

Luxury apartments in the heart of  
the Eixample neighborhood

# DIPUTACIÓ 276

## BARCELONA

## Exclusive apartments in Diputació street.

In one of Barcelona's most important streets, just a short distance from Passeig de Gràcia street, Plaza Catalunya, Pedrera, Casa Batlló, and a lot of shopping areas, these three new rehabilitated apartments with high quality finishes are located.

In one of the most known streets of the city and only 15 minutes walking from different iconic places of Barcelona, the apartments offer marvelous attractive and a great connection to pedestrians, bikes, vehicles and public transport with the rest of the city. We invite you to discover these three unique opportunities



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# LOCATION

in Barcelona's Eixample neighborhood

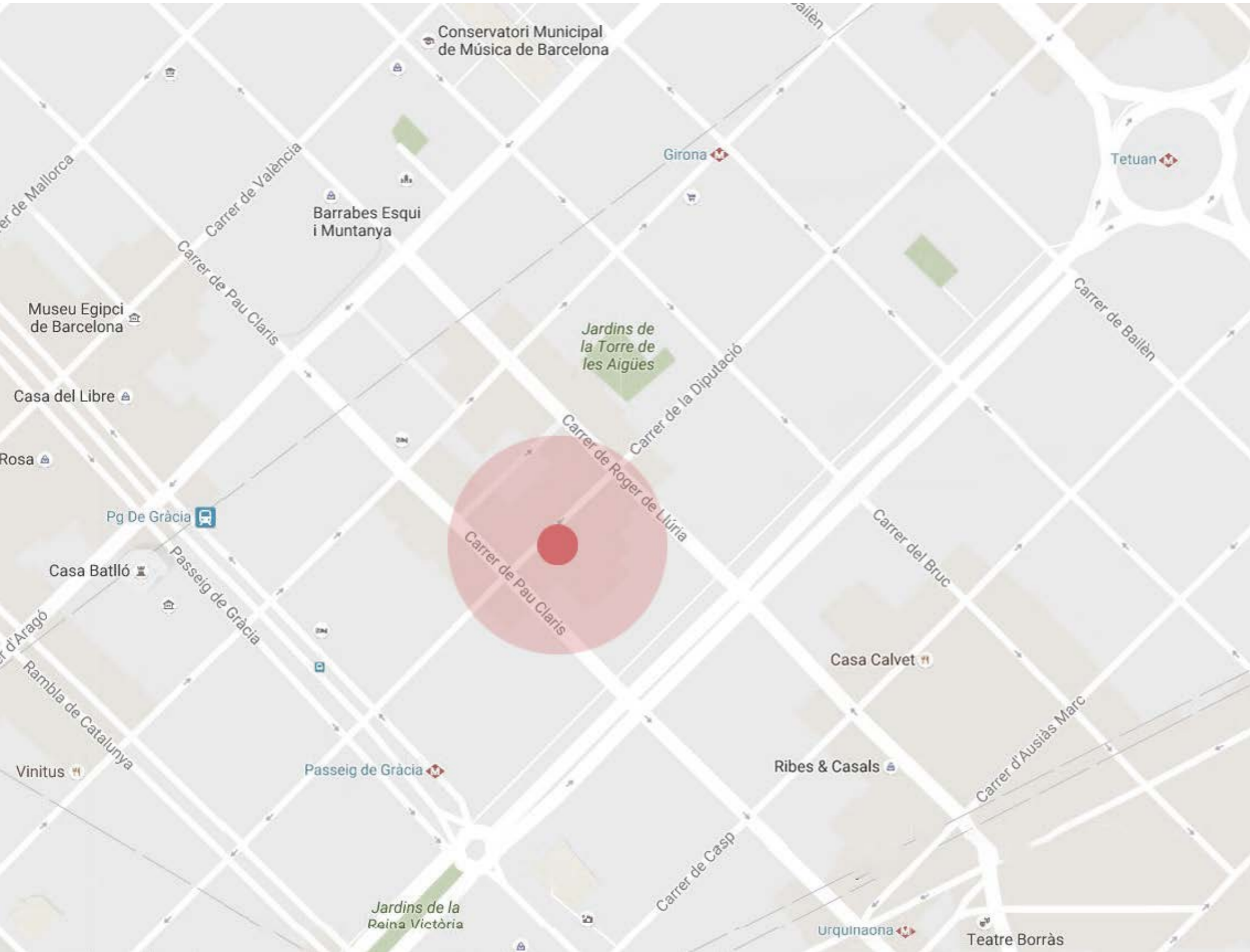
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# LOCATION

