

# GRAN VÍA 604

BARCELONA

PENTHOUSES









# PENTHOUSES

The three penthouses at Gran Via 604 have been designed as a place to enjoy an excellent standard of living while enjoying breathtaking views of the city of Barcelona.



GRAN VÍA 604  
BARCELONA







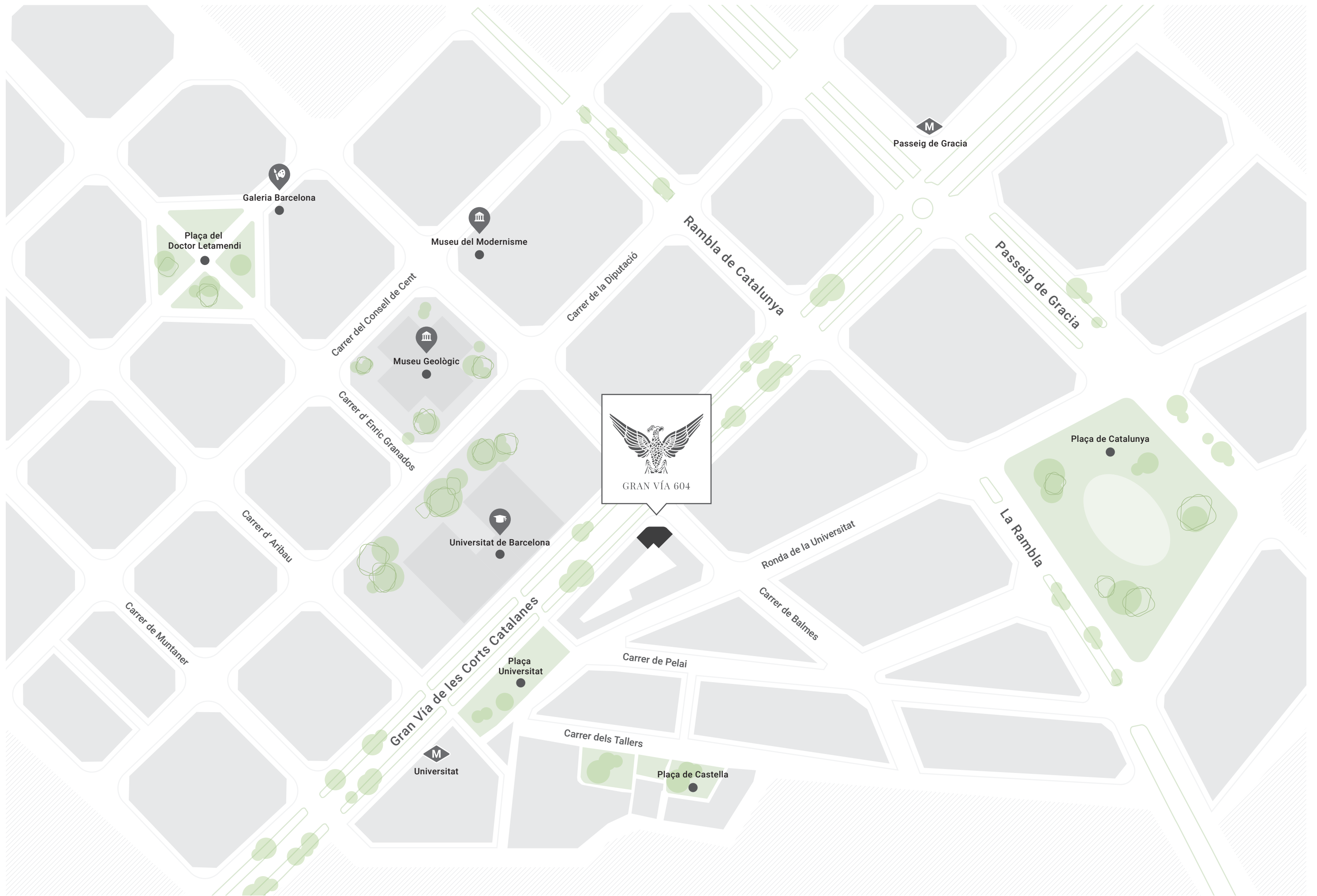
# BARCELONA

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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.





