

PAU CLARIS



01 PAU CLARIS

Living in the cradle of Catalan modernism

- An open-air museum - Location
- Exclusivity in the heart of Barcelona - Lifestyle

02 THE BUILDING

The timeless elegance of the City of Barcelona

- Homes that tell stories - Homes

03 COMMERCIAL PLANS

Style and distinction in every corner of your home

04 BUILDING SPECIFICATIONS

Details that make the difference



PAU CLARIS

Living in the cradle
of Catalan modernism

Pau Claris is a stately building in the **Quadrat d'Or, the most affluent area of Eixample**, a district that follows the design put forward by the engineer Ildefons Cerdà in 1860.

All the homes in this building are **modern and refined**, fusing contemporary aesthetics with the classic essence of Eixample. In addition, original details are preserved on the floor and ceiling, bestowing great beauty on each and every room.



An open-air museum

Location

Modern Barcelona was born in **L'Eixample**, designed by the engineer and urban planner Ildefons Cerdà. This district was built in the late 19th and early 20th centuries, in the period in which Catalonia was becoming industrialised.

Pau Claris is located in the centre, in the neighbourhood known as **Dreta de l'Eixample**, renowned for developing its own style – modernism. This stately property, located **in the privileged area of the**

Quadrat d'Or, is considered a kind of open-air museum. Along its streets, you will find works by **Antoni Gaudí, Domènech i Montaner** and **Puig i Cadafalch**, among others.

Pau Claris street is known for its vibrant urban life and proximity to emblematic **points of interest, such as the Sagrada Família, La Pedrera and Casa Batlló**. In addition, it has a wide range of luxury shops, fine-dining restaurants and exclusive boutiques.

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PLACES OF INTEREST

-  1. Casa Batlló
-  2. La Pedrera
-  3. Cathedral of Barcelona
-  4. Basilica of the Sagrada Familia
-  5. Arc de Triomf of Barcelona
-  6. Picasso Museum in Barcelona
-  7. Museu d'Art Contemporani
-  8. La Monumental
-  9. Gran Teatre del Liceu
-  10. Palau de la Música
-  11. Plaça de Catalunya
-  12. Plaça de la Vila de Gràcia
-  13. Mercat de la Concepció
-  14. Mercat Santa Caterina
-  15. Mercat de l'Abaceria central
-  16. Mercat de la Boqueria
-  17. Hospital HM Nens
-  18. Parc de Les Gloriès
-  19. Parc de la Ciutadella
-  20. Barceloneta beach





