also teeming with private and state-subsidised schools. These institutions offer the highest overall standards of education, preparing pupils to excel at both national and international levels. For many families planning a move to Madrid, this is a paramount factor in their decision.

### Chamberí

14. DIVINA PASTORA  
C/ Santa Engracia, 142  
State-subsidised
15. LA SALLE SAN RAFAEL  
C/ Fernando el Católico, 49  
State-subsidised
16. INTERNACIONAL G. NICOLI  
P<sup>o</sup> Eduardo Dato, 4  
State-subsidised
17. CHAMBERÍ MARISTAS  
C/ Rafael Calvo, 12  
State-subsidised
18. LA INMACULADA MARILLAC  
García de Paredes, 37  
State-subsidised
19. ESCLAVAS DEL SAGRADO CORAZÓN DE JESÚS  
General Martínez Campos, 6  
State-subsidised

### Other districts

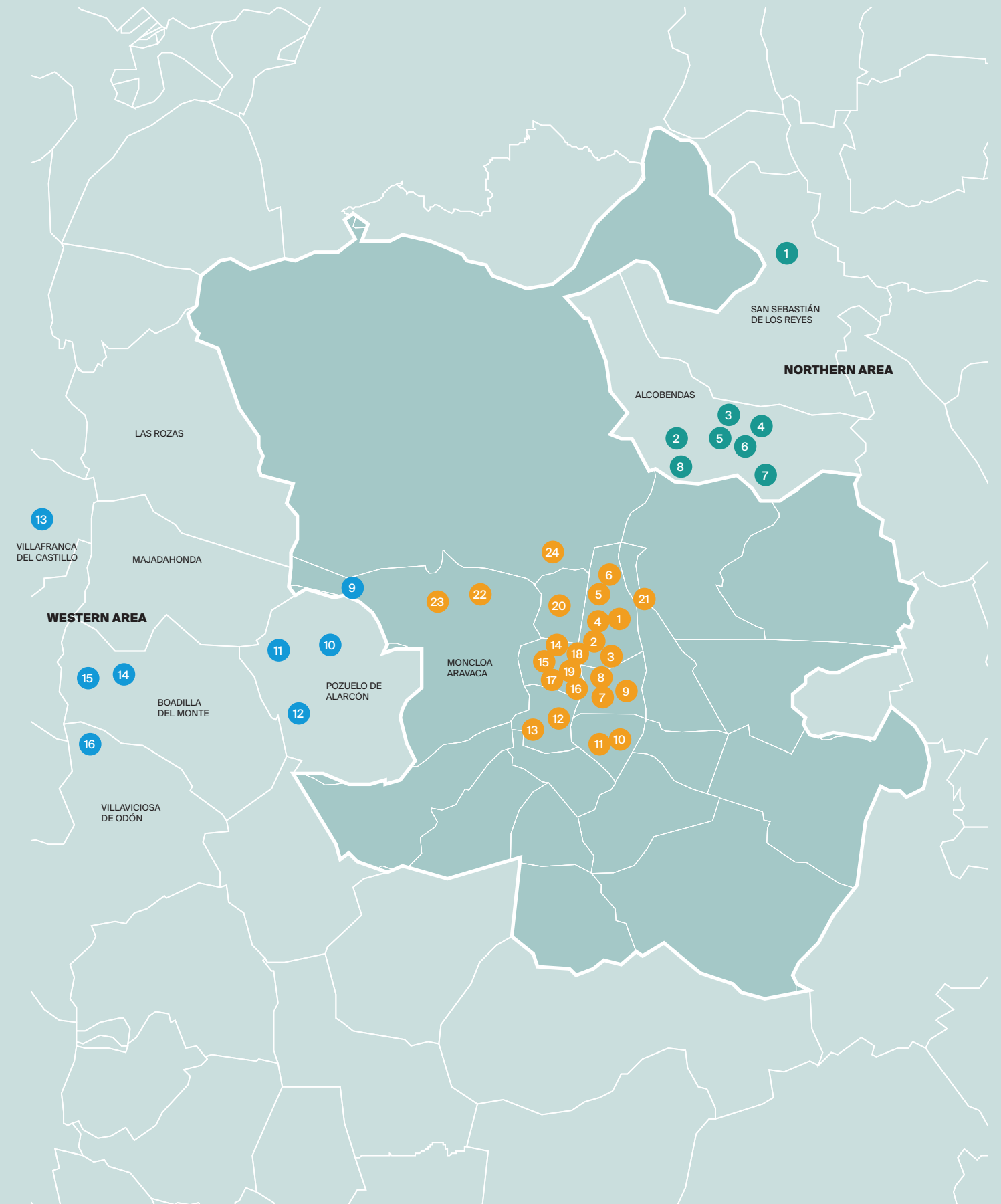
- TETUÁN**
20. DIVINO CORAZÓN  
C/ Divino Redentor, 55  
State-subsidised CIUDAD LINEAL
- CIUDAD LINEAL**
21. COLEGIO RAMÓN Y CAJAL  
C/ Arturo Soria, 206  
Private
- MONCLOA-ARAVACA**
22. COLEGIO ESTUDIO  
C/ Jimena Mdez. Pidal, 11  
Private
23. THE ENGLISH MONTESSORI  
C/ Auriga 3  
Private
- FUENCARRAL-EL PARDO**
24. COLEGIO ALEMÁN  
C/ Monasterio de Guadalupe, 7  
Private