Galeria Barcelona

Plaça del  
Doctor Letamendi

Museu del Modernisme

Museu Geològic

Universitat de Barcelona

Plaça  
Universitat

Universitat

Plaça de Castella

Passeig de Gracia

Passeig de Gracia

Plaça de Catalunya

La Rambla

Rambla de Catalunya

Ronda de la Universitat

Carrer de Balmes

Carrer de Pelai

Carrer dels Tallers

Carrer de la Diputació

Carrer del Consell de Cent

Carrer d'Enric Granados

Carrer d'Aribau

Carrer de Muntaner





# THE BUILDING

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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.





# GRAN VÍA 604

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 Catalunya, Avenida Diagonal, Calle Balmes, etc. A unique architectural heritage that includes most of the city's modernist masterpieces; the Sagrada Família, Casa Batlló and Casa Milà La Pedrera, among others.



**03**

FLOORS 8 - 9  
4 Bedrooms  
171,50 m<sup>2</sup>

**02**

FLOORS 8 - 9 - 10  
3 Bedrooms  
126,52 m<sup>2</sup>

**01**

FLOORS 8 - 9  
3 Bedrooms  
184,80 m<sup>2</sup>



Carrer de Balmes

Gran Vía de les Corts Catalanes



## PENTHOUSE 01

The 8<sup>th</sup> and 9<sup>th</sup> floors of the building play host to this this fantastic 184m<sup>2</sup> 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.







## LOUNGE

PENTHOUSE 01

Bright, spacious, comfortable, with large windows that open onto the terrace overlooking the Gran Vía.





## BEDROOMS

PENTHOUSE 01

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.





## KITCHEN

PENTHOUSE 01

The large fully fitted kitchen, with high-end contemporary, functional and practical appliances and fittings.

