



INDEX

1	Introduction
2	Barcelona
3	Barrio - Plaza Catalunya / Historical Gotico
4	Les Moles 16 - The Project
5	The apartments
6	Garden apartment
7	Floors 1-4
8	Rooftop - Terrace
9	Floor Plans
10	Specification List

Something new and exciting is happening in the old city. You are invited to reach for the unreachable. A new modern development in the heart of the historic district, an island of tranquility in the bustling city center, the amenities of a hotel in the comfort of your home. Les Moles 16, where modern living and tradition meet.





2

BARCELONA

A vibrant and welcoming city, worldly known for its top cuisine with restaurants that share more than 30 Michelin stars combined.

The city offers a journey through the beautiful culture and tradition of worldly known artists and architects. With a constantly growing number of startups, Barcelona is a hub of innovation. This open and liberal city will always keep you wanting more.





3

BARRIO - PLAZA CATALUNYA HISTORICAL GOTICO

Don't settle for less!

The building is located on the border of the upper Gothic quarter and Eixample district. Plaza Catalunya - the ultimate location and the beating heart of the city.

Les Moles is a small and quiet street located a mere 100m from Plaza Catalunya, with easy access to all types of local and regional transportation. Live close to all of which the city has to offer: if it's the best food, shopping, cultural venues and bars, everything is at your doorstep.

The Gothic quarter was mostly built during the 16th century and is the most historic neighborhood in Barcelona. It is home to major city monuments like the Cathedral, Plaza Real, Las Ramblas and many more.





