



DIAGONAL  
358 360  
BARCELONA



## Diagonal 358-360

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Images  
Commercial plans

An aerial photograph of Barcelona, Spain, showing the city's dense urban grid, the harbor, and the Mediterranean Sea. The image is used as a background for a real estate advertisement. A semi-transparent brown rectangle is overlaid in the center, containing text.

# DIAGONAL 358 – 360

Your best choice in Barcelona

Live in the most authentic Barcelona, in the L'Eixample district, an area that offers its residents a unique and diverse environment. Breathe in the essence of Barcelona from this stately building that has been renovated to feature magnificent exterior flats with high-quality finishes, where elegance, design and an unparalleled location all come together.

Enjoy your life on the Avenida Diagonal, one of the city's main thoroughfares, surrounded by all kinds of services, a wide range of luxury shops and renowned restaurants, and a whole array of cultural offerings.

# LOCATION

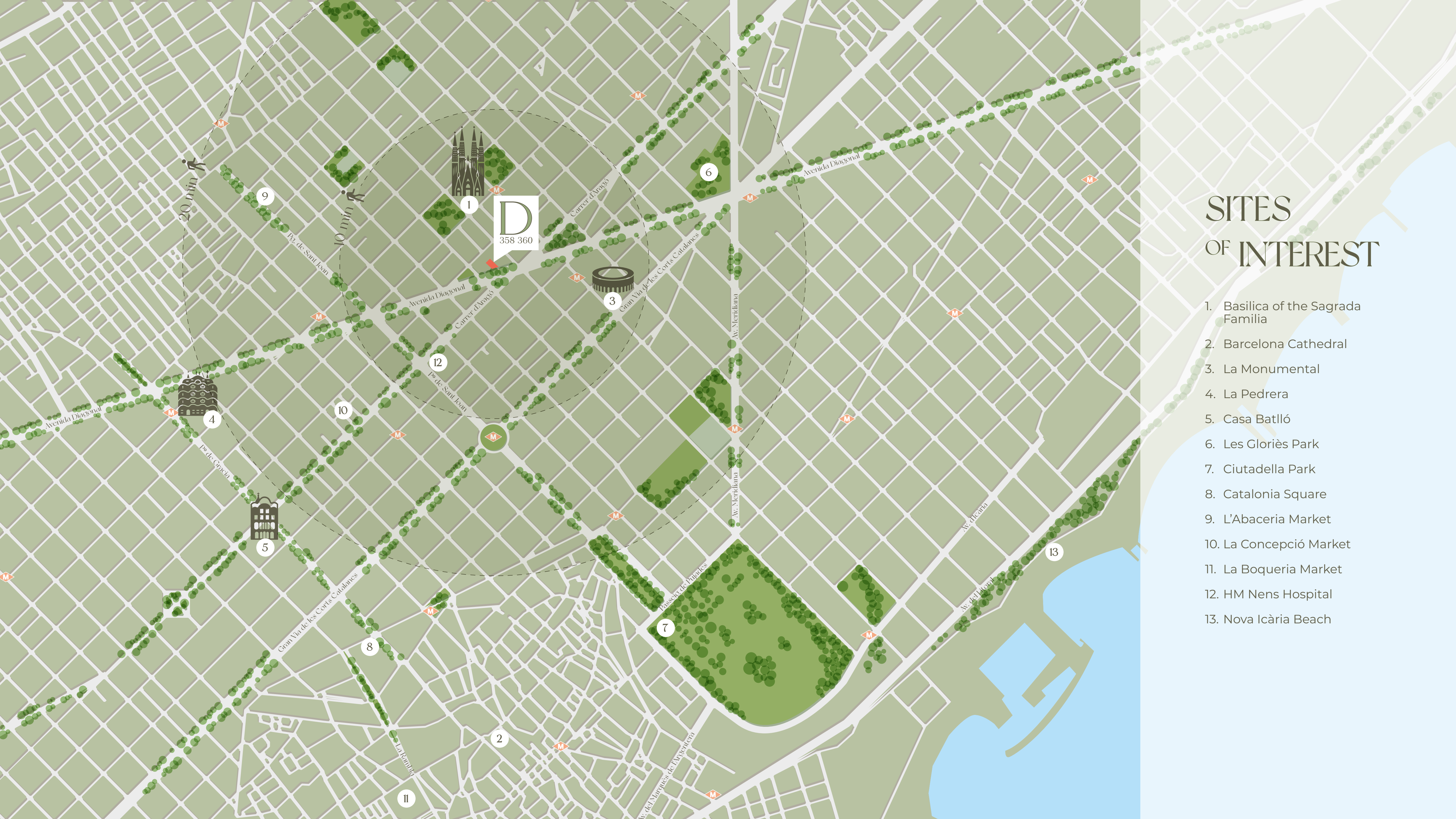
*An avenue full of charm and history*



Experience the exhilarating rhythm of Barcelona from one of its most iconic avenues. Avenida Diagonal is the perfect place to shop and enjoy all the cuisine and culture that Barcelona has to offer.

