GRAN VÍA 604
BARCELONA
PENTHOUSES
PENTHOUSES

The three penthouses at Gran Vía 604 have been designed as a place to enjoy an excellent standard of living while enjoying breathtaking views of the city of Barcelona.
Located on the shores of the Mediterranean, Barcelona is a cosmopolitan city of enormous socio-cultural, touristic, commercial and financial importance.

Barcelona is one of the most visited European cities, on the one hand by tourists motivated by discovering the capital, and on the other participants in trade fairs, congresses and all kinds of cultural exhibitions that are held year-round throughout the city.
The iconic nine-story building has stood at Number 604 of Barcelona's Gran Via avenue, right on the corner of Calle Balmes, since 1954. A unique building located in one of the most privileged areas of Barcelona.
Three penthouses with 3 and 4 bedrooms and ample terraces that are perfect for enjoying the excellent standard of living the area offers, as well as incredible views of the city of Barcelona.

The building has amenities that are for the exclusive use of residents, including a fitness center and spa, a clear commitment to personal enjoyment and well-being in the city.

The L'Eixample district, in the very center of the city of Barcelona, with its precise and harmonious street layout forming a grid, is currently one of the most sought-after and in-demand in the capital of Catalonia. This district is home to the most important promenades and squares in Barcelona: Paseo de Gracia, La Rambla de Cataluña, Avenida Diagonal, Calle Balmes, etc. A unique architectural heritage that includes most of the city’s modernist masterpieces; the Sagrada Familia, Casa Batlló and Casa Milà La Pedrera, among others.
02
FLOORS 8 - 9 - 10
3 Bedrooms
126.52 m²

03
FLOORS 8 - 9
4 Bedrooms
171.50 m²

01
FLOORS 8 - 9
3 Bedrooms
184.80 m²

Carrer de Balmes
Gran Vía de les Corts Catalanes
The 8th and 9th floors of the building play host to this fantastic 184m² duplex. The property features 3 spacious bedrooms, 3 bathrooms and a guest toilet, a spectacular lounge-dining room and 2 wonderful terraces overlooking the Gran Via and the chamfer with Calle Balmes.

The exceptional finishes and qualities bring maximum comfort to this exclusive dwelling.
Bright, spacious, comfortable, with large windows that open onto the terrace overlooking the Gran Via.
Spacious and bathed in light. All the bedrooms are inviting, designed for rest and comfort, each with an en suite bathroom. The master bedroom occupies the entire top floor of the house, with access to a large terrace with spectacular views.
The large fully fitted kitchen, with high-end contemporary, functional and practical appliances and fittings.

KITCHEN

PENTHOUSE 01

GRAN VIA 604
Modern bathrooms with excellent finishes, en suite in every bedroom.
Main facade
- Technal-type Carpentry with 2 leaf tilt-and-turn hinged windows with acoustic membrane and micro ventilation.
- Motorized roll-up curtains with blackout fabric.

Rear facade
- Aluminum lattices on runners with movable blades, Gradpanel P-80 N-type.
- Technal-type French windows with sliding doors with micro ventilation.
- Motorized roll-up curtains in runners with blackout fabric.

Patios
- Windows for bedrooms, kitchens and bathrooms in one or two leaf hinged tilt-and-turn Technal carpentry.

INTERNAL WALLS AND FALSE CEILINGS
- The internal walls will be Pladur-type 15 mm gypsum-based laminate with rock wool insulation and uprights every 40 cm.
- The separation between dwellings will be double-thick Pladur plasterboard with rock wool insulation, galvanized sheet metal and acoustic membrane between partitions.
- The false ceilings inside the homes will be made of Pladur-type drywall panels with rock wool insulation in all rooms.

BATHROOMS AND TOILETS

Common
- ACOCSA Plus model white bush-hammered porcelain tiles measuring 50x100 cm.
- Villero & Bosch Subway 2.0 rimless suspended toilets in white with Simoset Soft seat.
- Mirror with perimeter lighting.
- HANS GROHE AXOR Criterio M chrome finish.
- Fluidra Insbruck Sauna measuring 2,00x1,50 m.