GRAN VÍA 604





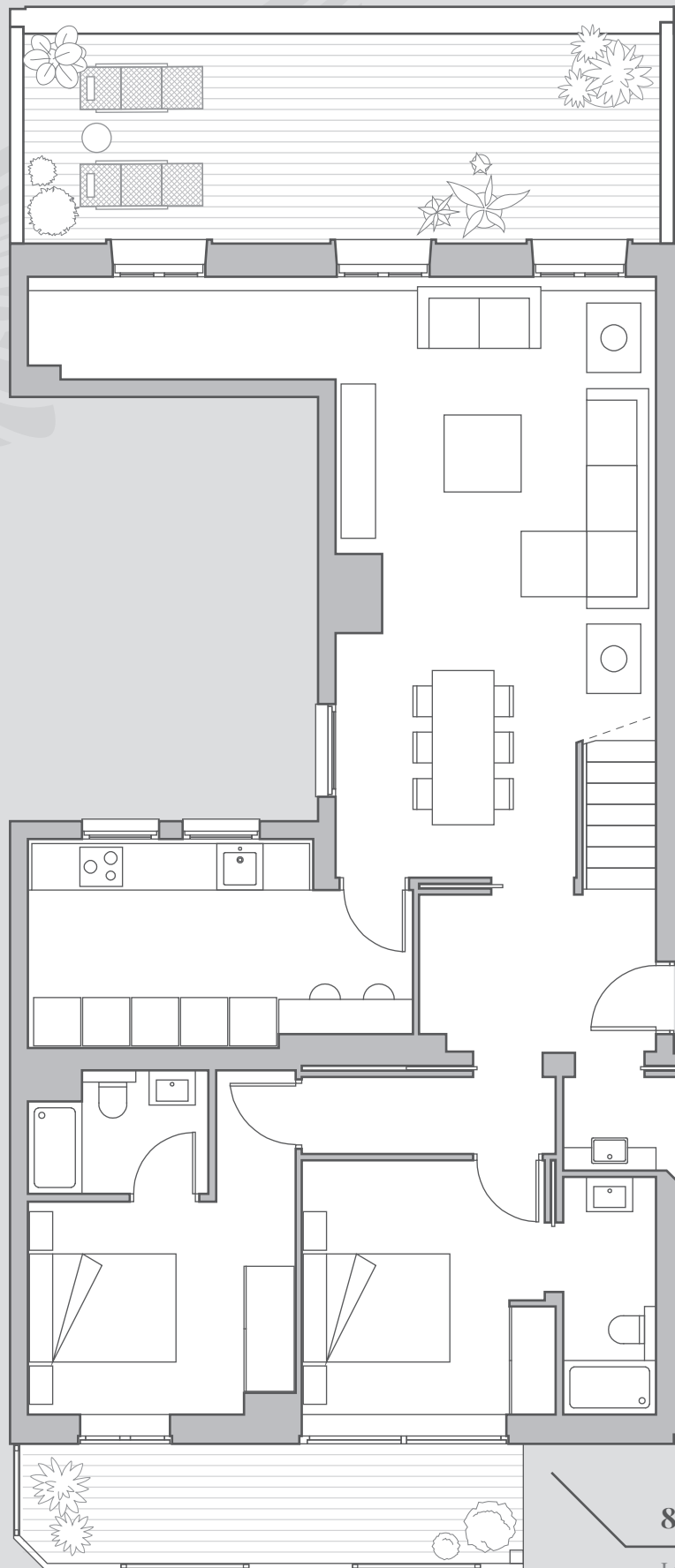
## BATHROOMS

ÁTICO 01

Modern bathrooms with excellent finishes, en suite in every bedroom.

