



BONAVEINAT
BA24

Appreciating the past in
order to live the future

WELCOME

At 24 Buenos Aires Street, a landmark of early 20th century Valencian architecture has been reborn. The building built in 1920 by Javier Goerlich was refurbished with the utmost respect for all its characteristic elements, making it a truly unique building in Valencia.

For instance, the old bronze workshop of José Abad, that was located on the first floor, will come to live again through various key elements. We managed to recover an old catalogue and revived some of his designs for door and cupboard handles and taps.

The recovery of original elements undoubtedly adds to the building's distinctive character. From the design of the façade to the carpentry, the hydraulic tiles, or the materials of the structure itself, such as the curved ceiling slabs or the face brick walls. In other cases, they serve as an inspiration to reintroduce elements such as blinds, textured glass, or bronze finishes.

✓ Photographs of the original façade



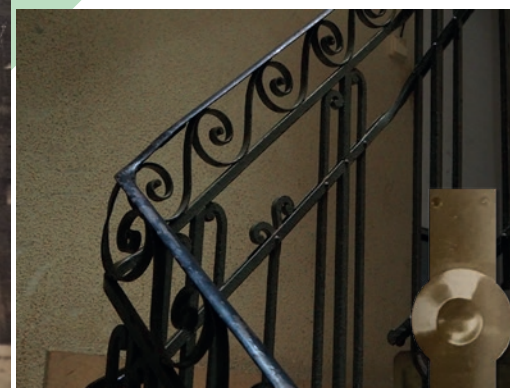
✓ Original hydraulic tiles



All this is reflected in the comprehensive renovation project, which explores the opportunities to give each of these homes a unique character. The main objective of respecting the essence of the original building has been met successfully.

Now, the only thing left to do is to enjoy BONAVEINAT BA24. Come and see.

✗ Railing in its current state



✗ Handles from the original catalogue



✗ Original 1974 catalogue



✗ Images of the bronze workshop



^ Front façade



THE COOLEST PART OF VALENCIA: RUSSAFA

Russafa is not just any area of Valencia. It is the perfect neighbourhood for those who want to enjoy a wide array of cultural, commercial, and gastronomic treats, endless entertainment possibilities and a vibrant social life. In recent years, Russafa has undergone a major regeneration and has forged its own unique identity, with many creative and independent professionals moving into homes such as those at BONAVEINAT BA24.

Just a stone's throw away from the historic centre and with excellent connections to other areas of Valencia, the rejuvenated Russafa neighbourhood stands out for its popular character and alternative, bohemian, and eclectic aura. An example of this is the Municipal Market, the true heart of the neighbourhood, which stands among traditional shops, workshops, design studios, bookshops, cafés, bars, terraces, and art galleries.

Social life is intermingled with culture, as the neighbourhood hosts fashion and performing arts festivals. Undoubtedly, Russafa is a meeting point for urban culture, a space where neighbours, artists and visitors coexist among beautiful and colourful modernist buildings.

And despite being centrally located, Russafa is next to two green lungs: the Turia Gardens and the Central Park, the largest park in the district and the newest in Valencia, allowing you to relax from the hustle and bustle of the city in a bubble of tranquillity.

“A neighbourhood full of life, leisure and culture”



Useful information



- 1 **BONAVEÏNAT BA24**
- 2 **RUSSAFA MARKET**
- 3 **CENTRAL PARK**
- 4 **BULLRING**
- 5 **BAILÉN METRO STATION**
- 6 **CHURCH OF SAN VALERO AND SAN VICENTE MÁRTIR**
- 7 **MANUEL GRANERO SQUARE**



AIRPORT 15 minutes by car

TRAIN STATION within 5 minutes walking distance

EDUCATIONAL CENTRES within 5 minutes walking distance

SHOPPING CENTRES 10 minutes away

VALENCIA'S HISTORIC CENTRE within 10 minutes walking distance

RIVERBED / TURIA 15 minutes away

A THOROUGH RESTORATION... AND MUCH MORE

Respect for the identity of the building and its relationship with the neighbourhood are at the essence of each of these homes.

A 1920's building that has been magnificently renovated through an ambitious restoration project in which the following values were the top priorities.

- ✓ Sustainability
- ✓ Energy saving
- ✓ Identity of the neighbourhood
- ✓ Urban engagement

The result is a space in which the NEIGHBOURHOOD, INCLUSIVITY and QUALITY OF LIFE are all respected, while the character of the original building is maintained, and new innovative solutions were integrated.



▲ Kitchen and living-dining room

“A new standard
modern and sustainable living:

Restoration of the original 20th century elements with modern high-quality building materials.”

