

POBLENOU

Pallars 248

BARCELONA



MENU

1



[The City](#)

[The Neighborhood](#)

[The Location](#)

[The Building](#)

[Distribution](#)

[Plans](#)

[The Team](#)

THE CITY



BARCELONA

Creativity, cosmopolitanism, innovation and its excellent location, are only some of what makes Barcelona such an attractive place to live, work or visit.

Barcelona is the economic, cultural and administrative capital of Catalonia. It offers a great diversity of gastronomy, culture and leisure for both tourism and for living. It is ranked in the top 10 most visited cities in the world, year after year, and for a reason.



POBLE NOU BARCELONA

**A NEIGHBORHOOD
THAT HAS IT ALL**

Today El Poblenou offers a mix of residential, commerce and industrial areas alongside a strong emphasis on technology and arts.

Major global tech companies such as Google and Microsoft are in the industrial zone adjacent to the residential neighborhood.

The special mix might be it's greatest charm of all.

The "New Village " has plenty of restaurants and bars, museums and galleries.

This gives the area a unique atmosphere of a young, relaxed beach lifestyle,

but with a very LOCAL AND TRADITIONAL FEEL.

3

4

POBLE NOU MEANS NEW VILLAGE

A QUIET VILLAGE STILL MAINTAINING ITS ORIGINAL ATMOSPHERE

Poble Nou today is art, but also hi-tech.
It is gastronomic discoveries, but also a fisherman village.

It is not only what to SEE in Barcelona, but WHERE TO LIVE.







STREET VIEW

Adding 2 new floors,
7 hi-end apartments of 1-3 BR.

Total of 737 sqm built,
193 sqm of terraces.

Parking, storages and community garden.

6

BACK VIEW

The prime location along with the unique atmosphere of Poble Nou is the inspiration for an indoor-outdoor play & mix.

Enjoying the perfect Barcelona weather is a must!

The Urban Villa stretches this concept even more: A private garden with a pool, relax area and an outdoor dining area are some of its unique qualities.

7



THE BUILDING

BEFORE

Address - Pallars 248,
Poble Nou, Barcelona

Year Built - 1936

Plot Size - 260 sqm
Total Built - 543 sqm
Number of Floors - 3
Residential Units - 4
Commercial Units - 2

8



9

THE BUILDING AFTER

Total Built - 765 sqm

Terraces - 193 sqm

Number of floors- 5

Residential Units - 7 high-end 1-3 BR apartments

Commercial Units - converted to parking, storage units and community garden.



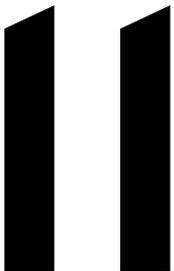


PALLARS 248

7 hi-end apartments of 1-3 BR.

193 sqm of terraces.

Parking, storages and community garden.



“DESIGNED
LIVING”



“ INSIDE...”



...AND OUT "





“ ENJOY BARCELONA’S
SUNSHINE

14

ON YOUR PRIVATE TERRACE “





15

THE UNITS

Floors 1,2,3

16



1st floor

Size: 64 sqm

Exterior: 24 sqm

Ref: 1o1a



x1 x1 x1 x1

Size: 86 sqm

Exterior: 34 sqm

Ref: 1o2a



x1 x2 x2 x2



2nd floor



Size: 65 sqm
Exterior: 3 sqm

Ref: 2o1a



x1

x1

x1

Size: 88 sqm
Exterior: 5 sqm

Ref: 2o12



x1

x2

x2

x2

3rd



AN ENTIRE FLOOR
3 MASTER BEDROOMS
A PRIVATE TERRACE



Size: 143 sqm
Exterior: 34 sqm
Total: 178 sqm
Ref: 3o3hab



x1



x3



x1



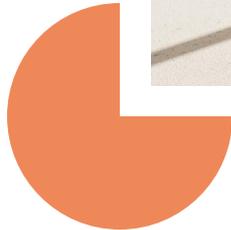
x4



x3

THE PENTHOUSE

AN ENTIRE FLOOR
2 MASTER BEDROOMS
A TERRACE
A POOL





THE PENTHOUSE

21



Size: 124 sqm
Exterior: 18 sqm
Total: 142 sqm
Ref: ATICO



x1



x1



x2



x1



x3



x2

THE PLANS

22



The one with 1 bedroom and a big garden

The one with 2 bedrooms and a big garden

The 1 bedroom on 2nd floor

(The option of making a 1 into 2 bedroom apt)