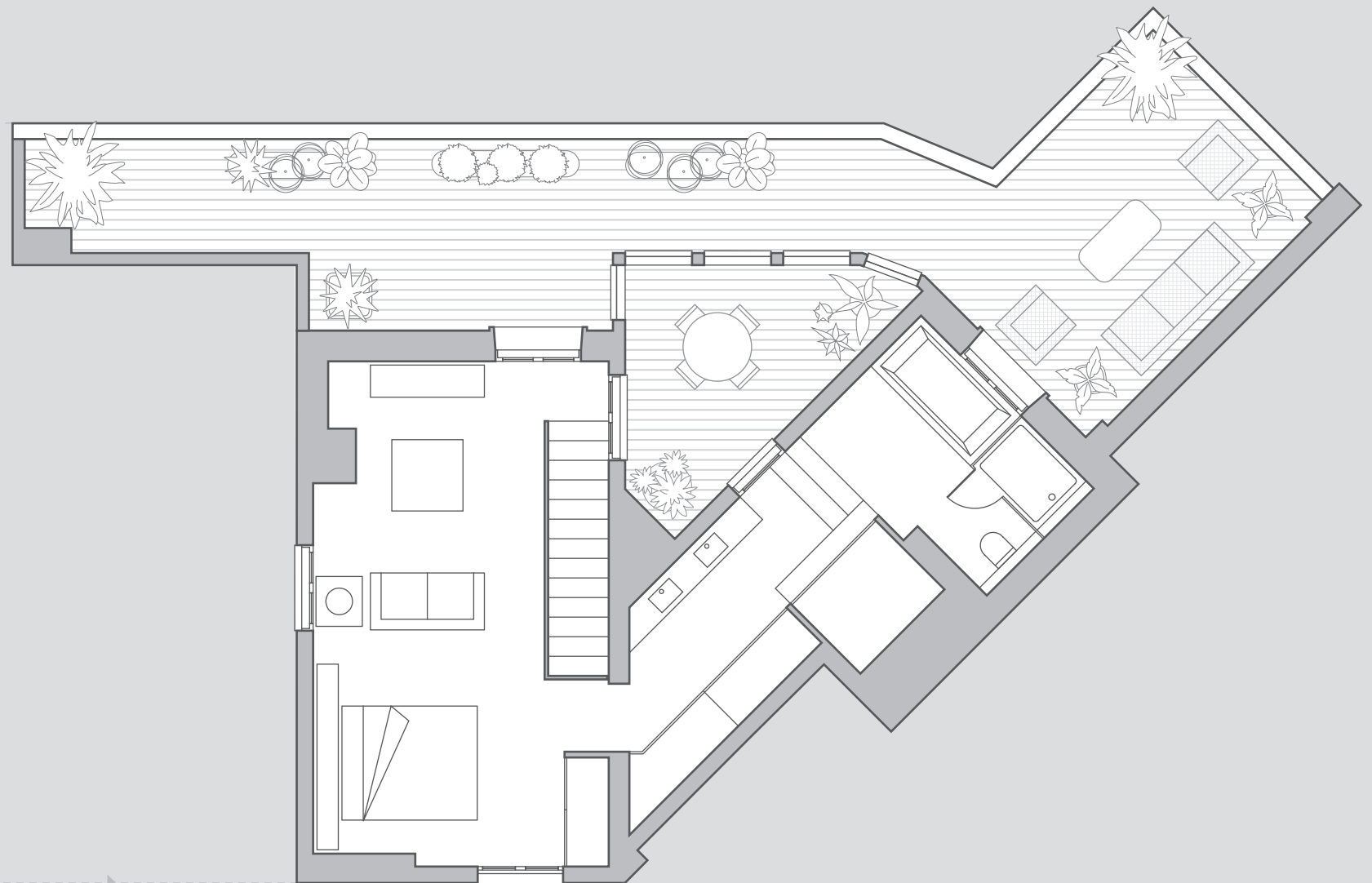
GRAN VÍA 604





### 8<sup>th</sup> FLOOR

Living room, dining room, kitchen,  
2 bedrooms, 2 bathrooms and toilet.

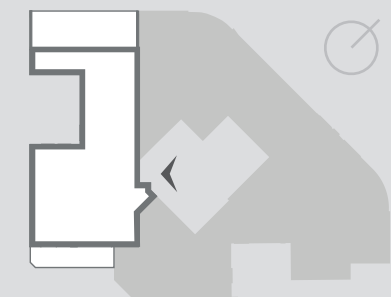


### 9<sup>th</sup> FLOOR

Master bedroom, bathroom.

## PENTHOUSE 01

Gross floor area	184,80 m <sup>2</sup>
Floor area including common spaces	223,34 m <sup>2</sup>
Net floor area	134,85 m <sup>2</sup>
Exteriors	84,27 m <sup>2</sup>



GRAN VÍA 604  
BARCELONA





# BUILDING SPECIFICATIONS

## PENTHOUSE 01



### 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, 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.
- Villeroy & Bosch Subway 2.0 rimless suspended toilets in white with Slimseat 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

- Compact model suspended white lacquered UNIBAÑO sink. Counter top with 2 made-to measure 50 Maxi matte sinks.

- Sanices shower plate with white Zeus Silestone formed step. Sanices hydro bathtub with white Zeus Silestone siding and returns.
- IAKUS tempered glass shower screens.
- HG ShowerSelect thermostat shower set + HG Raindance 260x260 ceiling shower.
- AX Criterio M chrome mixer faucet with flush HG iBox.

#### Bathroom 2 & 3

- UNIBAÑO matte white lacquered mitered washbasin. 80x50x45 Suspended compact module with 2 drawers, solid maxi 50 counter top.
- Floor tiling same as walls.
- 120x70 cm Sanices shower
- IAKUS tempered glass shower screens.
- HG Crometta E 240 Showerpipe shower set.

#### 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 21x 1x1
- Microwave with grill. GAGGENAU. BMP 22x 1x0
- Dishwasher 60 cm. NEFF. S513I60X2E.
- Integrated Washer - Dryer in homes 1 & 2. NEFF. V6540X1EU
- Integrated refrigerator H. 178 cm. NEFF. KI1813D30.
- Integrated freezer H. 178 cm. NEFF. GI7813C30

### 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.

### PLUMING 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.

#### 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 of wood identical to the parquet flooring. Wood handrail.

### GYM & SPA

- Fluidra Insbruck 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 30°-32° 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.