Exclusivity in the heart of Barcelona

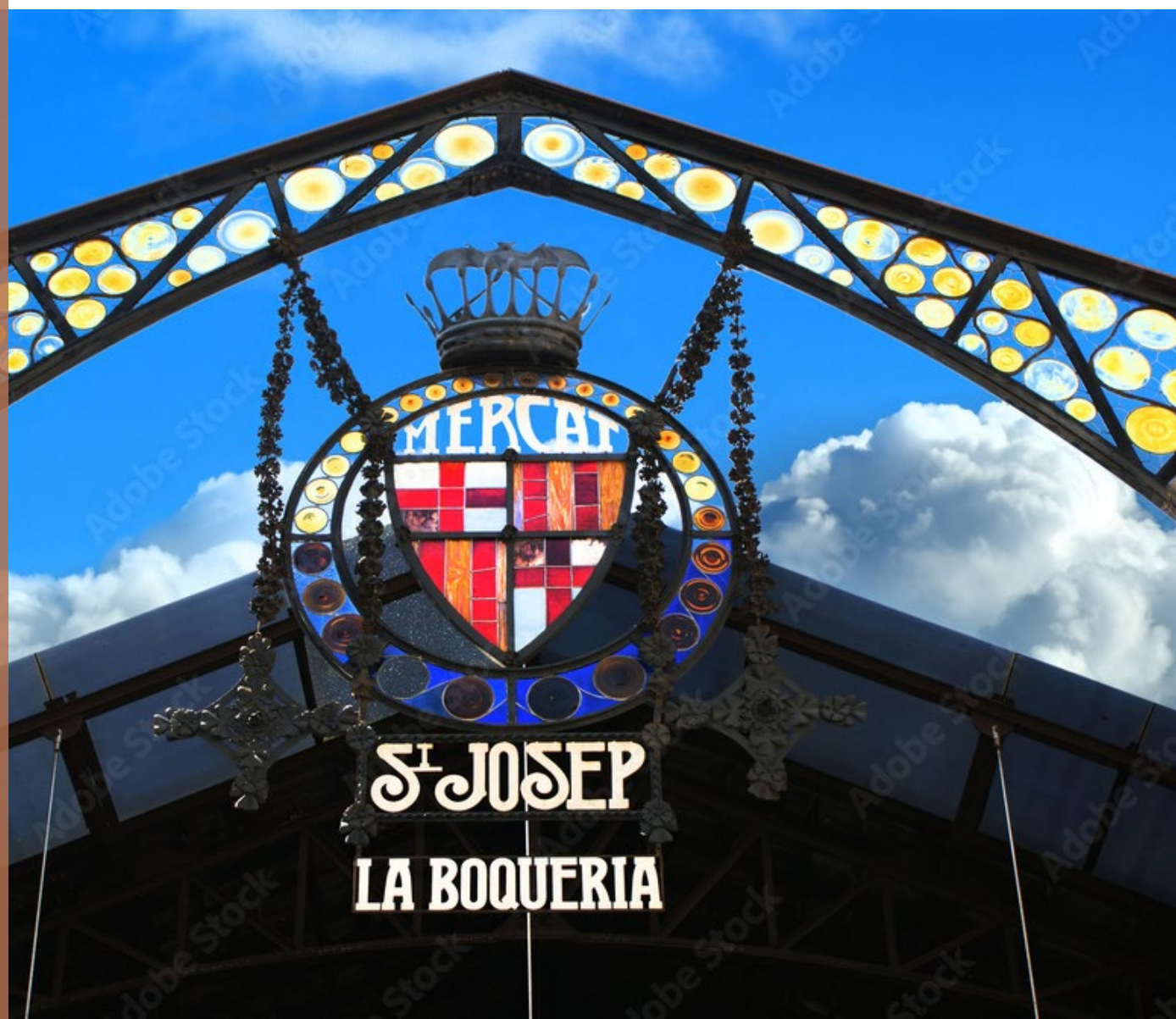
Lifestyle

The district of La Dreta de l'Eixample offers **an exclusive environment, rich in services and amenities**. It has landscaped spaces, as well as wide and lively streets, which will satisfy the expectations of those looking for a unique lifestyle in the heart of the city.

You will be able to admire **great cultural sites** that make the district centre such a unique architectural complex in Europe. In this charming neighbourhood, tradition and modernity go hand in hand. **Elegant**

buildings such as Casa Batlló and La Pedrera share space with boutiques, contemporary art galleries and a varied gastronomic offering.

The entertainment and culture options are endless, from cultural events at Palau de la Música Catalana to a day of wandering through designer shops. In addition, this area is perfectly connected to the rest of Barcelona through public transport, allowing easy movement throughout the city.





THE BUILDING

The timeless elegance
of the City of Barcelona

Pau Claris stands stately in the centre of Barcelona. The building captures the architectural essence of its surroundings. **Its imposing and, at the same time, simple façade, reveals the historical richness to be found in every corner of this coveted area.**

Its majestic entrance invites visitors to delve into its splendour. **The interior fuses classic refinement with contemporary comfort.** Its high ceilings with cornices and the preservation of the hydraulic flooring of the original houses are some of its most noteworthy aspects.