The 2nd / 3rd floor

The rooftop

Where to leave your car at

THE TEAM



Rotem Zur

DEVELOPER & DESIGNER



Yossi Meiri

DEVELOPER



David Cabane

ARCHITECT

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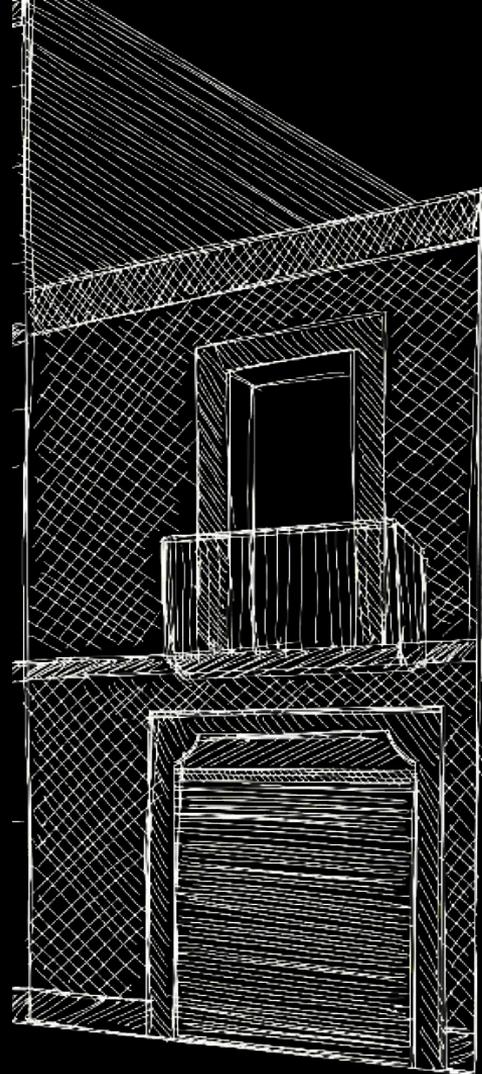




The TownHouse

POBLENOU
BARCELONA

Pallars 246b



MENU

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[The City](#)

[The Neighborhood](#)

[The Location](#)

[Town-house](#)

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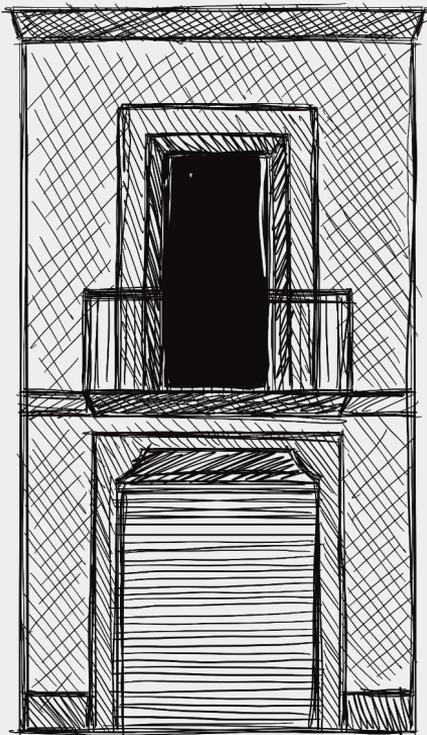
It is not only what to SEE in Barcelona, but WHERE TO LIVE.