## PENTHOUSE 02

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.









## LOUNGE

PENTHOUSE 02

The large, spectacular living room is the center of the house, and connects all the spaces.





## KITCHEN

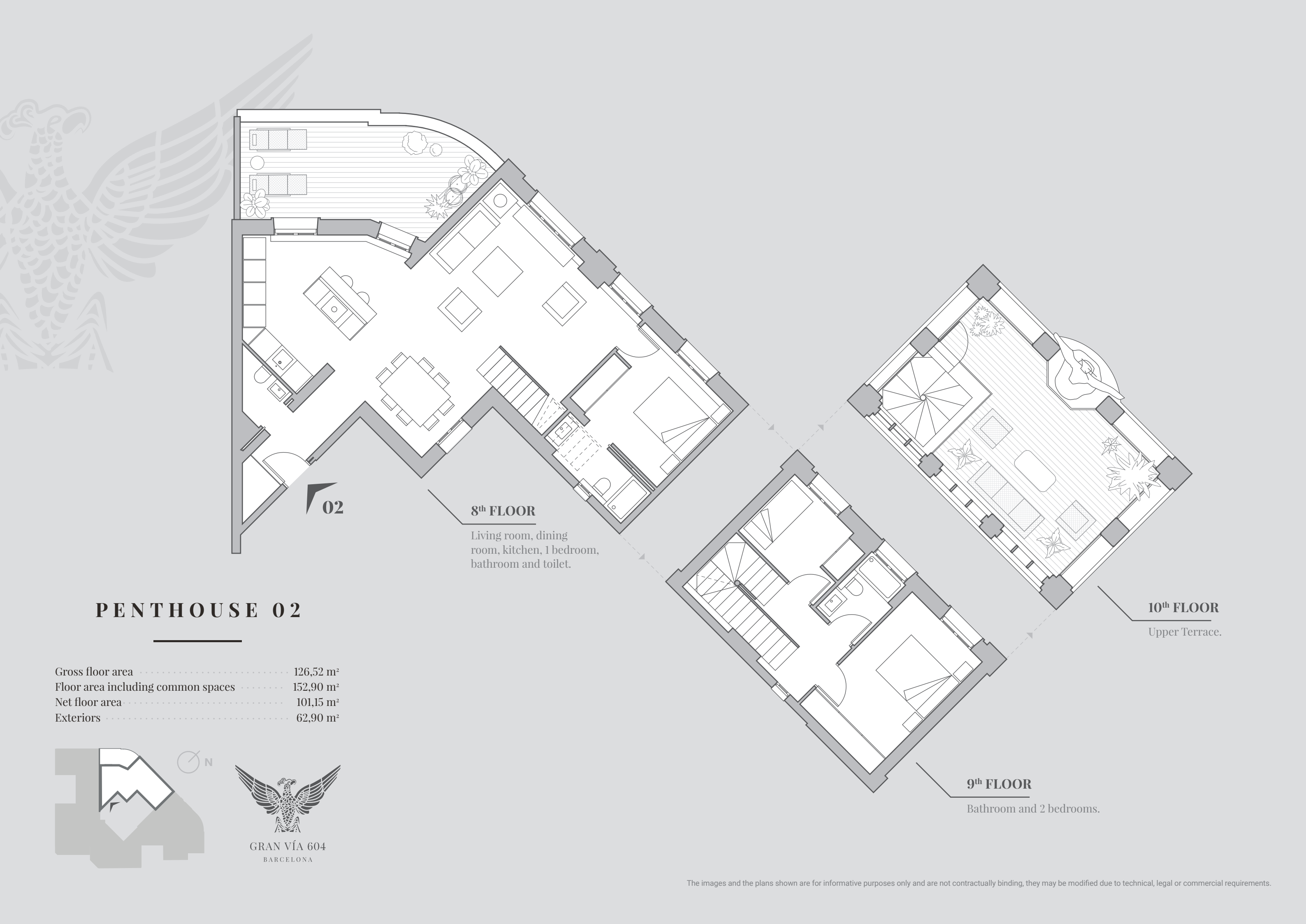
PENTHOUSE 02

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.