Bathroom 1
- New waterproofing using 6 cm high density rigid extruded polystyrene thermal insulation boards, 10 cm average slopes using cellular concrete, 2 cm layer of geotextile specialized mortar, waterproofing sheet including half-round moldings and flashings, protective felt and double-hollow bricks placed using specialized mortar.
- Drainage will be installed on the terraces (gargoyles made of U-folded 70x40 mm sheet) on the 6th and 8th floors as a replacement for the secondary floor-drains, placed midway between the floor-drain and access to the dwellings.
- Floating flooring in composite material, floor drain access covers on the private terraces on floors 8, 9 and 10.
- Terrace lighting on floor 8 and 9 terraces using mod. Inselsam recessed 225x195x63 gray LEDs, placed 40 cm from the ground.

KITCHEN
- Bulthaup b1 kitchen as projected by Bulthaup Barcelona bach 7 (www.bulthaup-bach.com).
- Lacquered matte alpine white, with aluminum trim. Gola System aluminum handles, Bulthaup laminated worktop and return.
- Floorgress Steel Soft 80x80 floor tiles.
- Steel finish pull-out faucets. WHITE LINUS-S.
- Induction hob with integrated extraction. BORA. BASIC BIU - Recirculation.
- Multifunction oven. GAGGENAU. BOP 21x 1x1.
- Microwave with grill. GAGGENAU. BMP 22x 1x0.
- Dishwasher 60 cm. NEFF. S513I60X2E.
- Integrated Washet - Dryer in homes 1 & 2. NEFF. V5540X1EU.
- Integrated refrigerator H. 178 cm. NEFF. KI1813D30.
- Integrated freezer H. 178 cm. NEFF. G7813C30.

ROOF
- New waterproofing using 6 cm high density rigid extruded polystyrene thermal insulation boards, 10 cm average slopes using cellular concrete.

HOME AUTOMATION
- Home automation installation compatible with JUNG series LS 990 mechanisms, practical, flexible and expandable home automation system. With Integrator for System configuration.
- Door contact, flood detector, smoke detector.
- Duplex staircase
  - Servija LOFT-GLASS staircase, straight from floors 8 to 9 using metal side rails and 95-gage folded sheet steps measuring 25x20 cm lined with 42 mm of wood identical to the parquet flooring. Wood handrail.

GYM & SPA
- Fluidra Innsbruck Sauna measuring 2,00x1,50 m in solid Hemlock wood panels, security glass door, benches, support back, control box with temperature regulator, white LED lighting, timer control and chromotherapy.
- Shower and toilet enclosure with stainless steel structure and Trespa composite panels, including doors.
- Relaxation SPA measuring 5.00 x 3.20 m and 1.00 m depth, water temperature 30°-32°C treated with ultraviolet electrolysis. Finished with 3 cm square tiles covering shortcrete basin with surrounding bench and illuminated staircase. Overflowing on two sides finished with ABS grille with RGB LED underwater spotlights, with stainless steel water jets and handrails.
- Motorized and rigid thermal barrier for temperature stabilization.

INTERIOR PAINTING
- Plastic paint on vertical and horizontal surfaces using color RAL 9010.
Distributed as a Triplex, this unique penthouse is located on floors 8, 9 and 10 of the building. It features 3 spacious bedrooms, two bathrooms and a toilet in addition to a spectacular living room with an open kitchen that opens onto the large terrace looking onto the chamfer of Calle Balmes and Gran Via.

The top floor opens to the turret that crowns the building and imbues it with personality. The large terrace, open at the sides and roofed, is presided over by the spectacular stone phoenix that spreads its wings over the chamfer.
The large, spectacular living room is the center of the house, and connects all the spaces.
Its large windows open onto the spacious terrace with panoramic views. The fully equipped kitchen is integrated in the living room, creating a bright and open space that brings class and design to the dwelling.
The images and the plans shown are for informative purposes only and are not contractually binding, they may be modified due to technical, legal or commercial requirements.

**PENTHOUSE 02**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>Gross floor area</td>
<td>126.52 m²</td>
</tr>
<tr>
<td>Floor area including common spaces</td>
<td>152.90 m²</td>
</tr>
<tr>
<td>Net floor area</td>
<td>101.15 m²</td>
</tr>
<tr>
<td>Exteriors</td>
<td>62.90 m²</td>
</tr>
</tbody>
</table>

8th FLOOR
Living room, dining room, kitchen, 1 bedroom, bathroom and toilet.

9th FLOOR
Bathroom and 2 bedrooms.