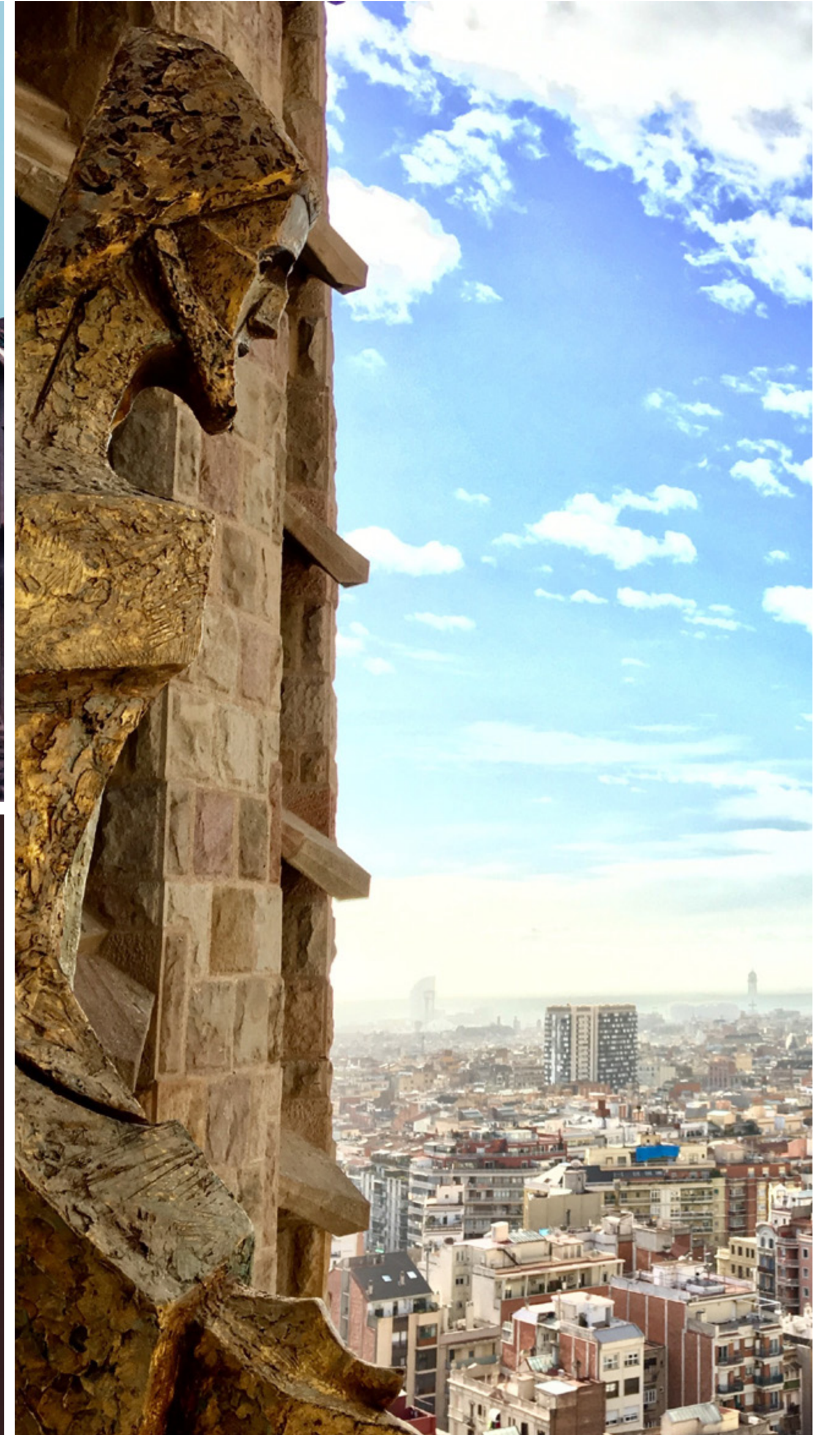
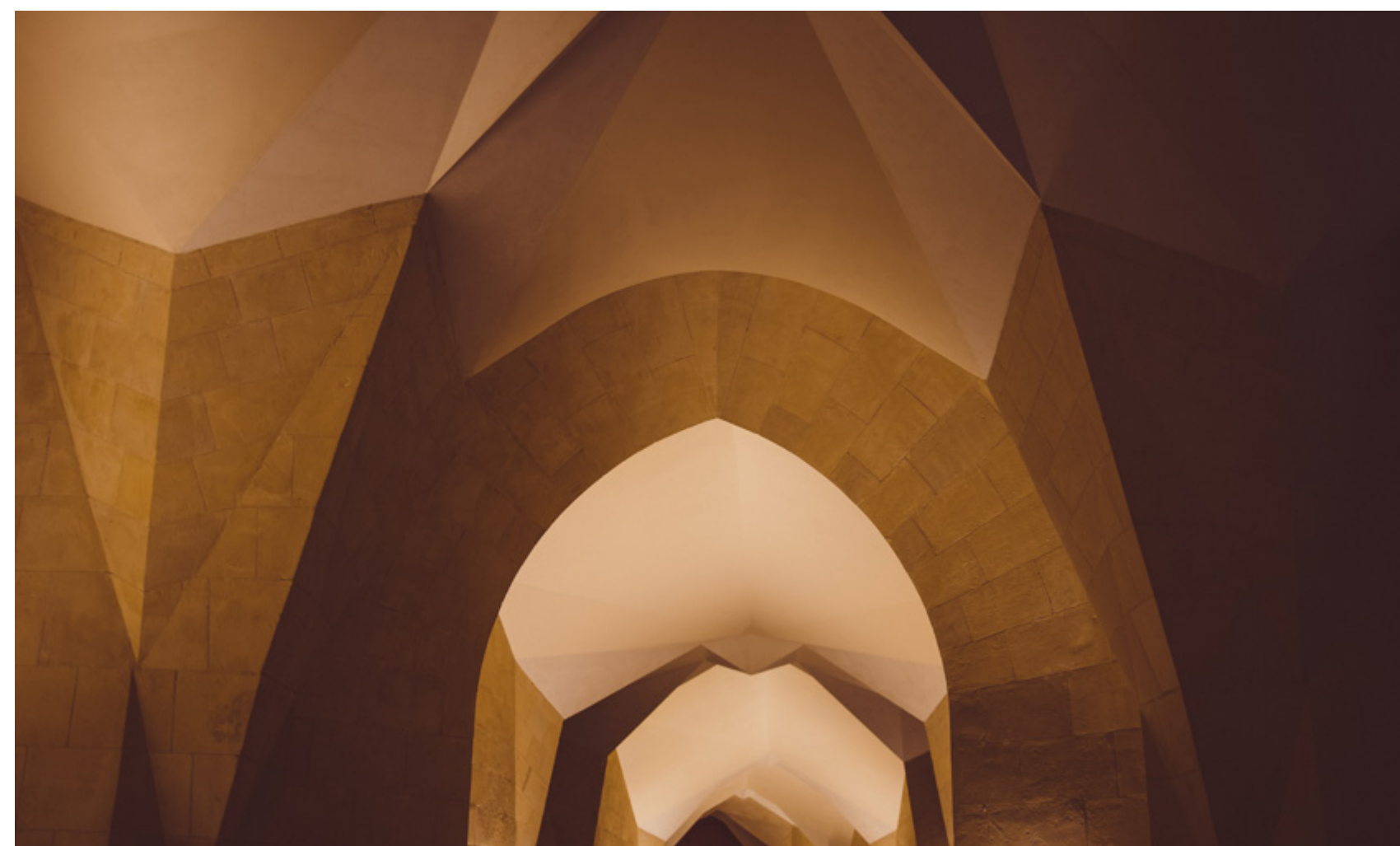
The L'Eixample district boasts the city's best-known streets and squares, and the majestic Sagrada Familia Cathedral, an icon of this cosmopolitan city, is just a few minutes' walk away.