02

8<sup>th</sup> FLOOR

Living room, dining room, kitchen, 1 bedroom, bathroom and toilet.

10<sup>th</sup> FLOOR

Upper Terrace.

9<sup>th</sup> FLOOR

Bathroom and 2 bedrooms.

PENTHOUSE 02

Gross floor area	126,52 m <sup>2</sup>
Floor area including common spaces	152,90 m <sup>2</sup>
Net floor area	101,15 m <sup>2</sup>
Exteriors	62,90 m <sup>2</sup>







# BUILDING SPECIFICATIONS

## PENTHOUSE 02

### 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, 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.
- Villeroy & Bosch Subway 2.0 rimless suspended toilets in white with Slimseat 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

- UNIBAÑO matte white lacquered mitered washbasin. 80x50x45 Suspended compact module with 2 drawers, solid maxi 50 counter top.

- 120x70 cm Sanices shower
- IAKUS tempered glass shower screens
- HG Crometta E 240 Showerpipe shower set.

#### 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](http://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 21x 1x1
- Microwave with grill. GAGGENAU. BMP 22x 1x0
- Dishwasher 60 cm. NEFF. S513I60X2E.
- Integrated Washer - Dryer in homes 1 & 2. NEFF. V6540X1EU
- Integrated refrigerator H. 178 cm. NEFF. KI1813D30.
- Integrated freezer H. 178 cm. NEFF. GI7813C30

### 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.

### PLUMING 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.

#### 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 of wood identical to the parquet flooring. Wood handrail.

### GYM & SPA

- Fluidra Insbruck 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 30°-32° 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.





## PENTHOUSE 03

Occupying the 8<sup>th</sup> and 9<sup>th</sup> 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.





## LOUNGE

PENTHOUSE 03

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.





## KITCHEN

PENTHOUSE 03

Sober and functional, the modern kitchen is integrated in the living room as part of a dynamic space, central hub of the property.