10th FLOOR
Upper Terrace.
BUILDING SPECIFICATIONS

PENTHOUSE 02

FAÇADE

Main façade
- Technal-type Carpentry with 2 leaf tilt-and-turn hinged windows with acoustic membrane and micro ventilation.
- Motorized roll-up curtains with blackout fabric.

Rear façade
- Aluminum lattices on runners with movable blades, Grapanel P-80 N.-type.
- Technal-type French windows with sliding doors with micro ventilation.
- Motorized roll-up curtains in runners with blackout fabric.

INTERNAL WALLS AND FALSE CEILINGS
- The internal walls will be Pladur-type 15 mm gypsum-based laminate with rock wool insulation and up rights every 40 cm.
- The separation between dwellings will be double-thick Pladur plasterboard with rock wool insulation, galvanized sheet metal and acoustic membrane between partitions.
- The false ceilings inside the homes will be made of Pladur-type drywall panels with rock wool insulation in all rooms.

BATHROOMS AND TOILETS

Common
- ACOCSA Plus model white bush-hammered porcelain tiles measuring 50x100 cm.
- Villeroy & Bosch Subway 2.0 rimless toilets in white with Slimseat Soft seat.
- Ceramic sink and toilet. Villeroy & Bosch Subway 2.0 rimless suspended toilets in white with Slimseat Soft seat.
- Digital thermostats.

Guest toilet
- Walls painted using Valentine color paint.
- Floor, same parquet as rest of home.
- 600x420 mm white sink.
- 370x140 mm towel rail

KITCHEN
- Bulthaup b1 kitchen as projected by Bulthaup Barcelona bach 7 (www.bulthaup-bach.com)
- Lacquered matte alpine white, with aluminum trim. Gola System aluminum handles, Bulthaup laminated worktop and return.
- Floorgres Steel Soft 80x80 floor tiles.
- Steel finish pull-out faucets. WHITE LINUS-S
- Induction hob with integrated extraction. BORA. BASIC BIU - Recirculation
- Multifunction oven. GAGGENAU. BOP 21x1x1
- Microwave with grill. GAGGENAU. BMP 22x1x0
- Dishwasher 60 cm. NEFF. SS136D2X2E.
- Integrated Washer - Dryer in homes 1 & 2. NEFF. V6540X1EU
- Integrated refrigerator H. 178 cm. NEFF. KI1813D3O.
- Integrated freezer H. 178 cm. NEFF. G17013C3O

ROOF
- New waterproofing using 6 cm high density rigid extruded polystyrene thermal insulation boards, 10 cm average slopes using cellular concrete, 2 cm layer of geotextile specialized mortar, waterproofing sheet including half-round moldings and flashings, protective felt and double-hollow bricks placed using specialized mortar.
- Drainage will be installed on the terraces (gargoyles made of U-folded 70x40 mm sheet) on the 6th and 8th floors as a replacement for the secondary floor-drains, placed midway between the floor-drain and access to the dwellings.
- Floating flooring in composite material, floor drain access covers on the private terraces on floors 8, 9 and 10
- Terrace lighting on floor 8 and 9 terraces using mod. Ineslam recessed 225x195x63 gray LEDs, placed 40 cm from the ground.

PLUMBING AND DHW INSTALLATION
- Installation according to technological standards and legal provisions in force.
- Installation with polyethylene tube and stopcocks in wet areas.
- Aerotermia Panasonic System with outdoor unit (1,00x0,40x0,90 m) within individual Accumulation tank with DHW. (68x60x180 cm)

AIR CONDITIONING
- Installation of distributed air-conditioning using Climaver ducts.
- PANASONIC Electric Aerothermia System with indoor and outdoor unit for the production of hot and cold air with individual climate control.

ELECTRICAL INSTALLATION
- Installation according to Technological Standards and Low Voltage Electro-technical Regulations.
- Installation of telephone and telecommunications outlets in every room as well as TV outlets in living room and main bedroom.
- JUNG LS-Series 990 white mechanisms compatible with the KNX Home Automation System. Stainless steel finish in lobbies.
- Indoor lighting using flush false ceiling fixtures, 70x70x75 (height) cm, white, 10 watt LEDs.
- Indoor lighting in kitchen ceiling with 2 cm aluminum profile and with opal LED diffuser.

HOME AUTOMATION
- Home automation installation compatible with JUNG series LS 990 mechanisms, practical, flexible and expandable home automation system. With integrator for System configuration. Door contact, flood detector, smoke detector.