The Avenida Diagonal provides perfect access to the main points of interest in the Catalan capital. From your new home you'll be able to easily access the city's best beaches, iconic parks, and renowned educational and health centres. You'll also enjoy access to excellent public transit, and direct access to the main transportation routes, which will allow you to move conveniently and quickly throughout the city and its environs.



# SITES OF INTEREST

1. Basilica of the Sagrada Família
2. Barcelona Cathedral
3. La Monumental
4. La Pedrera
5. Casa Batlló
6. Les Gloriès Park
7. Ciutadella Park
8. Catalonia Square
9. L'Abaceria Market
10. La Concepció Market
11. La Boqueria Market
12. HM Nens Hospital
13. Nova Icària Beach



# LIFESTYLE

*A symbol of modernity and elegance*





Life on Avenida Diagonal ranges from the calm that characterizes a residential area and the vibrant rhythm of one of Barcelona's most visited areas, as many tourists travel here eager to take in the sight of well-known Modernist buildings and admire the incomparable Sagrada Familia up close.

There are also expansive green areas, such as the Plaza de Gaudí and Plaza de la Sagrada Familia, along with a wide range of shops and restaurants, as well as renowned health and educational centres.

This part of the city offers easy access to the rest of Barcelona via public transport.



# THE BUILDING

Discover all the grandeur of a historic building

Diagonal 358-360 is a set of two symmetrical buildings built circa 1930 and forming part of the L'Eixample Conservation Sector. Its striking façade, in light tones, attracts the attention of pedestrians, a hallmark feature of properties full of allusions to other times.

Steeped in almost a century of history, these buildings have been partially refurbished, and will undergo more renovation work to revamp a portion of their flats.