in Barcelona's Eixample neighborhood





## The building

It is a multi-family building between party walls, with a big entrance with an interior patio on the ground floor, and 4 storeys more for housing. It excels for the sensitivity in the rehabilitation carried out to date.

Thanks to the location and height of the building, its residents can enjoy great views: on one side the Diputació Street and on the other side Collserola Mountain. It also shares with other buildings an interior courtyard typical in the Eixample district of Barcelona.





Each apartment is unique

The three of the apartments that we offer in Diputació 276 are singular.

The apartments mix an exquisite interior design with the best quality finishes in order to create and elegance and exclusive feeling.

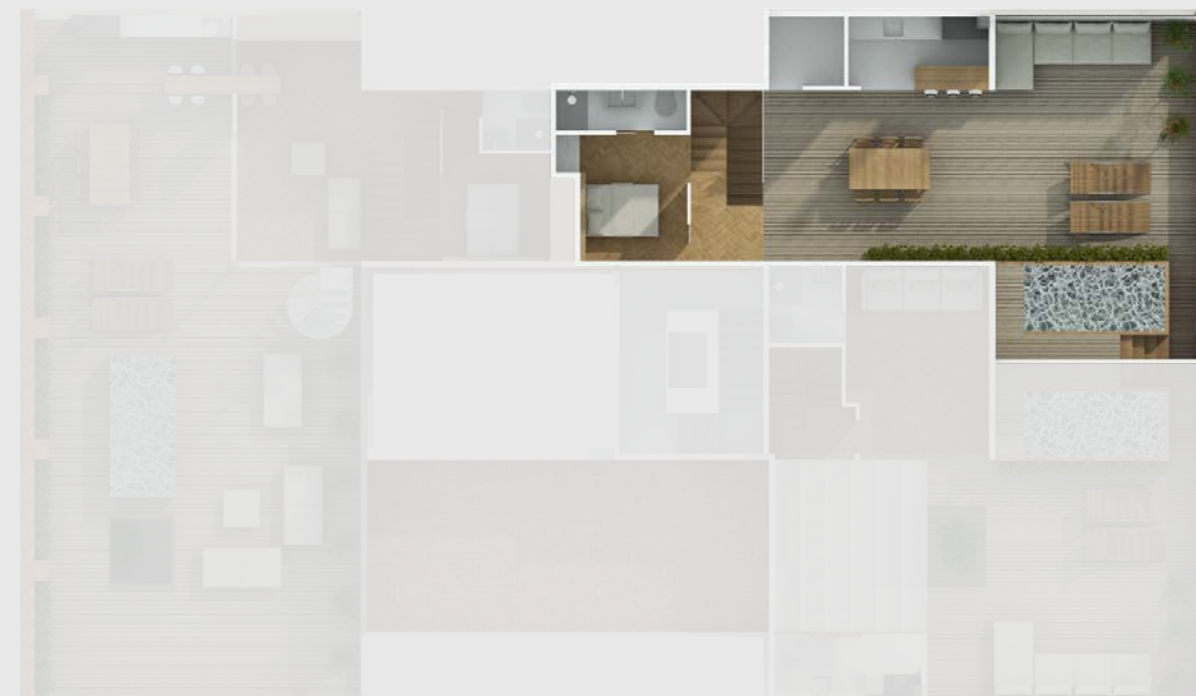


## PENTHOUSE 1

The project focuses on light, spaces and materials.

It is a duplex with the day and night area in the first floor. In the day area we can find the kitchen, dining room and living room. In the night area we can find two double rooms, one of them is a suite. In the upper floor there is another suite, a small kitchen with a barbecue and and a big terrace with a swimming pool. The high quality of this exterior space allows to enjoy the good weather of the city.