### Northern area

1. COLEGIO SEK  
P<sup>o</sup> de las Perdices, 2 (Ciudalcampo)  
Private
2. COLEGIO SAN PATRICIO  
C/ Jazmín 148 (Alcobendas)  
Private
3. BRAINS INTERNATIONAL SCHOOL  
C/ Salvia, 48 (Alcobendas)  
Private
4. LOS SAUCES LA MORALEJA  
C/ Camino Ancho 83 (Alcobendas)  
Private
5. RUNNYMEDE COLLEGE  
C/ Salvia 30 (Alcobendas)  
Private
6. KING'S COLLEGE ALCOBENDAS  
P<sup>o</sup> Alcobendas, 5 (Alcobendas)  
Private
7. COLEGIO BASE  
C/ Camino Ancho, 10 (Alcobendas)  
Private
8. LICEO EUROPEO  
C/ Camino del Sur, 10 (Alcobendas)  
Private

### Western area

9. STA. MARÍA DE LOS ROSALES  
C/ Virgen de los Rosales, 1 (Aravaca)  
Private
10. AMERICAN SCHOOL  
C/ América, 3 (P. de Alarcón)  
Private
11. EVEREST SCHOOL  
C/ Rosas s/n (P. de Alarcón)  
Private
12. BRITISH COUNCIL SCHOOL  
C/ Solano 3, 5 y 7  
(Somosaguas-P. de Alarcón)  
Private
13. SEK EL CASTILLO  
C/ Castillo de Manzanares, s/n  
(Villafranca del Castillo)  
Private
14. VIRGEN DE EUROPA  
C/ Valle de Sta. Ana, 1  
(Boadilla del Monte)  
Private
15. MIRABAL INTERNACIONAL  
C/ Monte Almenara, 32  
(Boadilla del Monte)  
Private
16. ÁGORA INTERNACIONAL  
C/ Duero, 35 (Villaviciosa de Odón)  
Private