Carpentry identical to the original

All the carpentry will be modernized, with double glazing. The general design of the woodwork will remain authentic, while some parts will be restored to their original state.



Façade

The plans for the façade were developed to respect the façade as it once was, but with a renewed and attractive visual identity. The characteristic shutters, typical of the neighbourhood, will also be maintained.



Hydraulic tiles

The hydraulic tiles found in the building will be reused in the pavement of the common areas.



Bronze details

The original building had a bronze foundry on the ground floor. Therefore, bronze details will once again be part of the interior design.



Visible original materials

The curved ceramic floor slabs with wooden joists, the brick masonry walls, and the unique finishing of the pillars are visible and smoothly integrated into the renovation.

Exclusive flooring

The floors of the residences will be made of wood, hydraulic tiles, and marble pieces, aesthetically pleasing, high-quality materials.

Pet friendly

A pet friendly building: we have incorporated a pet-friendly shower station on the outdoor deck, as well as other elements to make their lives and ours easier.

Urban vegetation

There is space for plants on the communal terrace. And there is a deck equipped with facilities for the creation of an urban vegetable garden.

Designed by Estudio CORREO VIEJO and marketed by LUCAS FOX, BA24 has been comprehensively refurbished to embrace the past, present and future of Russafa.



BONAVEÏNAT

“Inspiring new ways of living”



^ Dining room

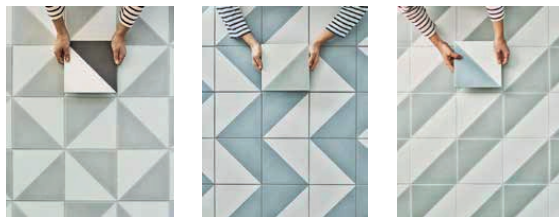


PERSONALISE YOUR HOME, MAKE IT UNIQUE!

In BONAVEINAT BA24, the intense connection with its past plays an essential role. These homes are much more than bricks and mortar, they are different because of their location and the original materials that were discussed on the previous pages.

We feel that now is the time to connect with the future inhabitants of this wonderful space, as you will be able to choose and personalise some of the key elements of your new home.

“Customisable
elements to enhance
the unique character
of Russafa and
Bonaveinat”



^ Kitchen

HYDRAULIC TILES

The combination of the hydraulic tiles depending on the colour and shape will create a distinct effect. Each home can have a specific colour, its own character.

Depending on the arrangement and the number of coloured and neutral tiles chosen, striking patterns can be created.

KITCHEN FRONT AND PAINTING

Depending on the chosen pattern of the hydraulic tiles, the tiling of the kitchen and the washable paint on the walls will be combined.

ADDITIONAL KITCHEN FURNITURE

The original design features high ceilings that offer additional volumes for storage. In the kitchen it is possible to add another row of cupboards, with the addition of a pull-out staircase to access them.



PLANS FOR BONAVEÏNAT **BA24**

Your surroundings shape your experiences. Each home shown below has a clear functional scheme that indicates the function of each area and, in turn, helps us to define the materials and identity of each of these spaces.

Homes designed with the future in mind. Not only for the future of the building, but also for its residents and the impact on the environment that surrounds us, locally and globally.

Choose from the seven BONAVEÏNAT BA24 options.