4

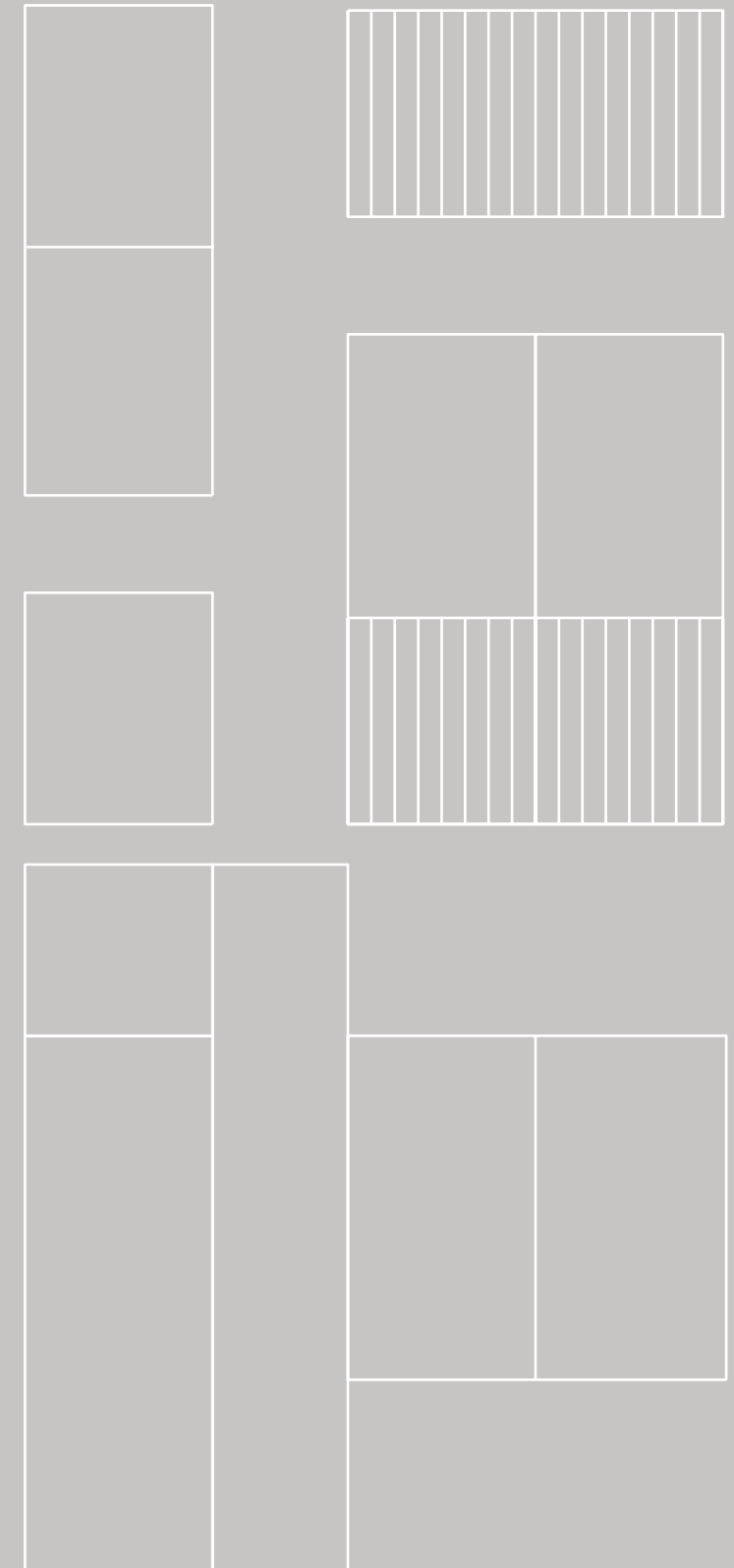
THE PROJECT

Offering a unique new development (*Obra Nueva*), Moles 16 is a boutique five-story building, consisting of a privately accessed apartment in each floor, a garden apartment and a rooftop terrace with a pool.

The building embodies the advantages of cutting edge construction technology while also maintaining a soft warm feel. The main objective behind the design is combining the comfort and well being of the residents while giving attention to each and every detail.

5 THE APARTMENTS

Every apartment consists of an open space kitchen and living room, a master bedroom with ensuite shower space, and a second bedroom, bathroom and balcony. The garden apartment has a private garden terrace.