BEFORE

Address - Pallars 246,
Poble Nou, Barcelona
Year Built - 1936



Total Built - 196 sqm

Plot Size - 135 sqm

Number of Floors - 2

Residential Units - 1

AFTER

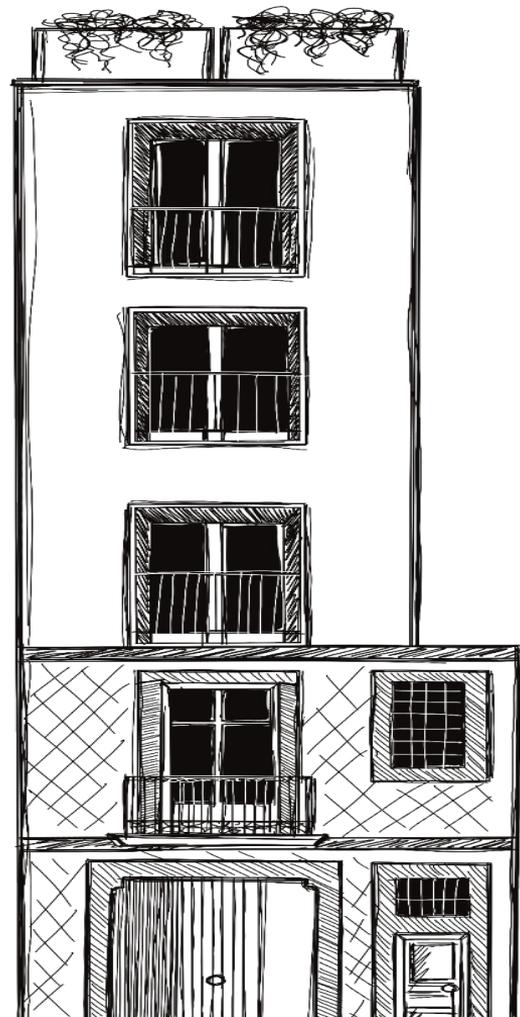
Total Built - 296 sqm

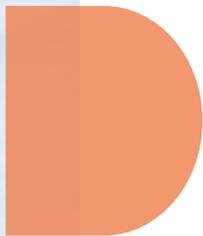
Garden - 55 sqm, terrace- 12 sqm

Number of Floors - 5

Residential Units -

1 high-end villa with a domestic elevator,
a private garden and pool





STREET VIEW

Adding 3 new floors,
Creating a unique 4 BR urban villa.

Total of 296 sqm built,
64 sqm of a private garden with a pool
and an overlooking terrace.

Luxurious hi-end property,
nowhere to be found in BCN.

6

BACK VIEW

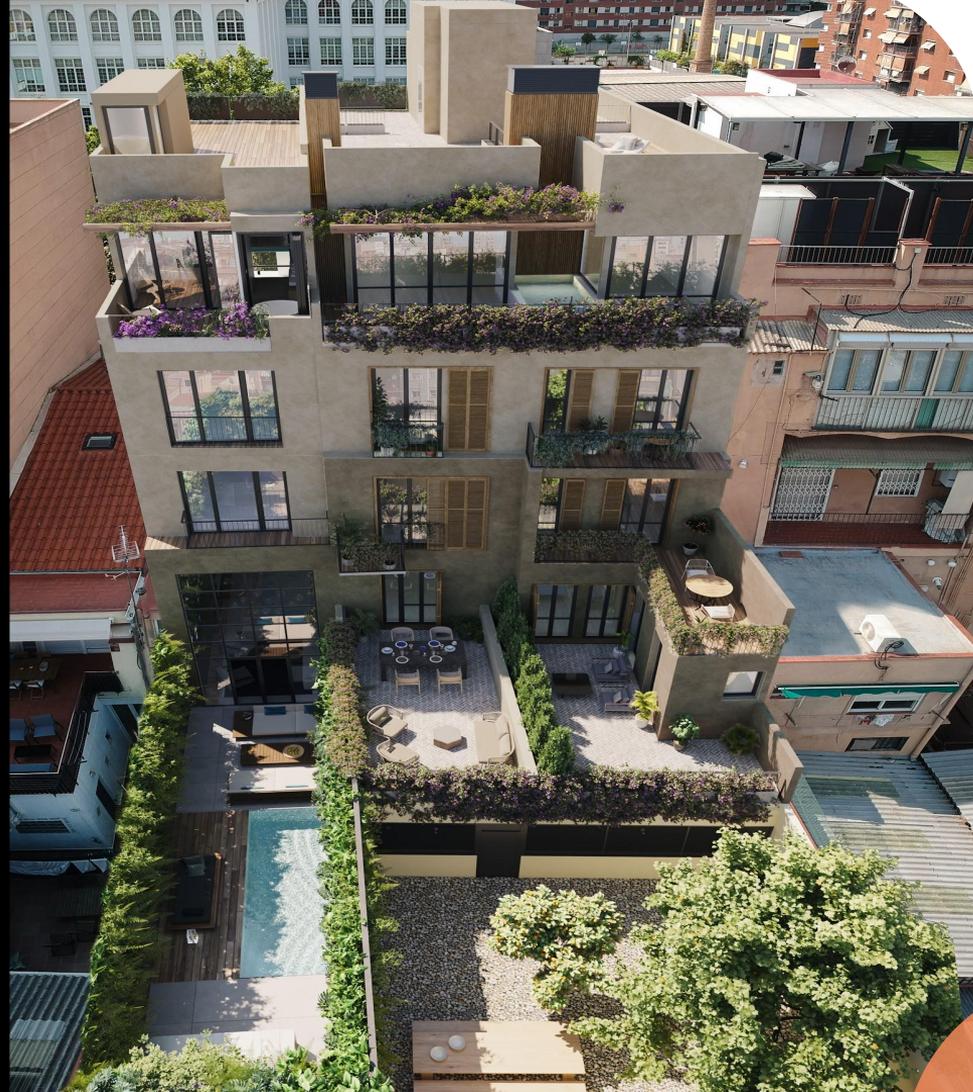
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7