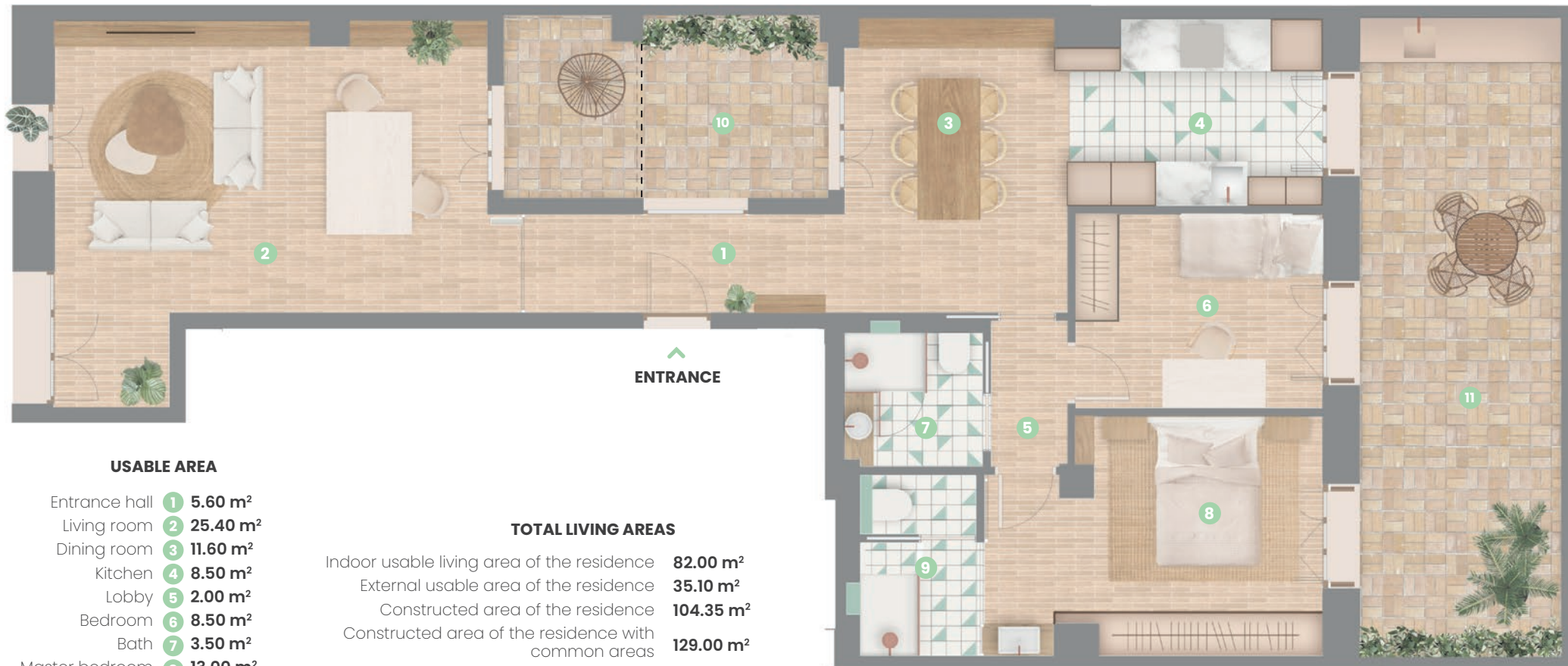
“Homes with high ceilings and large windows that flood the rooms with abundant natural light”



^ Main bathroom

GROUND FLOOR

Housing **0.1**



USABLE AREA

Entrance hall	1	5.60 m ²
Living room	2	25.40 m ²
Dining room	3	11.60 m ²
Kitchen	4	8.50 m ²
Lobby	5	2.00 m ²
Bedroom	6	8.50 m ²
Bath	7	3.50 m ²
Master bedroom	8	13.00 m ²
Main bathroom	9	3.90 m ²
Courtyard	10	10.40 m ²
Terrace	11	24.70 m ²

TOTAL LIVING AREAS

Indoor usable living area of the residence	82.00 m ²
External usable area of the residence	35.10 m ²
Constructed area of the residence	104.35 m ²
Constructed area of the residence with common areas	129.00 m ²





USABLE AREA

Living room-Kitchen-Dining room	1	19.80 m ²
Lobby	2	1.60 m ²
Bedroom	3	8.50 m ²
Bathroom	4	2.90 m ²
Master bedroom	5	12.00 m ²
Main bathroom	6	4.30 m ²
Balcony	7	1.80 m ²

TOTAL LIVING AREAS

Indoor usable living area of the residence	49.10 m ²
External usable area of the residence	1.80 m ²
Constructed area of the residence	60.65 m ²
Constructed area of the residence with common areas	75.00 m ²



**USABLE AREA**

Entrance hall	1	1.70 m ²
Living room-dining room	2	17.90 m ²
Kitchen	3	7.90 m ²
Lobby	4	1.00 m ²
Bedroom	5	8.60 m ²
Bathroom	6	2.90 m ²
Master bedroom	7	10.40 m ²
Main bathroom	8	4.30 m ²

TOTAL LIVING AREAS

Indoor usable living area of the residence	54.70 m ²
External usable area of the residence	66.50 m ²
Constructed area of the residence	82.20 m ²
Constructed area of the residence with common areas	





USABLE AREA:

Living room-Kitchen-Dining room	1	19.80 m ²
Lobby	2	1.60 m ²
Bedroom	3	8.50 m ²
Bathroom	4	2.90 m ²
Master bedroom	5	12.00 m ²
Main bathroom	6	4.30 m ²
Balcony	7	1.80 m ²

TOTAL LIVING AREAS

Indoor usable living area of the residence	49.10 m ²
External usable area of the residence	1.80 m ²
Constructed area of the residence	60.65 m ²
Constructed area of the residence with common areas	75.00 m ²