DIAGONAL 358-360



# THE BUILDING

## Views



Enjoy the best views of L'Eixample, one of Barcelona's most charming districts. Its wide, carefully arranged streets comprise a perfect layout and make for beautiful panoramic views.

Look out over Barcelona from your window, or from the terrace of your penthouse, admiring the stately buildings lining this emblematic street and feeling the life emanating from it.









# HOMES WITH HISTORY

## Homes

Diagonal 358-360 houses 36 flats spread over nine floors. They all feature magnificent layouts and overlook the wide Avenida Diagonal, allowing natural light to flood their different spaces.

Each floor of this set of buildings houses four flats; the last ones, located up on the penthouse levels, boast a magnificent terrace, the ideal venue from which to take in the best views of Barcelona and spend endless days with loved ones.





# RECENTLY REFURBISHED HOMES













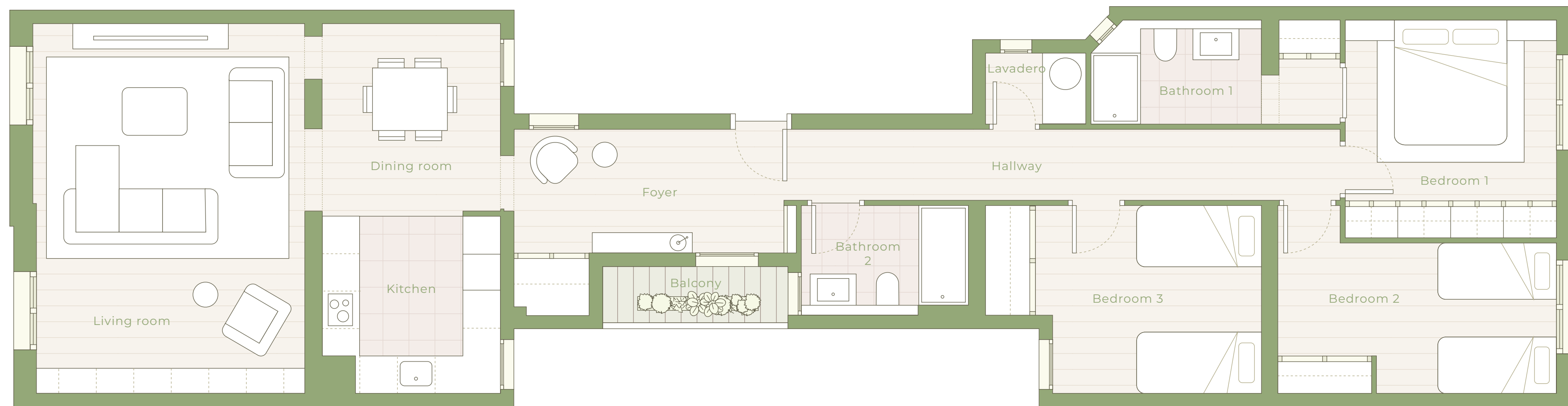
# COMMERCIAL PLANS

Example of recently refurbished flat

# DIAGONAL

## 358 360

BARCELONA



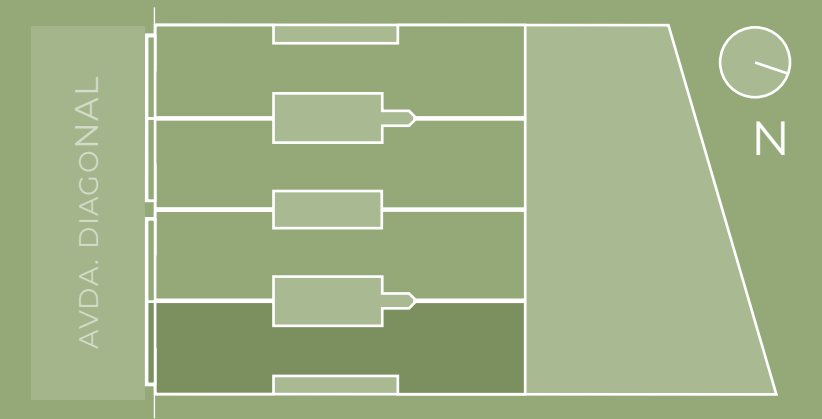
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# 358

## FLOORS 3-7 · DOOR 1 TREE BEDROOMS

Net floor area: ..... 117,15 m<sup>2</sup>      GFA and CA: ..... 147,73 m<sup>2</sup>  
 Gross floor area: ..... 133,25 m<sup>2</sup>      Exteriors: ..... 0 m<sup>2</sup>





