

PAU
CLARIS



130

B A R C E L O N A



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10 UNIQUE NEW BUILD APARTMENTS IN THE VERY HEART OF BARCELONA



History Meets Modern City Living

Capturing Barcelona's past and becoming its future, ten unique new build apartments make up Pau Claris 130, a listed building with historical features and façades, boasting both centrality and quiet.

Watch the dazzle of city life on Pau Claris or enjoy a privileged outlook over Pasaje Mendez Vigo, one of the city's old tree-lined pedestrian walkways, home to the Italian consulate and gated residences.

You'll live in Barcelona's luxury downtown, just a block from the majestic Passeig de Gracia boulevard in the elegant Eixample neighbourhood



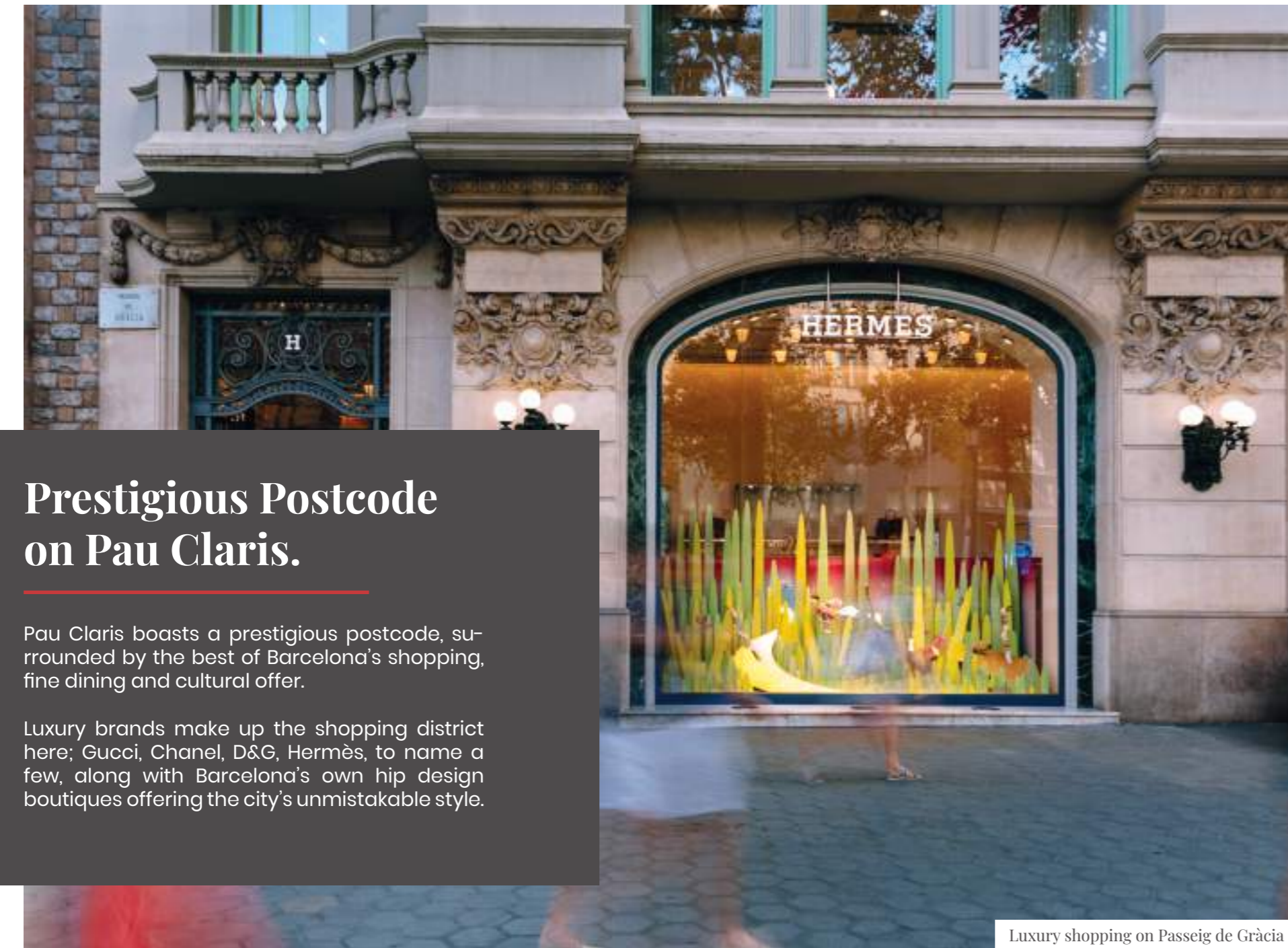
Just minutes from the best of Barcelona

- 1. Sagrada Família
- 2. Pedrera- Casa Milà
- 3. Casa Batlló
- 4. Palau de la Música
- 5. El Corte Inglés/Plaza Catalunya
- 6. Arco del Triunfo
- 7. Cathedral of Barcelona
- 8. Gothic Quarter
- 9. Mandarin Oriental Hotel
- 10. Mercat de la Concepció
- 11. Majestic Hotel & Spa
- 12. Passeig de Gracia
- 13. Las Ramblas
- 14. Boqueria Market



La Boquería Market





Prestigious Postcode on Pau Claris.

Pau Claris boasts a prestigious postcode, surrounded by the best of Barcelona's shopping, fine dining and cultural offer.

Luxury brands make up the shopping district here; Gucci, Chanel, D&G, Hermès, to name a few, along with Barcelona's own hip design boutiques offering the city's unmistakable style.

Luxury shopping on Passeig de Gràcia



*THE BEST OF
BARCELONA'S
SHOPPING*

AN ABUNDANCE OF MODERNIST FEATURES



Luxury and Gaudí Architecture at Every Corner

Here in central Eixample, prepare to be impressed with an abundance of modernist architecture, from the pavement up to the rooftops, influenced by Gaudí at every corner. Some of his most famous works, the Casa Batlló and the Pedrera, are a short stroll away.

Casa Batlló, modernist architecture

From Gràcia neighbourhood to the beaches

Pau Claris street runs from Diagonal avenue at the foot of the Gracia district, down to Plaça Urquinaona. From there Via Laietana leads directly down to Barcelona's glittering beaches.

Part of the historical city expansion project by Ildefons Cerdà in the mid-19th century, Pau Claris street benefits from many of the typical Eixample features; extra space, light and front-to-back apartments as desired by its bourgeoisie of the times.



Vía Laietana

FROM THE HILLS DOWN TO THE MARINA



Port Vell



An outstanding residential offering