The one where you'd like to be. [caracaro.com](https://www.caracaro.com)



“LIGHT
BRIGHT
AND
WHITE”

19







“OR DARK
AND ELEGANT”

20





“ INSIDE & OUT ”

23



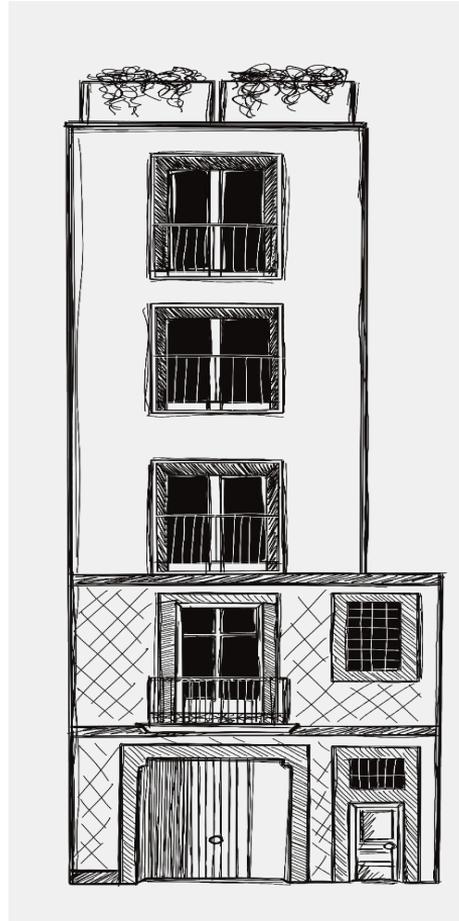
24

TOWN-HOUSE

296 sqm built, 64 sqm garden&terrace.

Capturing the essence of Poble Nou's unique appeal in a one-of-a-kind villa.

Urban and luxury living experience in full privacy, yet enjoying the street life of the neighbourhood.





Town-House Ground floor

Living and garden

25



Size: 61 sqm
Exterior: 65 sqm
Total: 118 sqm



PB



x1



x1



x1



x1



x1

46 sqm
(Exterior 4sqm)

61 sqm
(Exterior 4sqm)

61 sqm
(Exterior 4sqm)



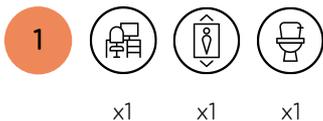
Town-House 1st floor
The office (and GYM)