# PRIME AREAS OF MADRID

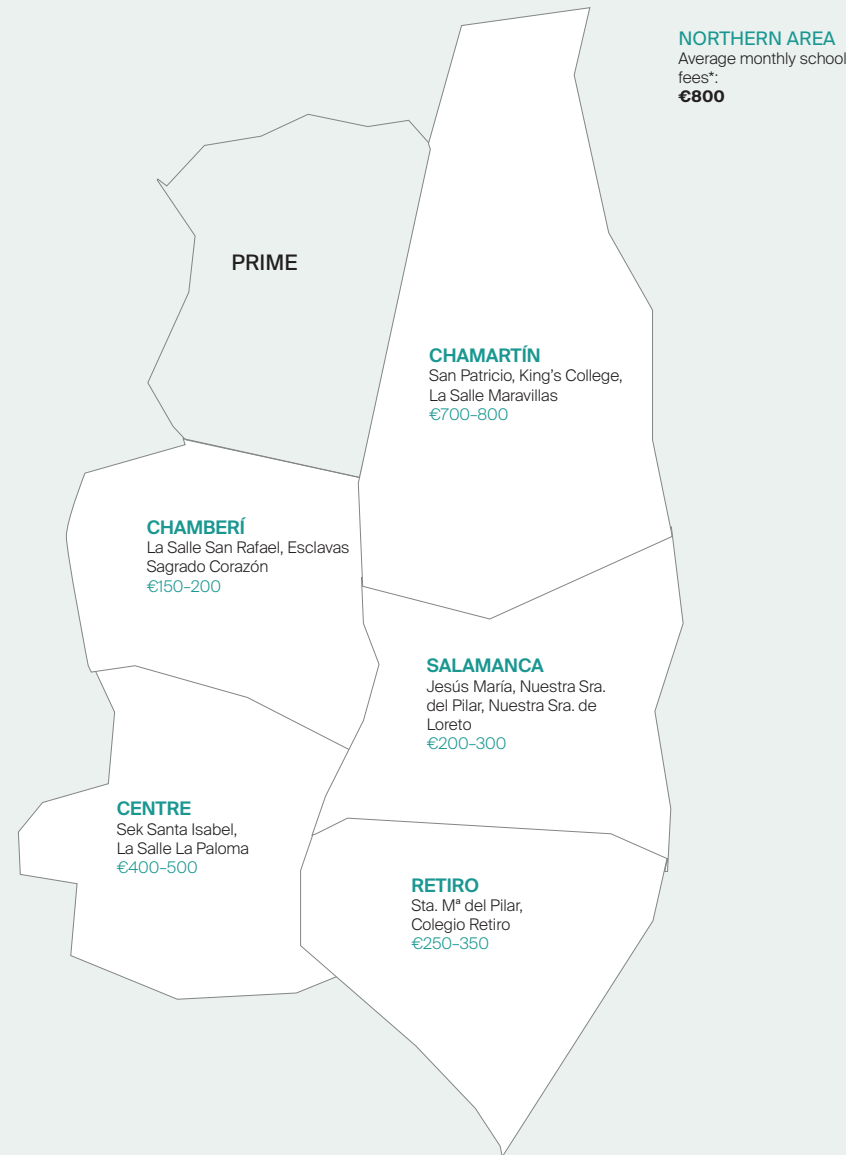
## AND HIGHEST-RATED SCHOOLS

**WESTERN AREA**  
Average monthly school fees\*:  
**€1,000**

### TOP SCHOOLS AND THEIR AVERAGE MONTHLY FEES\*:

Although many of the best-known institutions can be found to the north and west of the region, where there is more space to grow their facilities, some of the schools with the most glowing reputations are in prime central city locations.

The map on the right indicates the estimated monthly fees (basic package – excluding extras like food and transport) of the top schools in each prime residential area, while the chart below gives an idea of property prices.



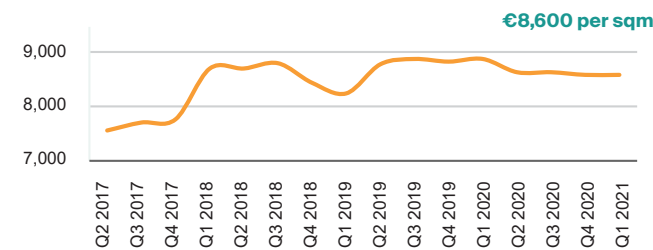
### RETIRO DISTRICT RESIDENTIAL MARKET

TOP 3 potential international buyers\*\*



Source: Knight Frank Research

### Average prime prices Retiro. Q2 2017 - Q1 2021. € per sqm



\*Estimated monthly fee. These figures do not include extras such as registration fees, food, transport, extracurricular activities, etc. Note also that discounts may be available, for example for families with more than one child at the same school. \*\*Based on an analysis of all residential properties in each district's prime locations.

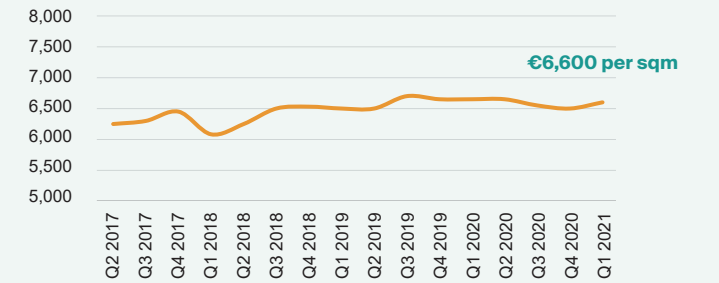
### CHAMARTIN DISTRICT RESIDENTIAL MARKET

TOP 3 potential international buyers\*\*



Source: Knight Frank Research

### Average prime prices Chamartín. Q2 2017 - Q1 2021. € per sqm



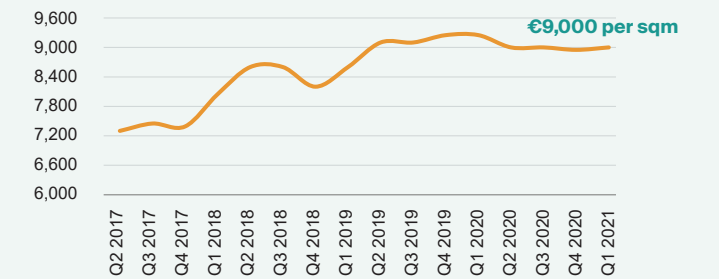
### SALAMANCA DISTRICT RESIDENTIAL MARKET