6 GARDEN APARTMENT

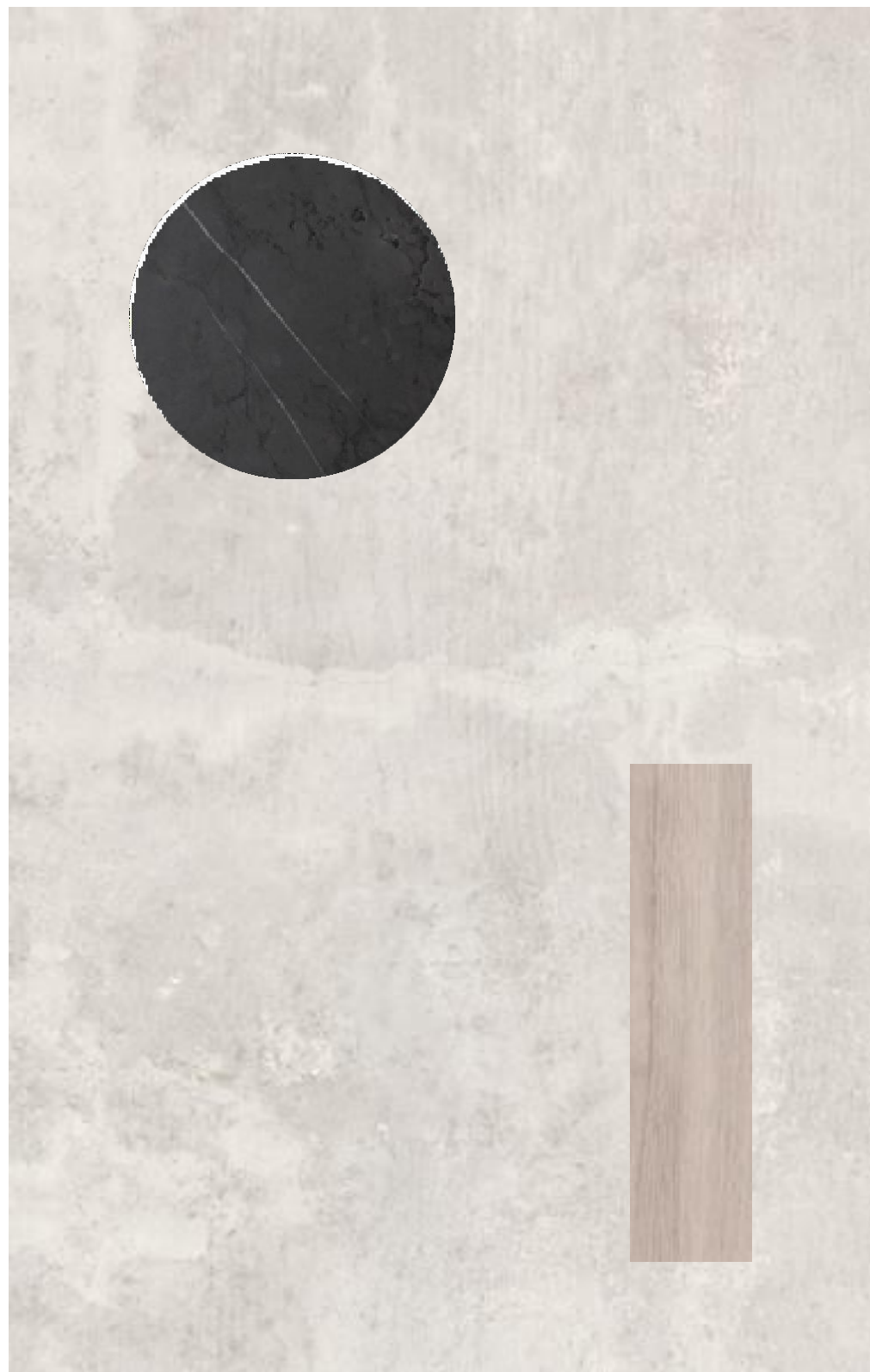


7

FLOOR 1-4

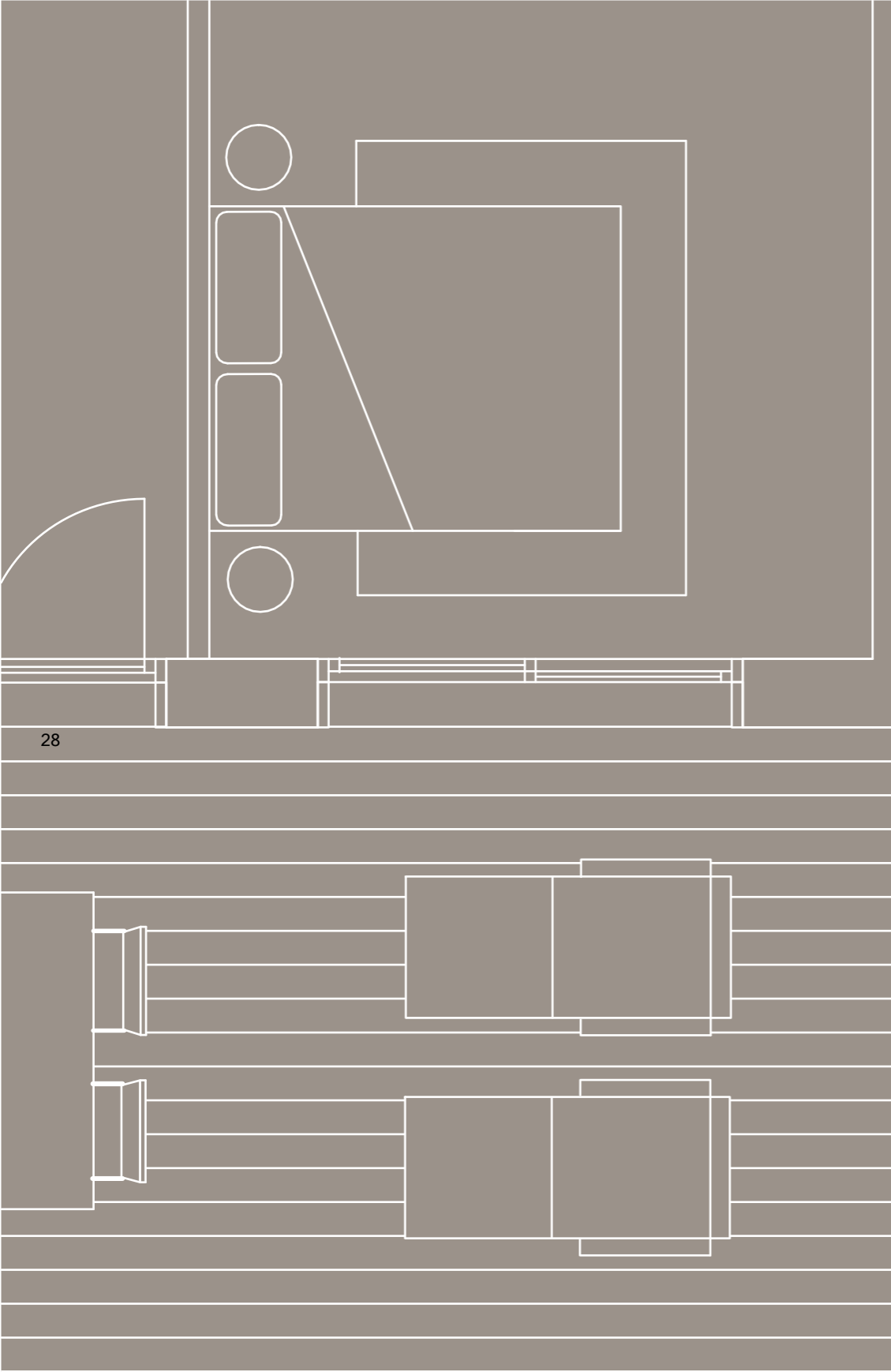
Featuring custom made carpentry, embedded sound system and high-quality materials from structure to finish, designed for comfort, sustainability, and efficiency.