PENTHOUSE 1	USEFUL SURFACE	BUILT SURFACE
INTERIOR	124.7 m <sup>2</sup>	140.3 m <sup>2</sup>
EXTERIOR	63.3 m <sup>2</sup>	67.4 m <sup>2</sup>
TOTAL	188.0 m <sup>2</sup>	
TOTAL BUILT SURFACE		s=207.7m <sup>2</sup>



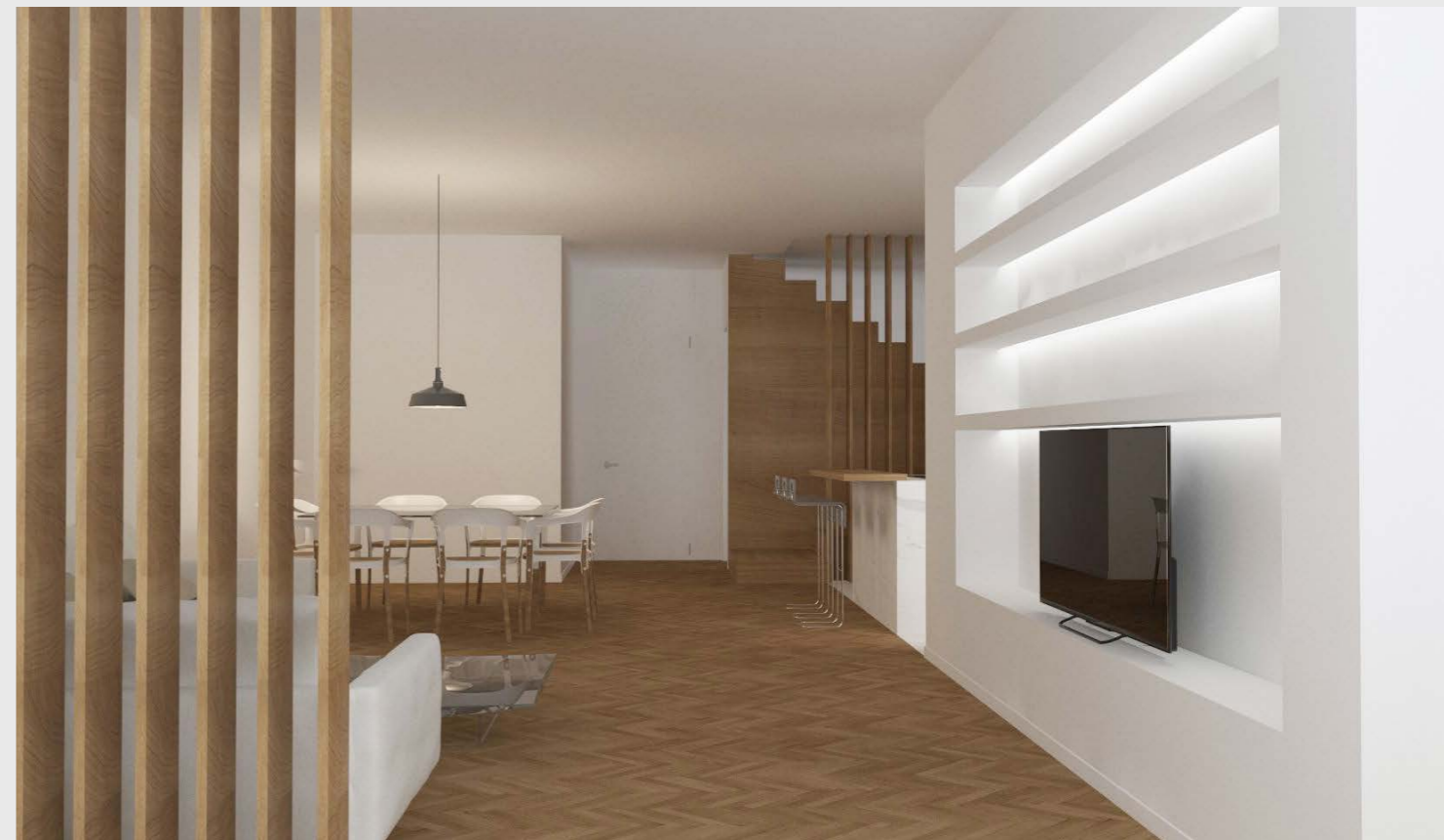


THIRD FLOOR

THIRD FLOOR	USEFUL SURF.
01. ENTRANCE HALL	2.8 m <sup>2</sup>
02. LIVING / DINING ROOM / KITCHEN	45.3 m <sup>2</sup>
03. BATHROOM	6.9 m <sup>2</sup>
04. BEDROOM 1	10.9 m <sup>2</sup>
05. GALLERY	11.3 m <sup>2</sup>
06. TOILET / CLEANING ROOM	4.0 m <sup>2</sup>
07. STAIRS	2.9 m <sup>2</sup>
08. BEDROOM 2 / OFFICE	10 m <sup>2</sup>
09. BATHROOM	3.8 m <sup>2</sup>
TOTAL USEFUL SURFACE	97.9 m <sup>2</sup>







### THIRD FLOOR DAY AREA

Kitchen, livingroom and dinning room

With almost 60 m2, the day zone has an open-plan design that gives façade to the interior block courtyard through the restored carpentries of the gallery. This open space includes the kitchen, the dining room, the living room and also a reading space where the gallery was. It also has a laundry space with a toilet.

With high quality finishes and neutral colors, all along the day zone we find natural wood wallcoverings and flooring.