Homes that tell stories

Homes

The homes of Pau Claris dazzle with their charm and elegance. Their design reflects the **cultural and architectural richness of Barcelona** and fuses historical legacy with contemporary trends.

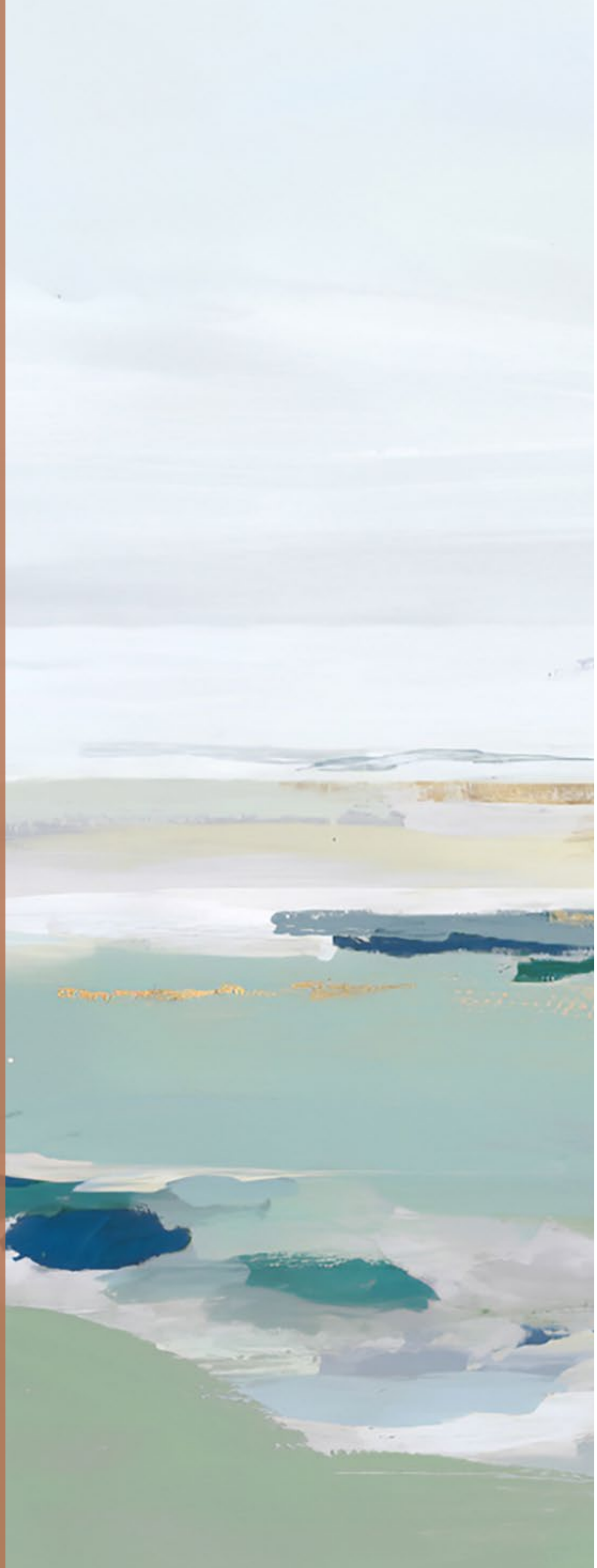
They have large spaces flooded with natural light, hydraulic flooring preserved from the original homes and high-quality finishes, generating a cosy and luxurious atmosphere.