The mediterranean sun awaits you! The rooftop terrace includes a pool, sunbathing beds, and a lounge area, equipped with a wifi based sound system controlled by your own smartphone.

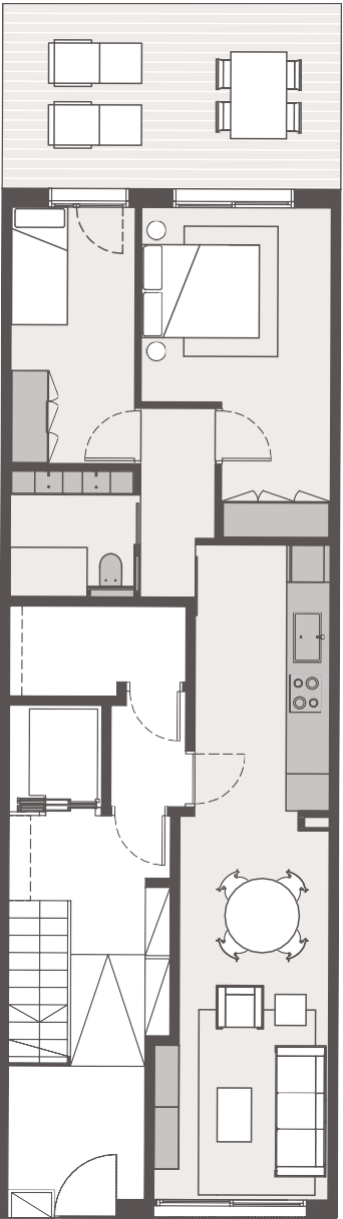
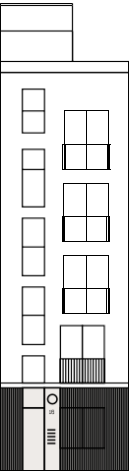




9 FLOOR PLANS

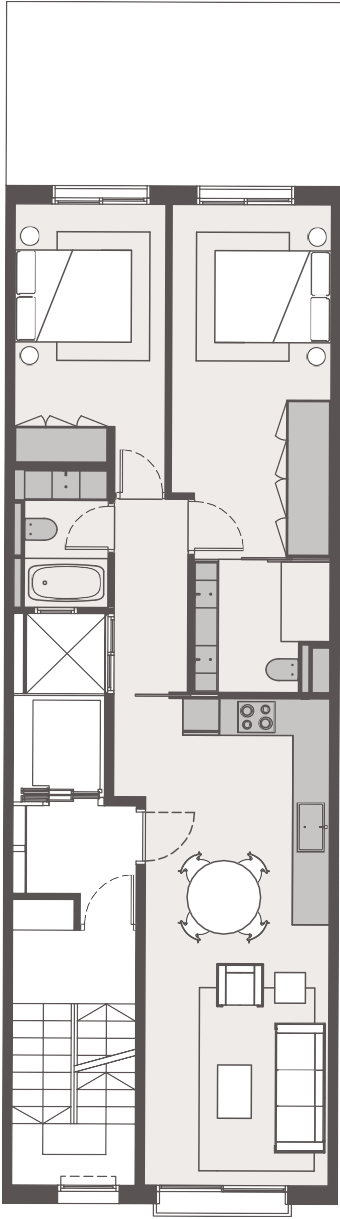
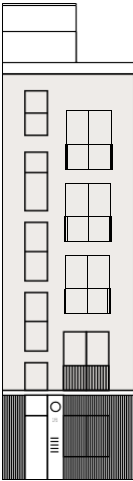
GARDEN APARTMENT