### THIRD FLOOR NIGHT AREA

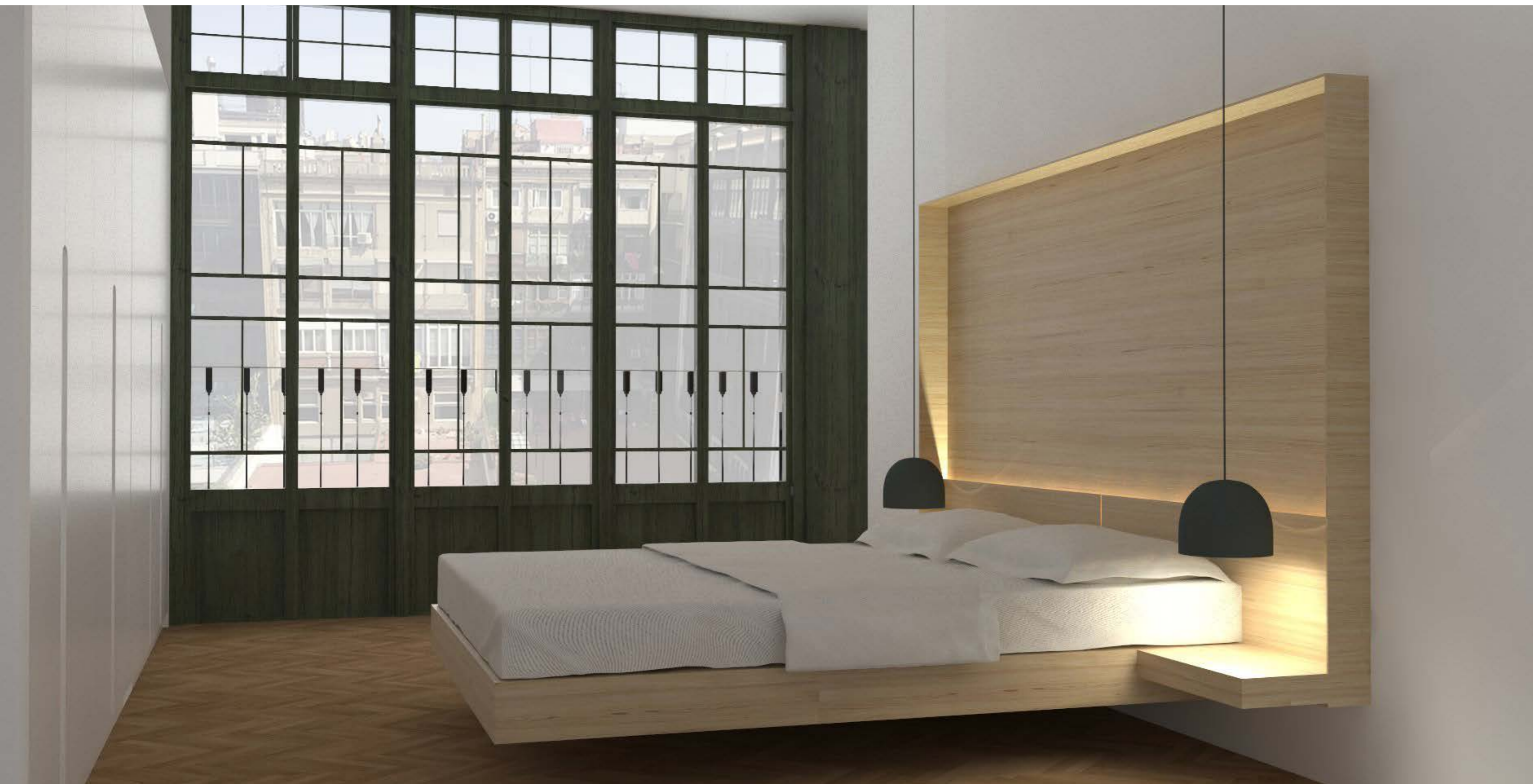
Bedrooms

With more than 38 m<sup>2</sup>, the night zone is comprised of two double bedrooms, one of them suite that has views to the interior block courtyard through the restored carpentries of the existing gallery.

With high quality finishes and neutral colors, all along the night zone we find natural wood wallcoverings and flooring.









ATTIC

ATTIC FLOOR	USEFUL SURF.
10. STAIRS	5.0 m <sup>2</sup>
11. STORAGE ROOM / KITCHEN	10.0 m <sup>2</sup>
12. BATHROOM	2.5 m <sup>2</sup>
13. BEDROOM	9.3 m <sup>2</sup>
14. TERRACE	63.3 m <sup>2</sup>
TOTAL USEFUL SURFACE	90.1 m <sup>2</sup>



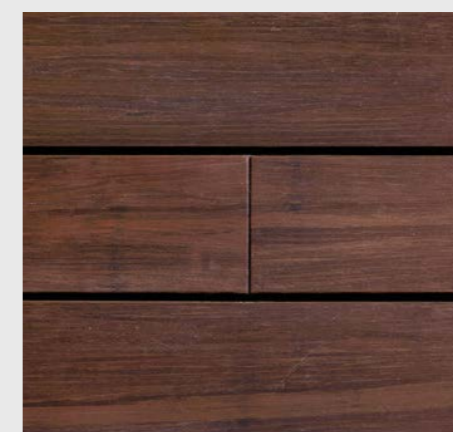




## ATTIC AREA

Small kitchen with barbecue, bedroom and terrace

With more than 90 m<sup>2</sup>, including the interior and outdoor spaces, the upper floor is composed of an interior space with a suite and an exterior space that allows you to enjoy the good weather of the city with your family and friends sharing a barbecue, sunbathing in the sun of Barcelona after a pool party or just relaxing outdoor. The high quality finishes create a feeling of comfort and exclusivity.





## PENTHOUSE 2

The project focuses on light, spaces and materials.

It is a duplex with the day and night area in the first floor. In the day area we can find the kitchen, dining room and living room. In the night area we can find the three double rooms, one of them is a suite with a private patio that gives light to the space.

In the upper floor there is a double room, a small kitchen and a huge terrace with a barbecue and a swimmingpool. The high quality of this exterior space allows to enjoy the good weather of the city.