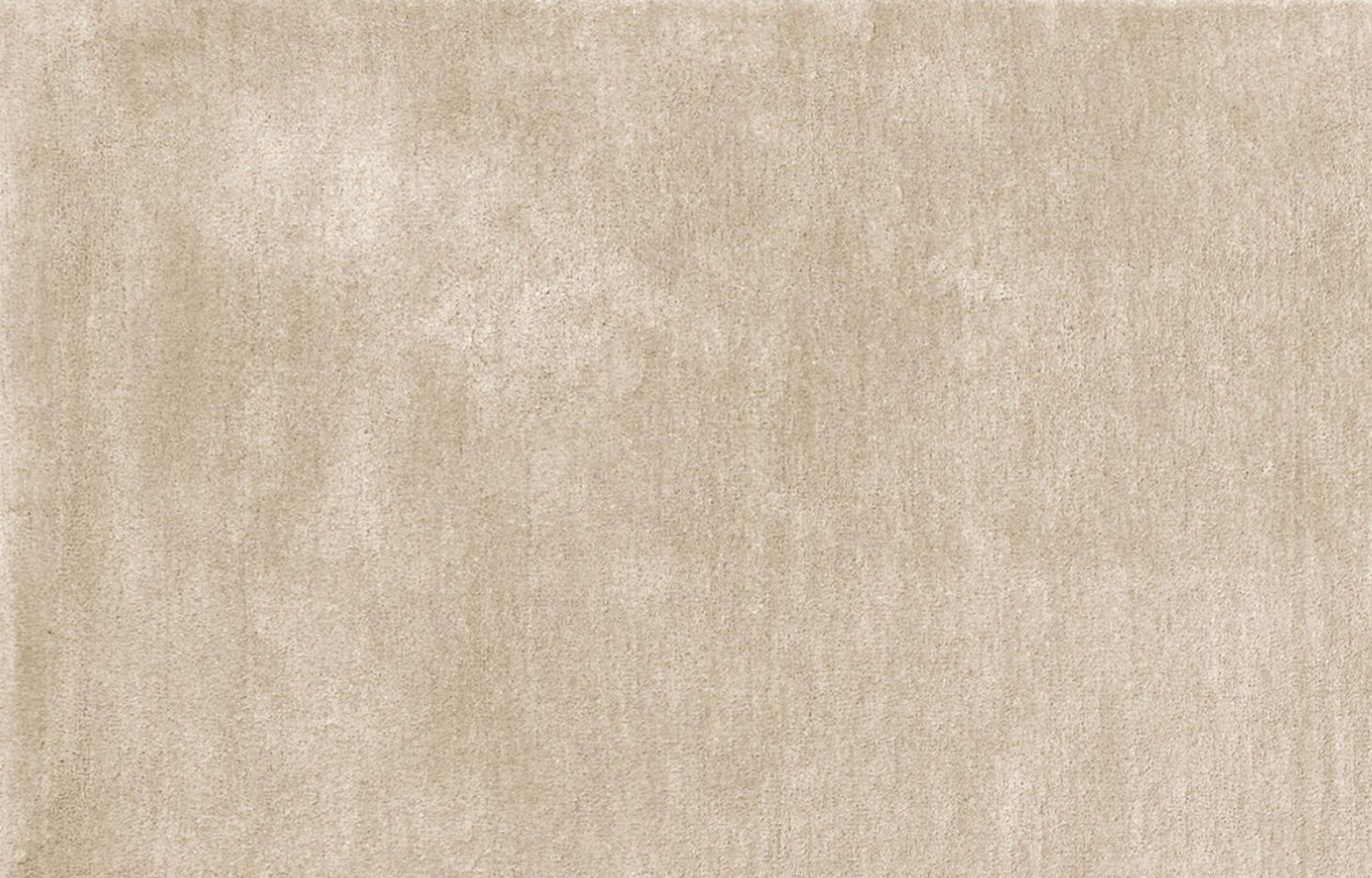
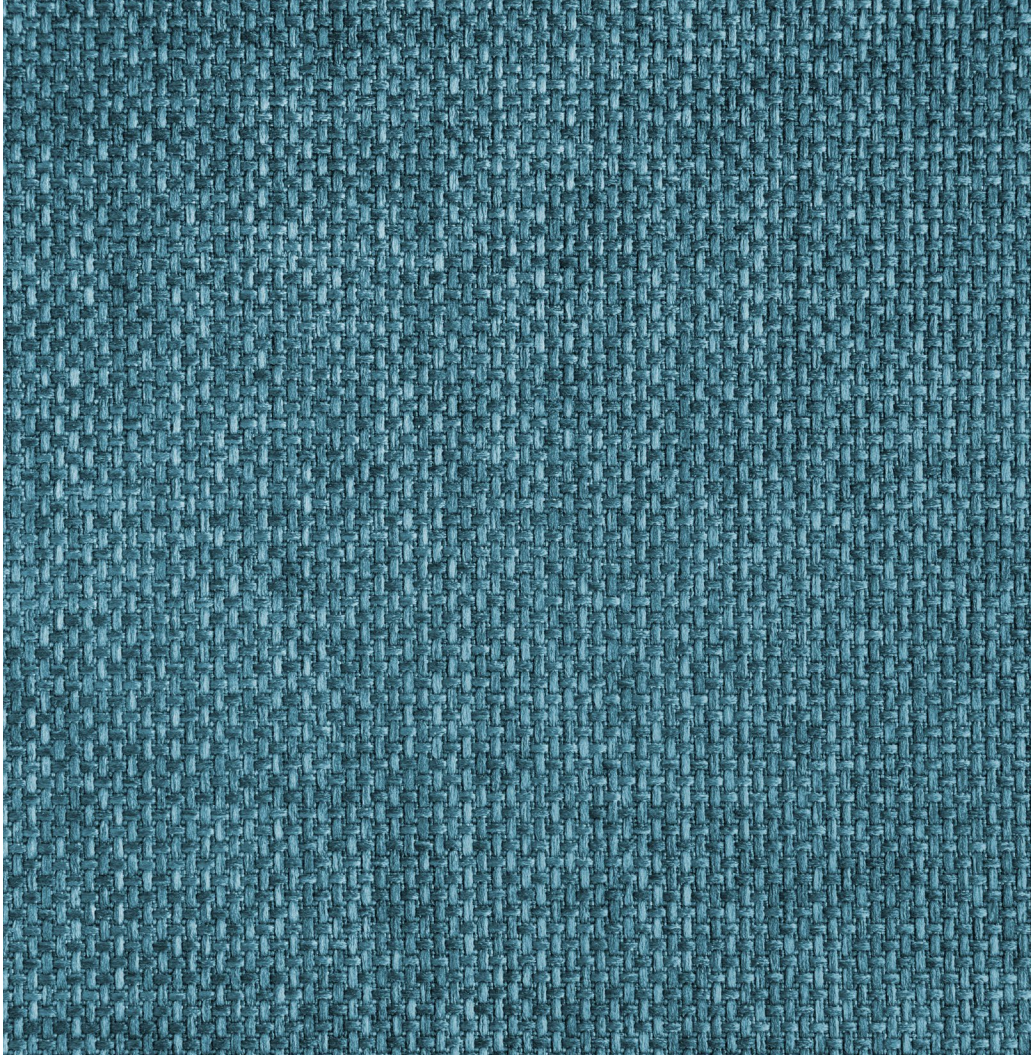