**USABLE AREA:**

Entrance hall	1	1.70 m ²
Living room-dining room	2	17.90 m ²
Kitchen	3	7.90 m ²
Lobby	4	1.00 m ²
Bedroom	5	8.60 m ²
Bathroom	6	2.90 m ²
Master bedroom	7	10.40 m ²
Main bathroom	8	4.30 m ²
Balcony	9	1.40 m ²

TOTAL LIVING AREAS

Indoor usable living area of the residence	54.70 m ²
External usable area of the residence	1.20 m ²
Constructed area of the residence	66.90 m ²
Constructed area of the residence with common areas	82.70 m ²





USABLE AREA

Living room-Kitchen-Dining room	1	19.80 m ²
Lobby	2	1.60 m ²
Bedroom	3	8.50 m ²
Bathroom	4	2.90 m ²
Master bedroom	5	12.00 m ²
Main bathroom	6	4.30 m ²
Balcony	7	1.80 m ²

TOTAL LIVING AREAS

Indoor usable living area of the residence	49.10 m ²
External usable area of the residence	1.80 m ²
Constructed area of the residence	60.05 m ²
Constructed area of the residence with common areas	74.30 m ²



**USABLE AREA**

Entrance hall	1	1.70 m ²
Living room-dining room	2	17.90 m ²
Kitchen	3	7.90 m ²
Lobby	4	1.00 m ²
Bedroom	5	8.70 m ²
Bathroom	6	2.90 m ²
Master bathroom	7	10.40 m ²
Main bathroom	8	4.30 m ²
Balcony	9	1.40 m ²

TOTAL LIVING AREAS

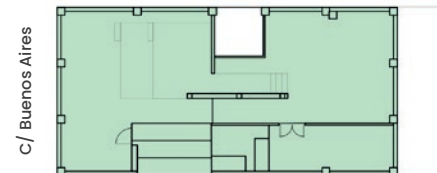
Indoor usable living area of the residence	54.70 m ²
External usable area of the residence	1.20 m ²
Constructed area of the residence	66.50 m ²
Constructed area of the residence with common areas	82.20 m ²





USABLE AREA

Pet washing station	1
Lounge-bar area	2 29.20 m ²
Passable area	3 74.70 m ²
Installation area	4 15.90 m ²



Total useful area outside housing **119.80 m²**

“An oasis in the
heart of Valencia’s
city centre”



QUALITY REPORT

FOUNDATIONS AND STRUCTURE

- Masonry and solid brick foundations are in accordance with the details defined in the historical plans and the verifications carried out by means of testing and a geotechnical study. The foundations will comply with the current conditions required by the Technical Building Code (CTE). Vertical structure of solid brick walls and pillars.
- Mixed horizontal structure of metal beams and wooden joist floor slabs with beam fills of brick, structurally reinforced with a reinforced concrete compression layer and improved acoustically and thermally in compliance with the CTE.

COVER

- Original roof refurbished with solid wood structure with acoustically and thermally improved brick partitioning, complying with the CTE.
- Passable roof with outdoor tiled paving.
- Fitting out for use as a terrace and design of a lounge bar. Deck equipped with facilities for the creation of an urban vegetable garden and outdoor shower for pets.
- Concealed roof space reserve for housing installation equipment.

FACADE

- Historic façade restored with ornamentation of the original building.
- Façade enclosure made of solid brick masonry covered with lime mortar and paint.
- Thermal-acoustic insulation and self-supporting double-plasterboard interior lining.
- Balcony and window railings recovered from the original building in dark-coloured treated iron or new railings of identical style to those recovered.

EXTERIOR CARPENTRY

- Exterior carpentry in treated pine wood of European profile with classic and hinged mouldings. The ground floor will have interior and exterior wooden shutters according to the architectural project. All exterior carpentry will have perimeter locking and security ironwork.
- External wooden roller shutters (known as “persiana alicantina” or “persiana de cuerda”) on the upper floors, exposed and without boxes, in shades of green and beige, depending on the design of the façade.
- Double glazed with low thermal emissivity and acoustic insulation, with an air chamber.

CARPINTERÍA INTERIOR

- Recovered entrance doors or new doors of identical style to the original ones, made of pine wood, hinged and with a translucent varnished finish. Acoustically conditioned to comply with regulations.
- Entrance doors will have perimeter locking and security hardware.
- Interior doors (sliding, hinged and foldable) in pine wood, painted white with classic mouldings similar to the original doors of the building. Solid wood trim with moulding. Bronze-finish brass door handles.
- Modular built-in wardrobes in white lacquered MDF board in bedrooms with circular knobs in bronze or white lacquered.