# DIAGONAL

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BARCELONA



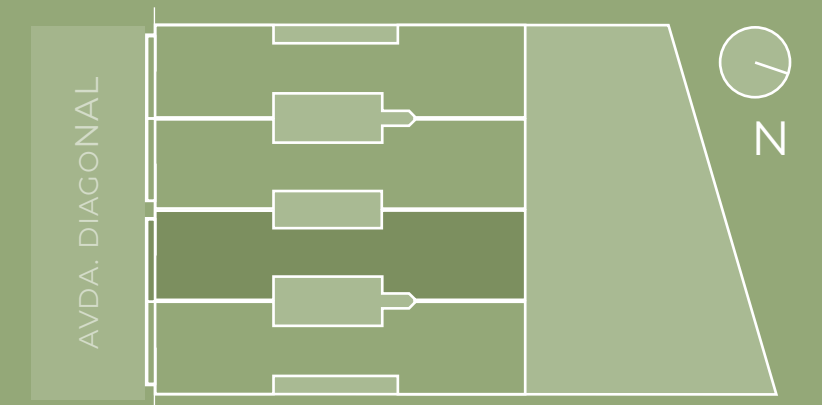
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# 358

## FLOORS 3-7 • DOOR 2 TREE BEDROOMS

Net floor area: ..... 117,80 m<sup>2</sup>      GFA and CA: ..... 145,37 m<sup>2</sup>  
 Gross floor area: ..... 132,50 m<sup>2</sup>      Exteriors: ..... 0 m<sup>2</sup>





# THE DETAILS OF YOUR HOME

## Technical specifications

The refurbishment of Diagonal 358-360 was based on meticulous attention to detail. High-quality materials combined with masterful craftsmanship have created a unique setting in one of the best areas of Barcelona.

## PARTITIONS

- The new partitions of the flats adjacent to common areas will be of masonry (Gero brick) with independent cladding, rock wool insulation, and finished with plasterboard plate.
- The interior partitions of the flats will feature drywall systems, with a plasterboard plate, metal profiles and interior insulation.
- Different partition types will be implemented for each project layout, taking into account the total height of the walls and whether or not they are outfitted with sliding doors.
- Interior reinforcements will be defined according to needs. Water-repellent plasterboard plates will be used in humid areas (kitchen, bathrooms and laundry area).

## FLOORING

- Two types of flooring will be used in the flats:
  - The standard flooring will be natural oak, AC4 laminated parquet with wide slats and a 10-cm white lacquered baseboard.
  - The floors in the bathrooms will be of large-format rectified porcelain stoneware.

## CEILINGS

- The flats will feature dropped ceilings throughout.
- The kitchens and bathrooms will present continuous dropped ceilings of plasterboard, being water-repellent in humid areas, with a painted finish. They will include the access chambers necessary to maintain the installations, featuring hidden profiles.
- In the bathrooms, where indoor units for the AC system are located, removable false ceilings will be installed.

## VERTICAL CLADDING

- Inside the flats, except in the bathrooms, the walls will be painted white: RAL 9016. Prior to its application the walls will be prepared to eliminate any imperfections, and a priming coat will be applied. Two coats of paint will be used.
- The bathrooms will be lined with rectified porcelain format 1200x600 stoneware.

## EXTERIOR JOINERY

- All exterior joinery will be of wood. Internally, the finish will be white lacquer (RAL 9003), while externally they will be lacquered according to the colour established in the property's chromatic study (RAL 6021), reproducing the building's original colours, design and shape.
- The existing windows that include shutters will feature lacquered aluminium ones in the RAL specified in the chromatic study (RAL 6021), and with motorized mechanisms.
- The joinery in the bathrooms and laundry areas will be of aluminium.

## INTERIOR JOINERY

- The flats' front doors will be the original ones. Externally, the original wood will be recovered, as well as the original brass knobs and handles. Inside it will be panelled in a white lacquered MDF panel, with RAL 9003.
- The interior doors will be white lacquered MDF, with RAL 9003, and a height of 2.10 m.
- The door jambs will be made of white lacquered MDF, with RAL 9003, measuring 7 cm high and 16 mm thick, and will be flush with the baseboards, which will be 10 cm high.

- The bedrooms will have built-in white lacquered closets in MDF RAL 9003, with hinged doors. The interiors will be made of textile melamine board.

## KITCHEN

- Kitchen furniture with super-matte white SPM laminate doors for high and low furniture and a slot-in-module system for appliance integration.
- White Storm Silestone countertops in white.
- 50-cm stainless steel sink placed under the countertop. Stainless steel kitchen faucets with a chrome-plated single-lever mixer.
- SIEMENS appliances:
  - Siemens induction cooktop with 3 cooking zones.
  - Filter group
  - Multifunction oven
  - Frameless microwave
  - Integrated dishwasher
  - Integrated refrigerator
  - Integrated freezer
  - Free-installation washer/dryer

## BATHROOMS

- The bathrooms will be outfitted with:
  - Sink with a drawer unit and a white ceramic countertop.
  - Suspended toilet with cushioned lid. Built-in double flush tank and built-in push button.
  - 5-mm mirror on a water-repellent board equipped with an anti-fogging system.
  - White resin shower tray.
  - The showers will be equipped with a 6-mm tempered glass screen.
  - Recessed sink and shower faucets.