LIVING ROOM / KITCHEN	24.90 m ²
ROOM 1	13.70 m ²
ROOM 2	8.28 m ²
BATHROOM	3.98 m ²
DISTRIBUTION	3.17 m ²
TERRACE	16.34 m ²
COMUNAL AREAS	20.54 m ²
<hr/>	
TOTAL BUILT SURFACE	104.34 m ²



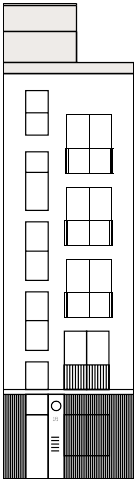
FLOORS 1-4

LIVING ROOM / KITCHEN	24.69 m ²
ROOM 1	14.08 m ²
ROOM 2	11.21 m ²
BATHROOM	3.30 m ²
BATHROOM 2	4.26 m ²
DISTRIBUTION	3.87 m ²
BALCONY	1.73 m ²
COMUNAL AREAS	12.19 m ²
<hr/>	
TOTAL BUILT SURFACE	88.00 m ²



ROOFTOP / TERRACE

TERRACE / SOLARIUM	50.45 m ²
POOL	15.00 m ²
TECHNICAL AREA	9.48 m ²
COMUNAL AREAS	12.19 m ²
<hr/>	
TOTAL BUILT SURFACE	88.00 m ²



SPECIFICATION LIST

COMMUNAL AREAS

ENTRANCE

- Flooring: ceramic tiles.
- Illumination - indirect light and lamps
- Elevator
- Staircase
- Video intercom

FACADES

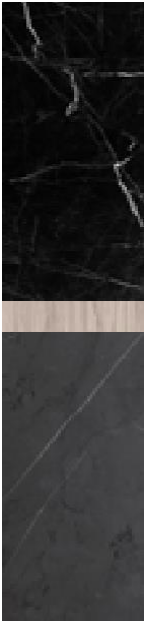
- A newly built facade designed according to guidelines of the Architectonic Heritage department of Barcelona
- Balconies with painted steel railing

EXTERIOR WINDOWS AND DOORS

- Balcony windows and doors are made of thermal chamber aluminium carpentry
- Double glazed windows
- Electric shades controlled by smart house system

ROOFTOP TERRACE

- Shared rooftop with a lounge area, pool, and sunbathing area
- Built-in sound system controlled from your smartphone



INTERIOR FINISHES

WALLS AND CEILINGS FINISH

- Suspended ceiling with soundproofing for maximum acoustic separation
- Walls: wood paneling or cement-plaster according to plan

FLOORING

- Large format ceramic tiles
- Hidden skirting

INTERIOR CARPENTRY

- Access door into the apartment: high-security entrance door
- Interior doors: Wood finish

KITCHEN FINISHES

- Upper and lower cabinets: Wood finish.
- Natural stone, quartz agglomerate or similar.
- Lighting under the upper cabinets.
- Fully equipped kitchen by a master carpenter
- Kitchen appliances by NEFF

INTERIOR FINISHES

BATHROOM FINISHES

- Flooring: ceramic tiles
- Wall finish: cement-plaster
- Shower fitting with stainless steel taps
- Custom made shower furniture with wood and natural stone finish
- Seamless shower tray
- Glass shower screen
- Towel heater

FACILITIES

- TV and telephone plugs
- Wifi distribution
- Wireless sound system
- Highly efficient Aerothermic climate and water system
- Central air conditioning divided by living and sleeping zones

SMART HOME

- Wireless domotics control of the installations.
- Illumination control
- Audio controls
- Climate control
- Access point control
- Security control (alarm, cameras, sensors)