INTERIOR PARTITIONING

- Separation of the dwellings from the communal areas with solid brick partition wall, interior lining with self-supporting plasterboard panel with thermal-acoustic insulation.
- Separation between dwellings formed by double brickwork, plastered with water-repellent plaster and thermal-acoustic insulation to comply with CTE.
- Interior layout of the house made up of self-supporting partition walls of double laminated plasterboard with thermal-acoustic insulation.

PAVEMENTS

- Oak-finish parquet flooring inside the homes (living room, bedrooms, hallway and dining room). Waterproof MDF skirting board lacquered in white.
- Flooring in kitchens and bathrooms in hydraulic tile with design according to architectural study.
- Outdoor terracotta paving on the terrace for private use on the ground floor.
- Non-slip Macael marble paving on private balconies.

INTERIOR COVERINGS

- Vertical walls in the interior of the residences with breathable interior paint in white.
- In bathrooms and toilets, tiling with designer ceramic tiles in accordance with the architectural studio's insights.
- Hydraulic tiles in kitchen fronts according to the design of the architectural studio and the rest of the walls with breathable interior paint in white.
- In the interior courtyard, rendering and facing brick painted in white.



Master bedroom



KITCHENS

- Base and wall units with MDF doors for humid environments, coated with polyurethane lacquer in light tones, with matt finish and circular brass knob in bronze finish. Furniture bodies consisting of water-repellent chipboard core, with matt-finish melamine coating in light colour.
- Macael marble worktop or similar. Single-basin ceramic sink with brass mixer tap in bronze finish by RITMONIO or similar brand.
- Kitchen equipment with built-in oven, vitro hob and extractor hood of the BALAY brand or similar according to architectural project.
- Space reserved in the cupboards for a fridge-freezer, dishwasher, washing machine and/or tumble dryer with socket and/or water and drainage connection according to the technical requirements.

BATHROOMS

- Floor-standing or wall-hung ceramic rimless toilet in gloss white NIC DESIGN or similar with white cushioned lid and silent concealed cistern.
- White finish double push button plate.
- Ceramic washbasin in gloss white with click-clack valve in the same material by NIC DESIGN or similar on treated wood shelf.
- Wall-mounted single-lever basin mixer taps, bronze finish, RITMONIO brand or similar.
- Mirrors with dimensions according to the architectural project.
- White acrylic shower tray according to architectural project. Lateral glass enclosure with brass profiles in bronze finish.
- RITMONIO or similar brand bronze finish single lever wall-mounted shower mixer with shower kit with spray head, hose, socket and bracket.
- Electric towel rail radiator in white.

ROOFS

- Plasterboard false ceilings with perimeter mouldings and rosettes like the original ones in the building's residences. Accessible ceiling in bathrooms or toilets.
- In the living room and dining room, ceiling with exposed structure of wooden joists and ceramic beam fills, finished with white lime paint.

HOT WATER

- Sanitary hot water by aerothermal system.

AIR CONDITIONING AND HEATING

- Air conditioning and heating by means of aerothermal system by ducts with grids in living room and bedrooms.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation in accordance with low voltage electrotechnical regulations (Reglamento Electrotécnico de Baja Tensión).
- Entry phone for access to the homes.
- Light points with switches and sockets according to installation project. Top quality electrical mechanisms in white.
- Outdoor antennas for reception of radio and television broadcasting signals. User sockets in living room and bedrooms.
- Installation of community network for fibre optics to the homes and installation of data sockets in living room and bedrooms.

COMMON AREAS

- Access to the entrance hall from street level. Lift with cabin in accordance with accessibility regulations for simple boarding.
- Common access area to the residences with trowelled concrete paving and hydraulic tiles recovered from the same building, designed in accordance with the architectural study.
- Staircase flooring with terrazzo steps recovered from the same building. Metal handrail with curved ornamental details original to the building enamelled in black with semi-circular pinewood handrail with satin varnish finish.
- Walls rendered with mortar and lime paint. Areas with exposed brickwork according to architectural project.
- Storage space for bicycles in the basement.
- Entrance hall and staircase lighting with ceiling and wall lights with timer switches.

ENERGY RATING B

- The present specifications are provisional and are subject to modifications due to Licensing requirements or to the criteria of the Project Management, without detriment to the quality.


** This energy performance rating is for information purposes only and is provisional and is subject to change without notice. Subject to modifications at the design stage.*



LUCAS FOX
INTERNATIONAL PROPERTIES

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