TOP 3 potential international buyers\*\*



Source: Knight Frank Research

### Average prime prices Salamanca. Q2 2017 - Q1 2021. € per sqm



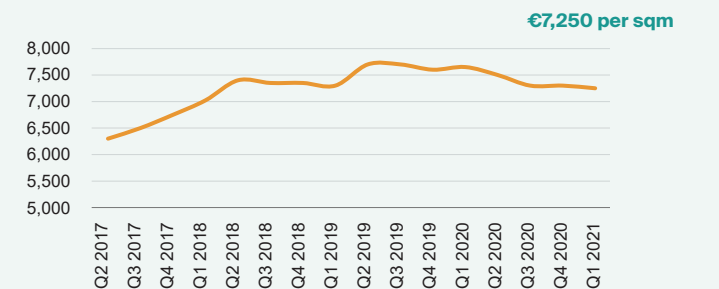
### CHAMBERÍ DISTRICT RESIDENTIAL MARKET

TOP 3 potential international buyers\*\*



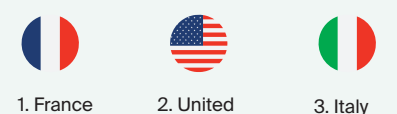
Source: Knight Frank Research

### Average prime prices Chamberí. Q2 2017 - Q1 2021. € per sqm



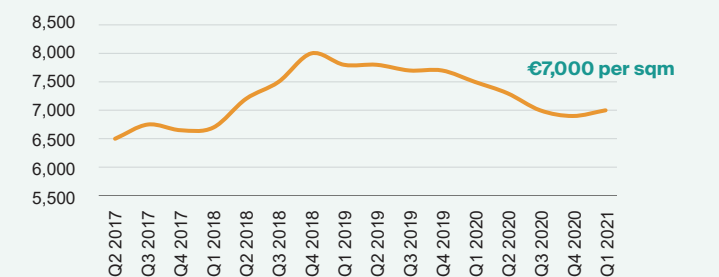
### CENTRAL DISTRICT RESIDENTIAL MARKET

TOP 3 potential international buyers\*\*



Source: Knight Frank Research

### Average prime prices Centre. Q2 2017 - Q1 2021. € per sqm



## TRENDS IN EDUCATION TECHNOLOGY

**D**igitalisation has created new opportunities in every sector, leading to widespread adoption and change. The education sector has lagged slightly behind when it comes to embracing these new tools – even though one of the school system's main aims is to prepare young people to take on the challenges of the future, equipping them with the necessary skills and knowledge to succeed in a changing world.

That said, in light of the pandemic experience we have witnessed a huge leap in the use of Information and Communications Technology (ICT) in schools, with particular progress in the following areas:



### Artificial intelligence (AI)

AI is a field of technology that aims to create computer programs capable of rapid learning or logical reasoning in ways that equal or even exceed the human brain.

It has taken on a vital importance in recent years. Algorithms used to detect patterns and trends offer schools a way to pick up on problems at an early stage, for example by highlighting underperforming pupils or those at risk of dropping out.



### Cybersecurity and netiquette

The sudden surge in home schooling has brought cybersecurity and netiquette (the rules of courteous online behaviour) to the fore. These two interrelated topics have been core learning priorities for 2021 – another way for schools to give pupils the crucial skills they need to protect their personal data.



### Automation

At present, automation in the education sector is something of a minefield, although tools are already available that can streamline certain administrative processes, like managing exams, grades, activities and virtual classrooms. The ultimate goal is to create a virtual learning environment that retains all the fundamental features of a real classroom experience, so that pupils can keep progressing without disruption.



### 5G Connection

Growing use of ICT in schools has led to an escalation in internet traffic, prompting the need for faster connections. As a result, demand for 5G has grown as schools adapt to a new blended format with more emphasis on remote learning.



### Collaborative and digital learning

COVID-19 forced the sector to adapt traditional classroom collaboration techniques to remote teaching, amid pressing calls for more suitable digital platforms. ICT has supported this process, with teachers tapping into the potential of social media, virtual blackboards, online group work using collaborative applications and websites that several pupils can work on simultaneously, thanks to easy-to-use tools.



### Mixed reality

This term covers all aspects of virtual reality, augmented reality and immersive reality (devices that create a simulation of the real world), as adapted for educational purposes. The idea is to develop a more virtual teaching environment that holds pupils' attention much more effectively. This trend is beginning to crop up not only in schools but also in universities and professional training.



### Gamification

Gamification is an approach that embraces the logic of games to help pupils learn more effectively and achieve better outcomes. Most pupils are able to absorb information more easily when these techniques are used. Over the last year or so, the amount of educational content converted to digital format has vastly increased the potential for gamification in the classroom – whether real or virtual.



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