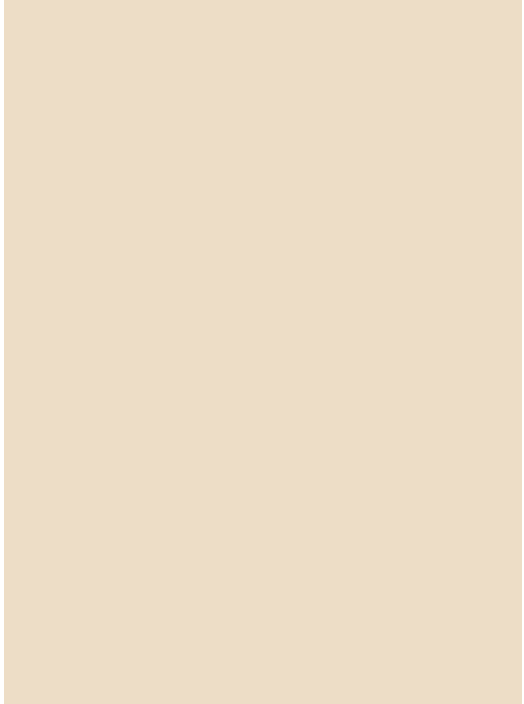
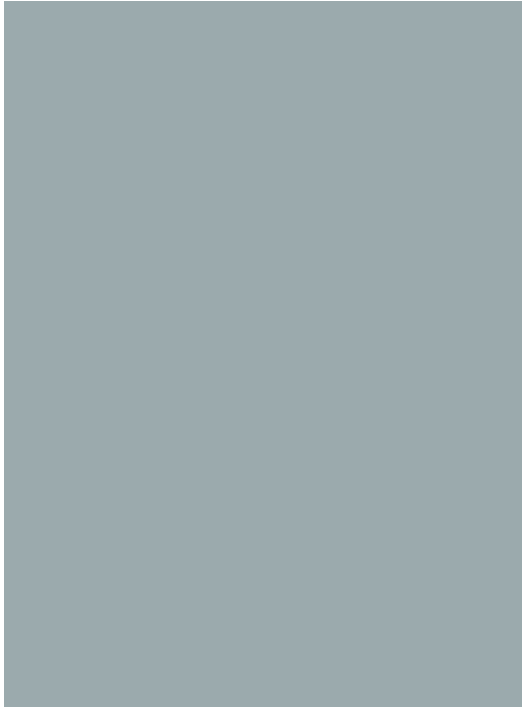
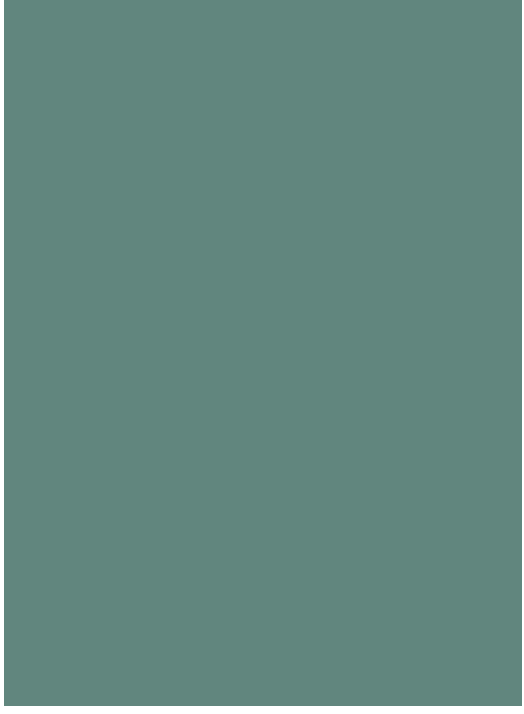