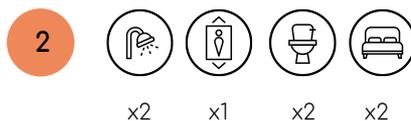
Town-House 2nd floor
The bedrooms



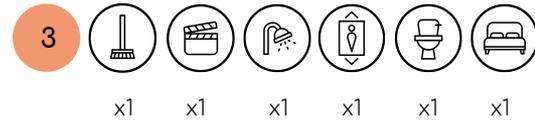
Town-House 3rd floor
Living-playing-cleaning



x1 x1 x1

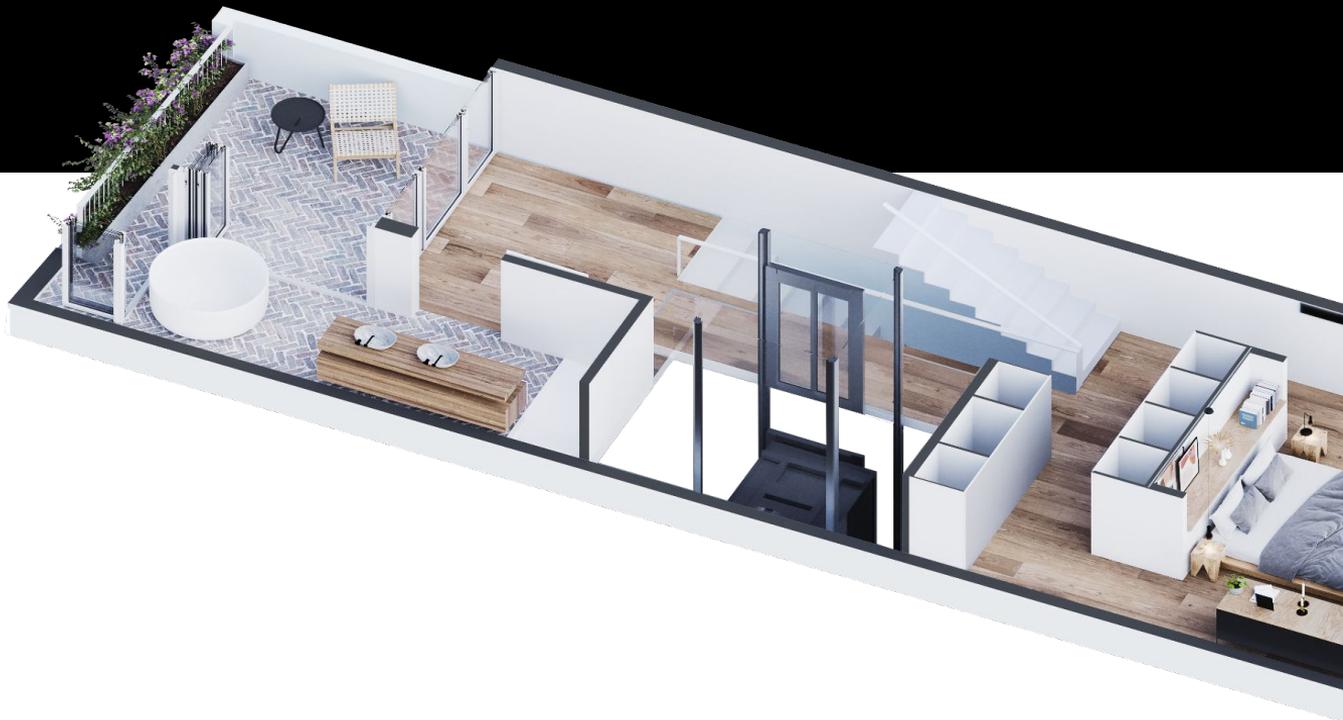


x2 x1 x2 x2



x1 x1 x1 x1 x1 x1

Town-House 4th floor The Master Bedroom



Size: 67 sqm
Exterior: 4 sqm
Total: 71 sqm
Ref: The villa



x1 x1 x1 x1 x1 x1

TOWN-HOUSE THE PLANS

28



[The living and garden and pool area](#)

[The office](#)

[The 2 bedroom floor](#)

[The play and cleaning floor](#)

[\(or another 2 bedroom options\)](#)

[The suite](#)

[Where to leave your car at](#)

THE TEAM



Rotem Zur

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