GYM & SPA
- Fluidia Innsbruck Sauna measuring 2,00x1,50m in solid Hemlock wood panels, security glass door, benches, support back, control box with temperature regulator, white LED lighting, timer control and chromotherapy.
- Shower and toilet enclosure with stainless steel structure and Trespa composite panels, including doors.
- Relaxation SPA measuring 5.00 x 3.20 m and 1.00 m depth, water temperature 30º-32º C. treated with ultraviolet electrolysis. Finished with 3 cm square tiles covering shotcrete basin with surrounding bench and illuminated staircase. Overflowing on two sides finished with ABS grille with RGB LED underwater spotlights, with stainless steel water jets and handrails.
- Motorized and rigid thermal barrier for temperature stabilization.

INTERIOR PAINTING
- Plastic paint on vertical and horizontal surfaces using color RAL 9010.

The qualities set out in bill of specifications may be modified or replaced by others that are similar due to technical needs on site or due to technical requirements at the discretion of Site Management.
Occupying the 8th and 9th floors of the building, this apartment has 4 bedrooms, 4 bathrooms, a large living room with an integrated kitchen and three terraces.

With exceptional qualities and finishes this property has a spacious and comfortable distribution that is perfect for modern life.
The living room with integrated kitchen is a wide open space. Bright, practical and contemporary, it has direct access to one of the terraces with spectacular panoramic views.
Sober and functional, the modern kitchen is integrated in the living room as part of a dynamic space, central hub of the property.
Four spacious and bright bedrooms command tranquility and relaxation. Three on the main floor, with access to the spacious terraces and a fourth bedroom, the suite, which occupies the whole the top floor of the house and the building, has access to a magnificent terrace with amazing views of the city.
The images and the plans shown are for informative purposes only and are not contractually binding, they may be modified due to technical, legal or commercial requirements.

8th FLOOR
Living room, kitchen, 3 bedrooms and 3 Bathrooms.

9th FLOOR
Master bedroom, bathroom.

ÁTICO 03
Gross floor area: 171.50 m²
Floor area including common spaces: 207.25 m²
Net floor area: 131.40 m²
Exteriors: 68.74 m²
**BUILDING SPECIFICATIONS**

**PENTHOUSE 03**

**FACADE**

**Main facade**
- Technal-type Carpentry with 2 leaf tilt-and-turn hinged windows with acoustic membrane and micro ventilation.
- Motorized roll-up curtains with blackout fabric.

**Rear facade**
- Aluminum lattices on runners with movable blades, Grapanel P-80 N-type.
- Technal-type French windows with sliding doors with micro ventilation.
- Motorized roll-up curtains in runners with blackout fabric.

**Patio**
- Windows for bedrooms, kitchens and bathrooms in one or two leaf hinged tilt-and-turn Technal carpentry.

**INTERNAL WALLS AND FALSE CEILINGS**
- The internal walls will be Pladur-type 15 mm gypsum-based laminate with rock wool insulation and uprights every 40 cm.
- The separation between dwellings will be double-thick Pladur plasterboard with rock wool insulation, galvanized sheet metal and acoustic membrane between partitions.
- The false ceilings inside the homes will be made of Pladur-type drywall panels with rock wool insulation, galvanized sheet metal and acoustic membrane between partitions.

**BAÑOS Y ASEO**

**Common**
- ACOCSA Plus model white bush-hammered porcelain tiles measuring 50x100 cm.
- Floor tiling same as walls.
- Villero & Bosch Subway 2.0 rimless suspended toilets in white with SlimeSeal Soft seat.
- Mirror with perimeter lighting.
- HANS GROHE AXOR Criterio M chrome finish mixer faucets.
- SIROCCO 80x50 cm towel rail-radiators with digital thermostats.

**Bathroom 1 & 2**
- UNIBANÒ matte white lacquered mitered washbasin. 600x500x45 and 140x50x45 suspended compact module with 2 drawers, solid max 50 counter top.
- Mirrors measuring 60x80 and 140x80.
- Suspended towel rail-radiators with digital thermostats.
- IAKUS tempered glass shower screens.
- HG Crometta E 240 Showerpiper shower set.