Modern, elegant design. Some of the bathrooms have traditional elements, such as the hydraulic floor, that bring colour and distinction to this room.

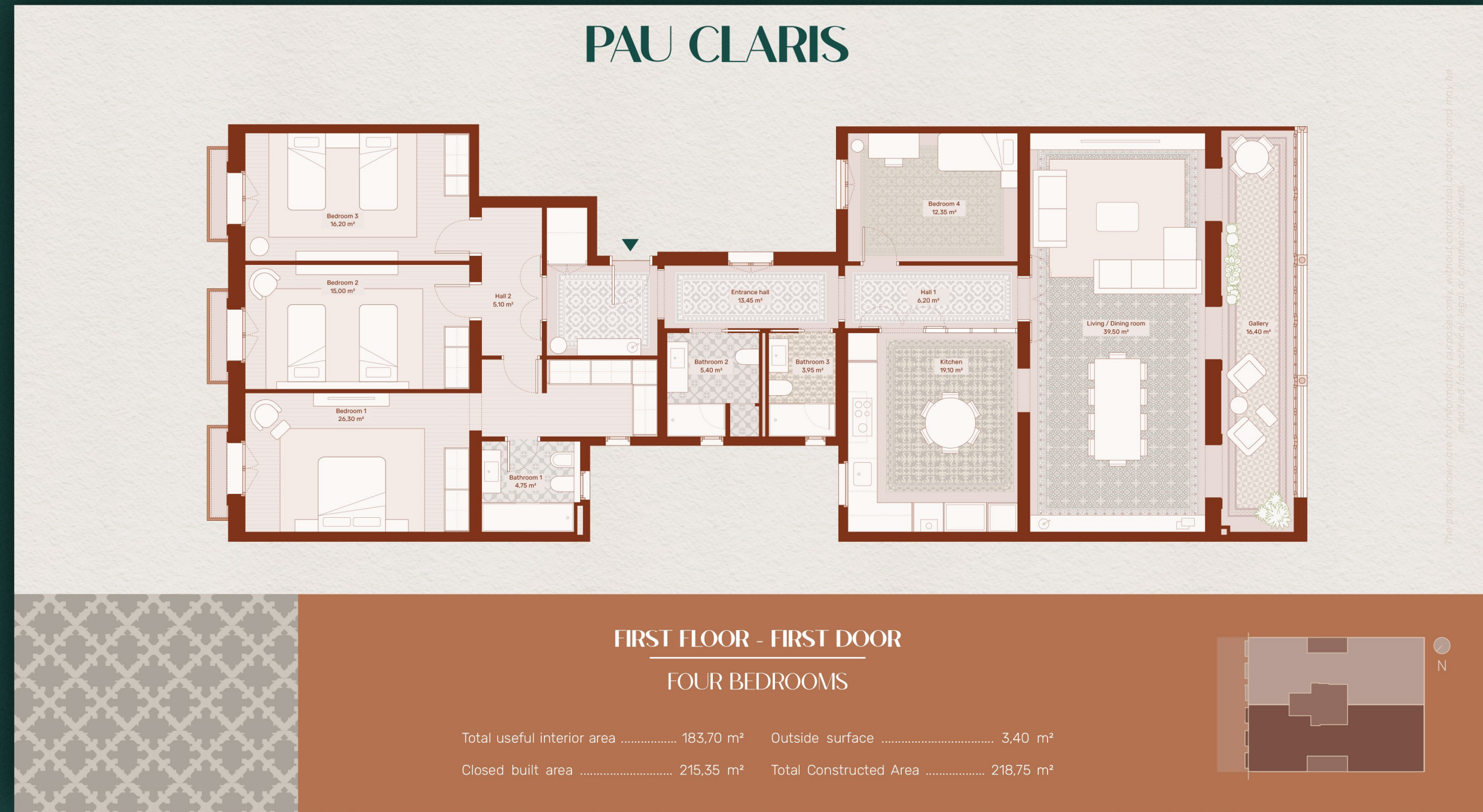












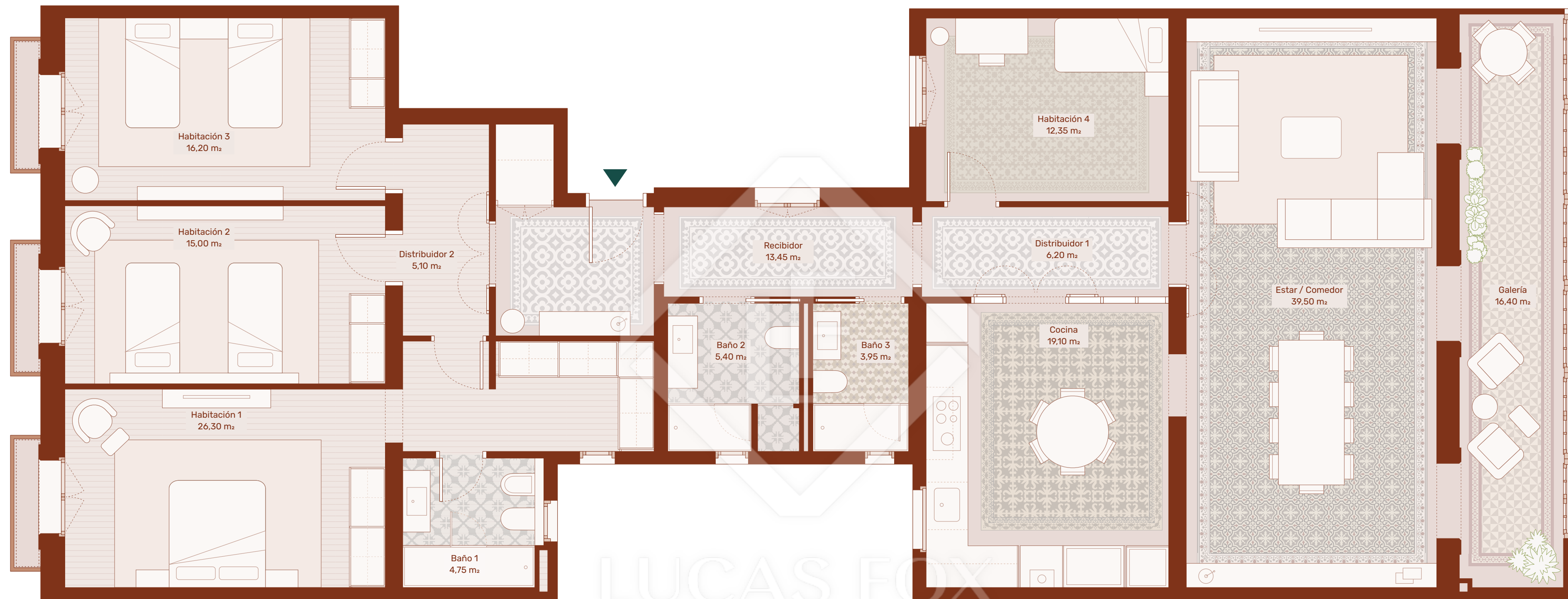
COMMERCIAL PLANS

Style and distinction
in every corner of your home