PENTHOUSE 2	USEFUL SURFACE	BUILT SURFACE
INTERIOR	210.4 m <sup>2</sup>	234 m <sup>2</sup>
EXTERIOR	118 m <sup>2</sup>	157 m <sup>2</sup>
TOTAL	328.4 m <sup>2</sup>	
TOTAL BUILT SURFACE		s=391m <sup>2</sup>





### THIRD FLOOR

THIRD FLOOR	USEFUL SURF.
01. ENTRANCE HALL	5.1 m <sup>2</sup>
02. LIVING / DINING ROOM / KITCHEN	70.0 m <sup>2</sup>
03. BATHROOM	4.0 m <sup>2</sup>
04. LIBRARY	12.3 m <sup>2</sup>
05. BATHROOM	10.5 m <sup>2</sup>
06. BEDROOM 1	18.6 m <sup>2</sup>
07. BEDROOM 2	14.0 m <sup>2</sup>
08. BATHROOM	6.0 m <sup>2</sup>
09. OFFICE / BEDROOM 3	13.9 m <sup>2</sup>
10. CLEANING ROOM	1.8 m <sup>2</sup>
11. STAIRS	5.5 m <sup>2</sup>
12. COURTYARD	3.0 m <sup>2</sup>
13. DRESSING ROOM	8.0 m <sup>2</sup>
<b>TOTAL USEFUL SURFACE</b>	<b>171 m<sup>2</sup></b>







### THIRD FLOOR DAY AREA

Kitchen, living room and dining room

With more than 85 m2, the day zone the day zone has an open-plan design that integrates three spaces into one. The windows in the façade of Diputació street give plenty of natural light to this huge the space.

With neutral colors, all along the day zone we find natural wood wallcoverings and flooring. The high quality finishes create a feeling of comfort and exclusivity.





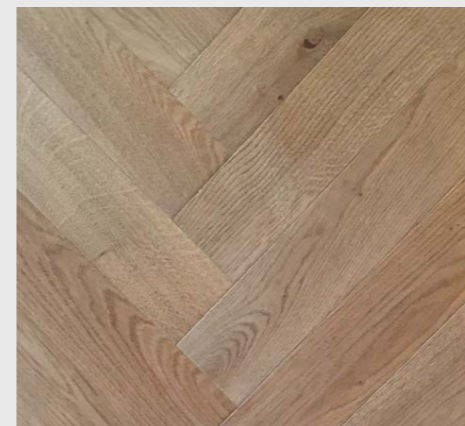


### THIRD FLOOR NIGHT AREA

Bedrooms and reading zone

With almost 90 m2, including interior and exterior spaces, the night zone is comprised of three double bedrooms, one of them suite, two bathrooms, a library and the private patio of the suite.

With high quality finishes and neutral colors, all along the night zone we find natural wood wallcoverings and flooring. In the master room, natural light is provided not only by the windows but also by the interior patio that connects visually the bathroom and the bedroom. Light can be said to be the protagonist in these two spaces.







ATTIC

ATTIC FLOOR	USEFUL SURF.
14. STAIRS	7.6 m <sup>2</sup>
15. STUDIO / BEDROOM 4	10.0 m <sup>2</sup>
16. BATHROOM	2.5 m <sup>2</sup>
17. LIVING / KITCHEN	19.3 m <sup>2</sup>
18. TERRACE	118 m <sup>2</sup>
<b>TOTAL USEFUL SURFACE</b>	<b>157.4 m<sup>2</sup></b>





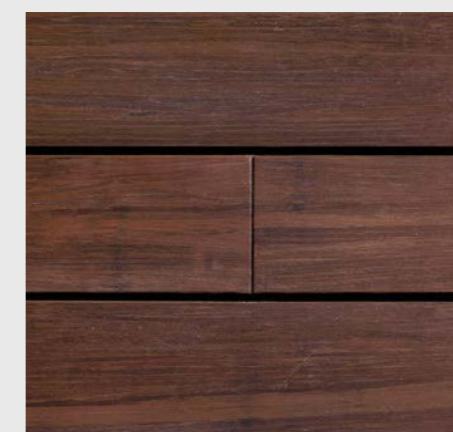


## ATTIC AREA

Kitchen, living room, bedroom and terrace

With more than 155 m2, including the interior and exterior spaces, the upper floor has another bedroom or studio with a bathroom in one side and an open-plan design that integrates a small kitchen / living in the other side and ends up in a huge terrace. This exterior space allows you to enjoy the good weather of the city with your family and friends sharing a barbecue, sunbathing in the sun of Barcelona after a pool party or just relaxing outdoor.