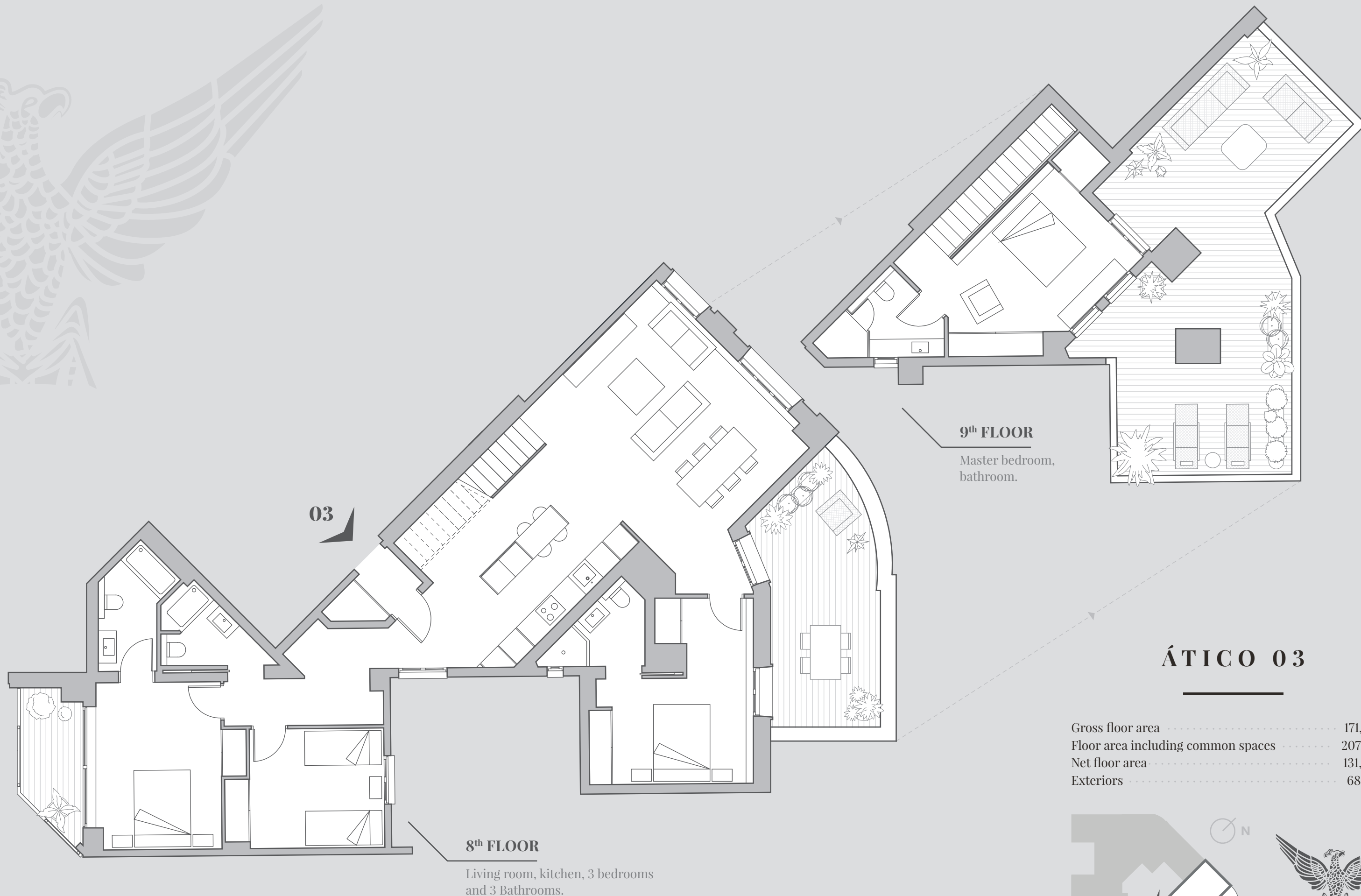


## BEDROOMS

PENTHOUSE 03

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.





Gross floor area	171,50 m <sup>2</sup>
Floor area including common spaces	207,25 m <sup>2</sup>
Net floor area	131,40 m <sup>2</sup>
Exteriors	68,74 m <sup>2</sup>







# 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, 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.

### BAÑOS Y ASEOS

#### Common

- ACOCSA Plus model white bush-hammered porcelain tiles measuring 50x100 cm.
- Floor tiling same as walls.
- Villeroy & Bosch Subway 2.0 rimless suspended toilets in white with Slimseat 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

- UNIBAÑO matte white lacquered mitered washbasin. 80x50x45 Suspended compact module with 2 drawers, solid maxi 50 counter top.

- 120x70 cm Sanices shower
- IAKUS tempered glass shower screens
- HG Crometta E 240 Showerpipe shower set.

#### Bathroom 1 & 4

- UNIBAÑO matte white lacquered mitered washbasin. 600x50x45 and 140x50x45 suspended compact module with 2 drawers, solid maxi 50 counter top.
- Mirrors measuring 60x80 and 140x80
- Suspended toilet.
- HIDROBOX Nature resin shower
- IAKUS tempered glass shower screens
- HG Crometta E 240 Showerpipe shower set.

### KITCHEN

- Bulthaup b1 kitchen as projected by Bulthaup Barcelona bach 7 ([www.bulthaup-bach.com](http://www.bulthaup-bach.com))
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- Integrated refrigerator H. 178 cm. NEFF. KI1813D30.
- Integrated freezer H. 178 cm. NEFF. GI7813C30

### 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.
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for the secondary floor-drains, placed midway between the floor-drain and access to the dwellings.

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- 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 of wood identical to the parquet flooring. Wood handrail.

### GYM & SPA

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- 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 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.





## AMENITIES

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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.





## GYM

### AMENITIES

Specially designed to enjoy full personal exercise sessions. With a variety of weights, machines and high performance equipment to help keep fit and active.





## SPA

### AMENITIES

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.