## ELECTRICITY, LIGHTING AND DATA

- General lighting featuring adjustable recessed downlights with LED bulbs. The switches in the entire flat will be Jung white, or similar.
- The units feature telecommunications junction boxes and external access points for telephone connections are preinstalled. An internal TV and telephone network is included. The bedrooms and living room will have RJ45 data sockets.

## DHW / HVAC

- The DHW production system will use a 150-litre thermo-accumulator.
- The flats will feature HVAC systems by means of

a heat pump, providing both cold and heat by means of a system of ducts hidden in false ceilings and vents, with a thermostat in the living room.

*\* This report is provisional and approximate, and may vary for technical reasons, such that it is merely informative and not of a contractual nature. The brands and models indicated may be replaced by others of equal or better quality, at the discretion of Project Management.*



# CURRENT STATUS

Refurbished years ago and in need of improvement



An aerial photograph of a dense urban area, likely Barcelona, showing a grid of buildings and streets. A prominent dark green vertical strip runs down the center of the image. Overlaid on this strip is a dark green rectangular box containing the text.

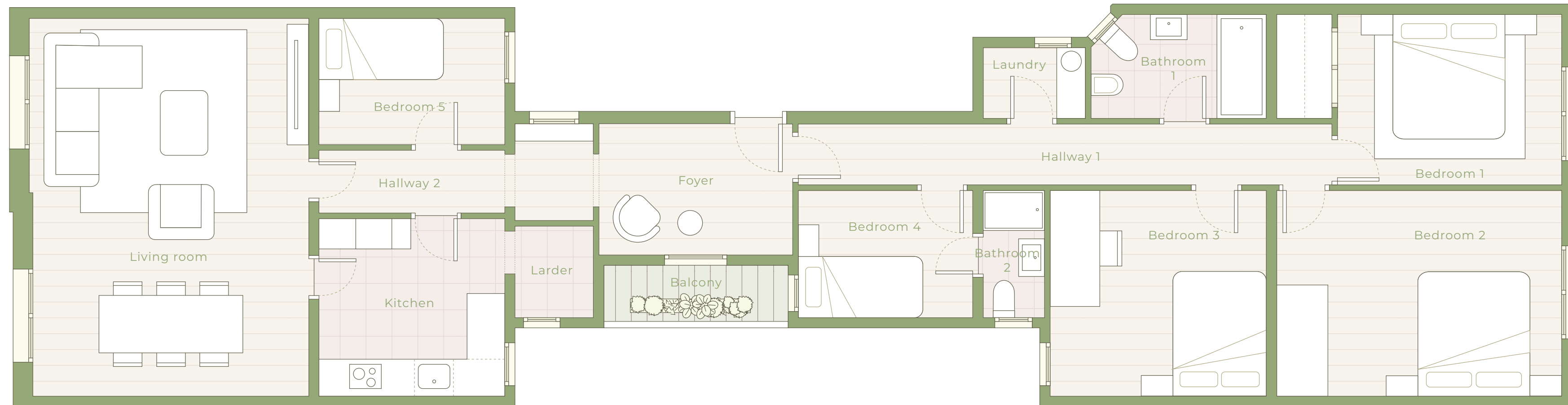
# COMMERCIAL PLANS

Current status

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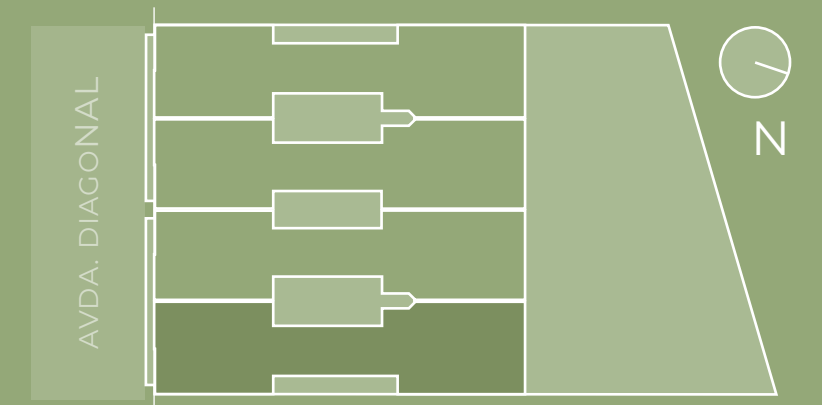
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# 358