The high quality finishes create a feeling of comfort and exclusivity.



## PENTHOUSE 3

The project focuses on light, spaces and materials.

It is a duplex with the day and night area in the first floor. In the day area we can find the kitchen, dining room and living room. In the night area we can find the two double rooms, one of them is a suite with a patio that gives light to the space and connects to the kitchen also.

In the upper floor there is a room with a bathroom, a small kitchen and a huge terrace with a barbecue and a swimming pool. The high quality of this exterior space allows to enjoy the good weather of the city.

PENTHOUSE 3	USEFUL SURFACE	BUILT SURFACE
INTERIOR	141 m <sup>2</sup>	148.4 m <sup>2</sup>
EXTERIOR	66 m <sup>2</sup>	70 m <sup>2</sup>
TOTAL	207 m <sup>2</sup>	
TOTAL BUILT SURFACE		s=218.4m <sup>2</sup>





### THIRD FLOOR

THIRD FLOOR	USEFUL SURF.
01. ENTRANCE HALL	2.5 m <sup>2</sup>
02. LIVING / DINING ROOM	41.0 m <sup>2</sup>
03. KITCHEN / CLEANING ROOM	9.7 m <sup>2</sup>
04. PATIO	5.1 m <sup>2</sup>
05. BEDROOM 1	13.3 m <sup>2</sup>
06. BATHROOM	5.7 m <sup>2</sup>
07. BEDROOM 2	11.7 m <sup>2</sup>
08. BATHROOM	4.2 m <sup>2</sup>
09. LIVING ROOM GALLERY	10.5 m <sup>2</sup>
10. BEDROOM GALLERY	5.93 m <sup>2</sup>
TOTAL USEFUL SURFACE	109.8 m <sup>2</sup>





### THIRD FLOOR DAY AREA

Kitchen, living room and dining room

With almost 60 m<sup>2</sup>, including interior and exterior spaces, the day zone has an open plan-design that gives façade to the interior block courtyard through the restored carpentries of the gallery. This open space includes the kitchen, the dining room, the living room and also a reading space where the gallery was. It also has a laundry space at the end of the kitchen.

With high quality finishes and neutral colors, all along the day zone we find natural wood wallcoverings and flooring.







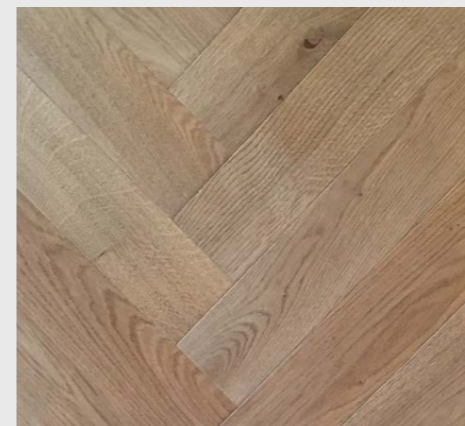


### THIRD FLOOR NIGHT AREA

Bedrooms

With more than 45 m2, including interior and exterior spaces, the night zone is comprised of two double bedrooms, one of them suite, two bathrooms and the patio of the suite.

With high quality finishes and neutral colors, all along the night zone we find natural wood wallcoverings and flooring.





ATTIC

ATTIC FLOOR	USEFUL SURF.
11. LIVING ROOM / BATHROOM	25 m <sup>2</sup>
12. KITCHEN / STORAGE ROOM	6.2 m <sup>2</sup>
13. TERRACE	66 m <sup>2</sup>
TOTAL USEFUL SURFACE	97.2 m <sup>2</sup>