Pau Claris 130 is an outstanding architectural project, recovering this listed building its former glory and original residential use. It highlights listed modernist and catalan building elements while creating a modern urban oasis of peace in the most sought after Barcelona neighbourhood.

There are **10 different apartments** catering to varying lifestyle requirements.

Two grand duplex apartments on the ground floor have their own patio garden, a rare luxury in Barcelona.

The next **three levels each have two apartments** facing front onto Pau Claris street, or back onto Mendez Vigo.

On top, **two duplex penthouses** with roof terraces offering sweeping views make up this exclusive residential development.

Pau Claris 130 façade





Stunning Loft Apartments with Garden

Two grand duplex apartments of three bedrooms span the ground and mezzanine floors of the building, from front to back. These are the most characteristic in terms of modernist restoration, with catalan beams and views on the painted fresco. A stunning lounge five metres in height opens out onto each idyllic patio garden, allowing perspective outlook thanks to the low-rise pedestrian street beyond.

Three Levels of Designer Dwellings

Three floors offer two different apartment layouts on each, looking out over the elegant Pau Claris street to the west or the tranquil pedestrian interior Mendez Vigo street to the east. Every design aspect of these two or three bedroom apartments ensures optimum privacy in each dwelling.





Duplex Penthouses with Sprawling Terraces

Crowning the development, two penthouse apartments are also duplex. Each 145m² apartment comprises three bedrooms over two floors. There's a large balcony over Pau Claris and two tiers of sprawling roof terrace at the back to enjoy Barcelona's blue skies all year round.



*ENJOY BARCELONA'S
BLUE SKIES ALL
YEAR ROUND.*





Expert Restoration and Fine Finish

The spectacular double height front entrance, modernist tiled floors and époque frescoes in the foyer, along with the staircase and the light patio have all been expertly restored to their historical beauty.

Inside the apartments, the roof arches and beams, huge height windows and venetian shutters lend to the original Barcelona style, contrasting with modern fittings to today's luxury standard.





Finishes and Fitout

Pau Claris 130's select fit out and finishing features only the very best brands including:

BULTHAUP and NEFF in the kitchens

ROCA, DURAVIT AND HANSGROHE in the bathrooms

All properties are internet-ready, include latest generation security features and are accessible by lift.



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