## FLOORS 3-7 • DOOR 1 FIVE BEDROOMS

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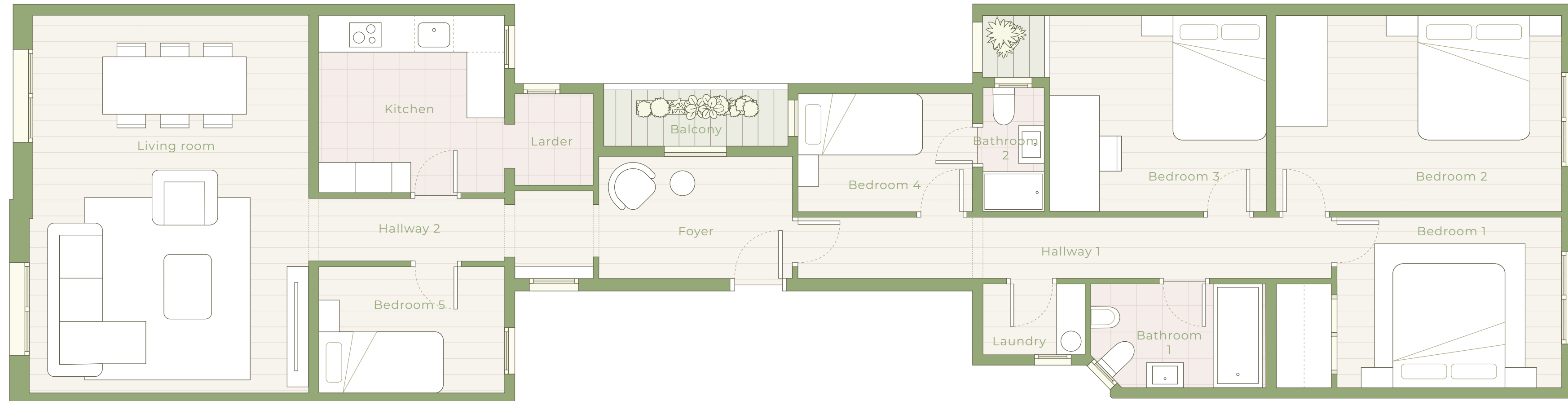




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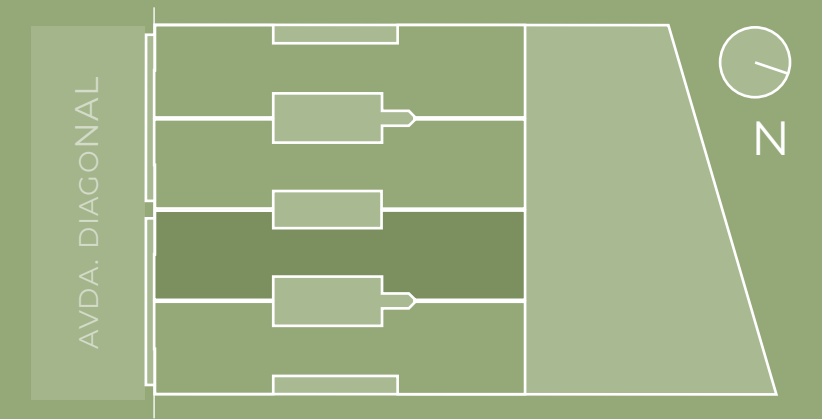
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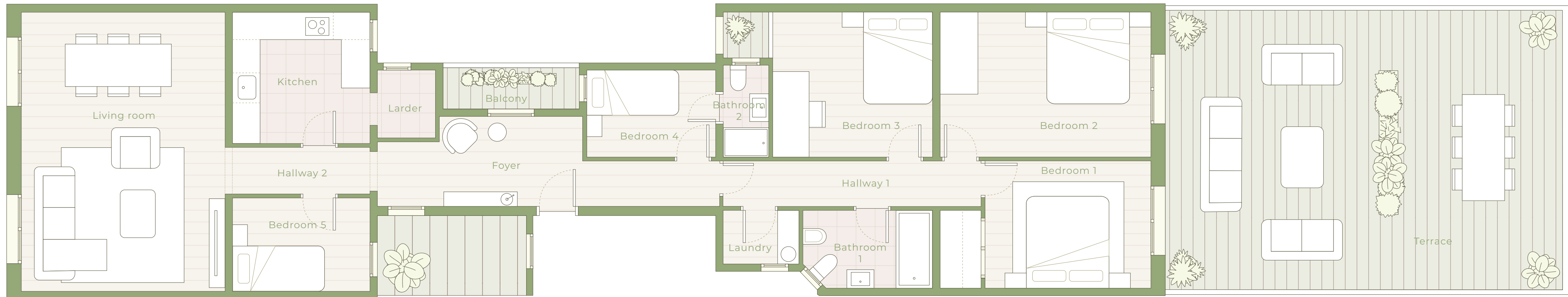
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LARGE PRIVATE TERRACE