**KITCHEN**
- Bulthaup b1 kitchen as projected by Bulthaup Barcelona (7 www.bulthaup-bach.com).
- Lacquered matte alpine white, with aluminum trim.
- Gola System aluminum handles, Bulthaup laminated worktop and return.
- Floorgres Steel Soft 80x80 floor tiles.
- Steel finish pull-out faucets. WHITE LINUS-S.
- Induction hob with integrated extraction. BORA BASIC BIU - Recirculation
- Multifunction oven. GAGGENAU. BOP 21x1x1.
- Microwave with grill. GAGGENAU. BMP 22x1x0.
- Integrated Washer - Dryer in homes 1 & 2. NEFF. V6540X1EU.
- Integrated refrigerator H. 178 cm. NEFF. K11813D30.
- Integrated Freezer H. 178 cm. NEFF. G7813C30.

**ROOF**
- New waterproofing using 6 cm high density rigid extruded polystyrene thermal insulation boards, 10 cm average slopes using cellular concrete, 2 cm layer of geotextile specialized mortar, waterproofing sheet including half-round moldings and flashings, protective felt and double-hollow bricks placed using specialized mortar.
- Drainage will be installed on the terraces (gargoyles made of U-folded 70x40 mm sheet) on the 6th and 8th floors as a replacement for the secondary floor-drains, placed midway between the floor-drain and access to the dwellings.
- Floating flooring in composite material, floor drain access covers on the private terraces on floors 8, 9 and 10.
- Terrace lighting on floor 8 and 9 terraces using mod. Insalam recessed 225x195x63 gray LEDs. Placed 40 cm from the ground.

**PLUMBING AND DHW INSTALLATION**
- Installation according to technological standards and legal provisions in force.
- Installation with polyethylene tube and stopcocks in wet areas.
- Aeroterma Panasonic System with outdoor unit (1,00x0,40x0,90 m) within individual accumulation tank with DHW. (68x60x180 cm)
- Air conditioning.
- Installation of distributed air-conditioning using climavent ducts.
- PANASONIC Electric Airthermia System with indoor and outdoor unit for the production of hot and cold air with individual climate control.

**ELECTRICAL INSTALLATION**
- Installation according to Technological Standards and Low Voltage Electro-technical Regulations.
- Installation of telephone and telecommunications outlets in every room as well as TV outlets in living room and main bedroom.
- JUNG LS-Series 990 white mechanisms compatible with the KNX Home Automation System. Stainless steel finish in lobbies.
- Indoor lighting using flush false ceiling fixtures, 70x70x75 (height) cm, white, 10 watt LEDs.
- Indoor lighting in kitchen ceiling with 2 cm aluminum profile and with opal LED diffuser.

**HOME AUTOMATION**
- Home automation installation compatible with JUNG series LS 990 mechanisms, practical, flexible and expandable home automation system. With Integrator for System configuration. Door contact, flood detector, smoke detector.

**DUPLEX STAIRCASE**: Servitja LOFT-GLASS staircase, straight from floors 8 to 9 using metal side rails and 95-gage folded sheet steps measuring 25x20 cm lined with 42 mm of wood identical to the parquet flooring. Wood handrail.

**GYM & SPA**
- Fluidra Innsbruck Sauna measuring 2,00x1,50m in solid Hemlock wood panels, security glass door, benches, support back, control box with temperature regulator, white LED lighting, timer control and chromotherapy.
- Shower and toilet enclosure with stainless steel structure and Trespa composite panels, including doors.
- Relaxation SPA measuring 5.00 x 3.20 m and 1.00 m depth, water temperature 30º-32º C. treated with ultraviolet electrolysis. Finished with 3 cm square tiles covering shotcrete basin with surrounding bench and illuminated staircases. Overflowing on two sides finished with ABS grille with RGB LED underwater spotlights, with stainless steel water jets and handrails.
- Motorized and rigid thermal barrier for temperature stabilization.

**INTERIOR PAINTING**
- Plastic paint on vertical and horizontal surfaces using color RAL 9010.
The properties at Gran Via 604 have amenities such as the fitness center or spa, privileged spaces that meet the highest demands and make quality of life at this property exceptional.
Specially designed to enjoy full personal exercise sessions. With a variety of weights, machines and high performance equipment to help keep fit and active.
A place for relaxation, to cap off the day with a relaxing dip in the hydrotherapy pool or enjoy the temperature contrasts in the sauna to release toxins and activate the circulation. An oasis of health and well-being in surroundings of the highest quality.