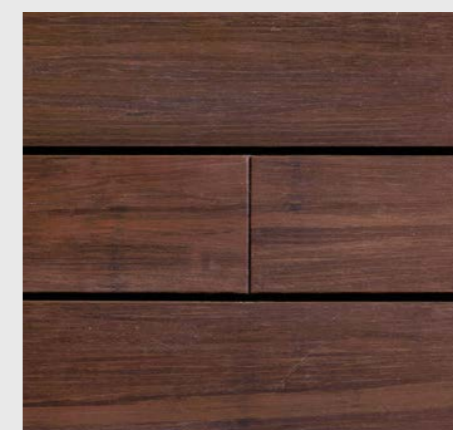


## ATTIC AREA

Kitchen, living room, bedroom and terrace

With almost 100 m<sup>2</sup>, including the interior and outdoor spaces, the upper floor is composed of an interior space with a room and a bathroom and an exterior space that allows you to enjoy the good weather of the city with your family and friends sharing a barbecue, sunbathing in the sun of Barcelona after a pool party or just relaxing outdoor.

The high quality finishes create a feeling of comfort and exclusivity.







Taps REVERSO of RITMONIO



Bathroom sink SOHO of HIDROBOX



Toilets SFERA of CATALANO



Shower tray S.LINE of HIDROBOX



Bath SPACE of HIDROBOX



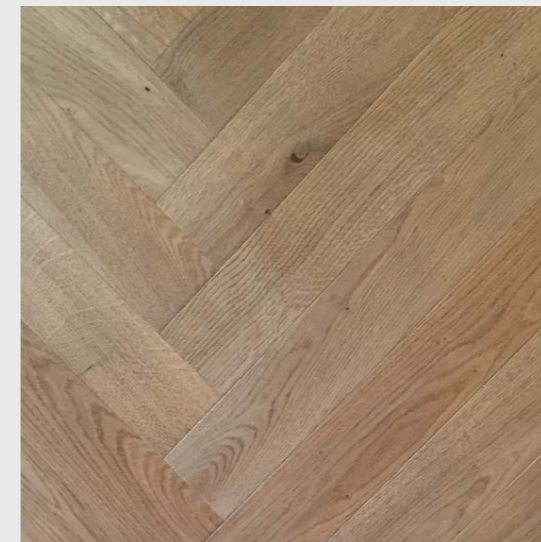
Laminated wardrobes of DICA



Wood and laminated kitchen closets of DICA



Pavement ONIX HEX CARRARA



Parquet ESPIGA RUSTICONA of CP PARQUET



Exterior pavement BAMBOO X-TREME



BTICINO LIVINGLIGHT AIR devices integrated in My HOME system. Design and technology meet in the perfect shape of Air, a Livinglight innovation, only 4.5 mm thick. Elegant and functional, finished with LED lighting. A perfect design and aesthetic to decorate minimalist and sophisticate environments.

#### AUDIOVISUAL INTALLATIONS

Voice and data network in all the apartments wiring category 6 and RJ45 connections, as also Swich installation. Pre installation of the sound HIFI wiring in some rooms and 5.1 system in the living rooms. Pre installation of a projection system in the living rooms.



HOME AUTOMATION SYSTEM by BTICINO MY HOME that has the following controls:

- Humidity probes to the detection of water leakages in the humid zones.
- Shutter management
- START/STOP conditioning VRV of LG
- Radiant floor control
- Security alarm management
- IPAD control
- Scenarios (2 units)



CONTITIONNING SYSTEM by interior LG units MULTI V.

- Interior LG units Multi V, low profile units for the night zones.
- Interior LG units Multi V, high pressure units for the day zones.
- Integration of programmable remote controls and tactile by PREMIUM cable in white color.



LG HEATING PUMP exterior unit MULTI V

- DC Inverter compressor and motor fan.
- “Black Box” function
- Night silence functioning
- Error detection and diagnosis



BOILER PRESTIGEMK III of AGV

- Wall-hung gas-fired combination boiler with condensation system of high efficiency.
- Stainless steel self-cleaning exchanger: high resistance to the corrosion.
- Pre-blend modulating burner.
- Incorporates ESYS (regulation switchboard). Crowd of series regulations.
- Directly compatible with fume conducts in polypropylene.
- With expansion vase 12L Hydraulic Kits and optional regulation accessorizes.