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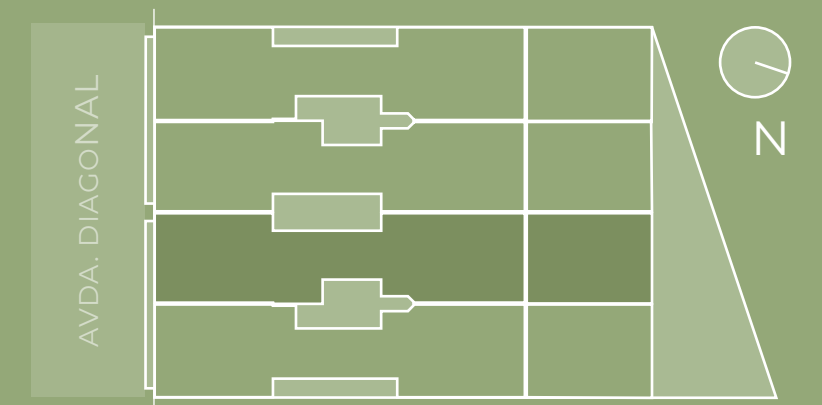
FIRST FLOOR • DOOR 2 FIVE BEDROOMS

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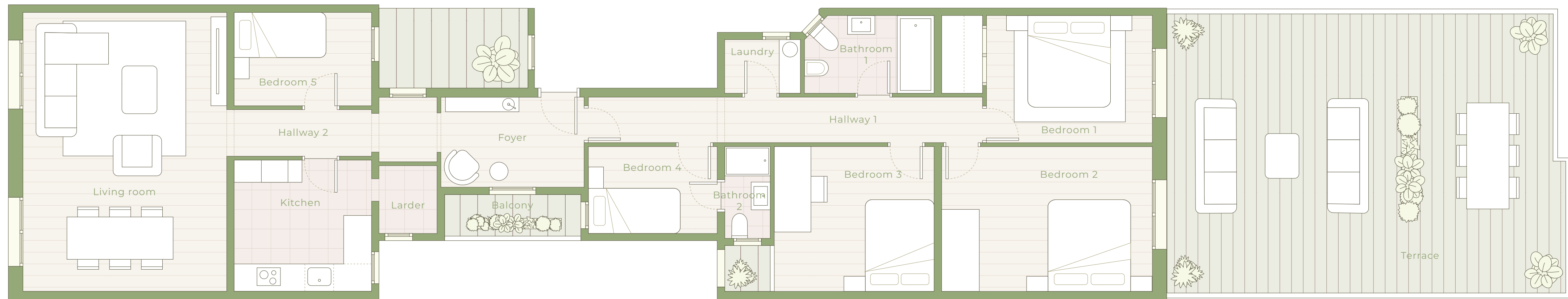
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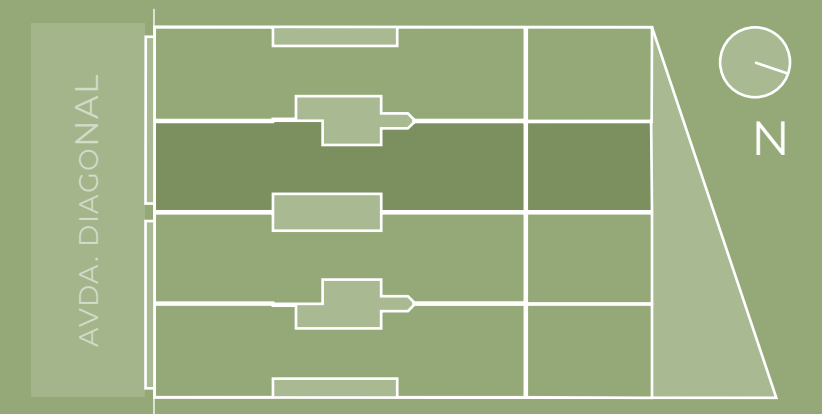


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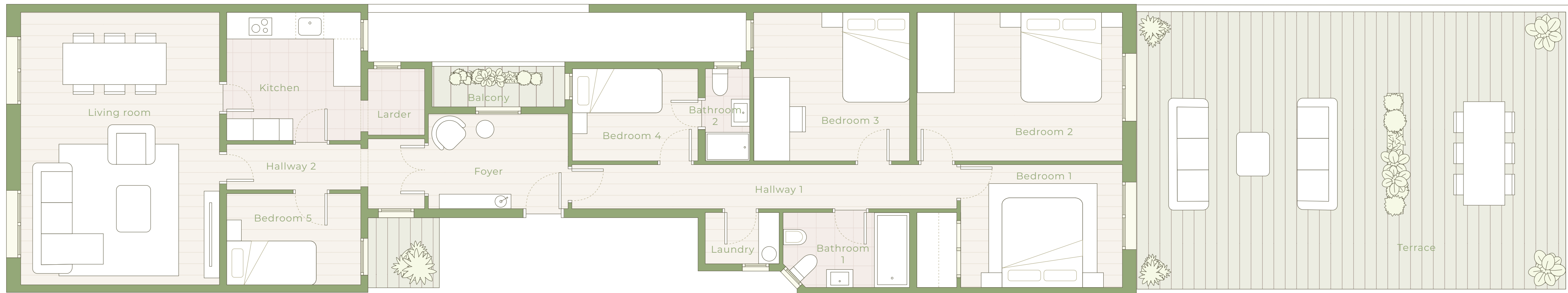
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