Pau Claris is an imposing building in a privileged location in Dreta de l'Eixample, the cradle of modernism.

A modern design, but reminiscent of days gone by, in homes overflowing with light and over a distribution capable of satisfying the most demanding clients.

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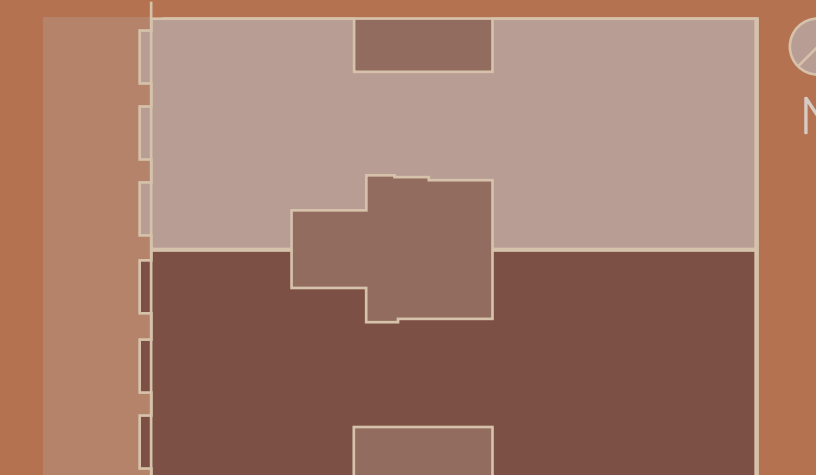


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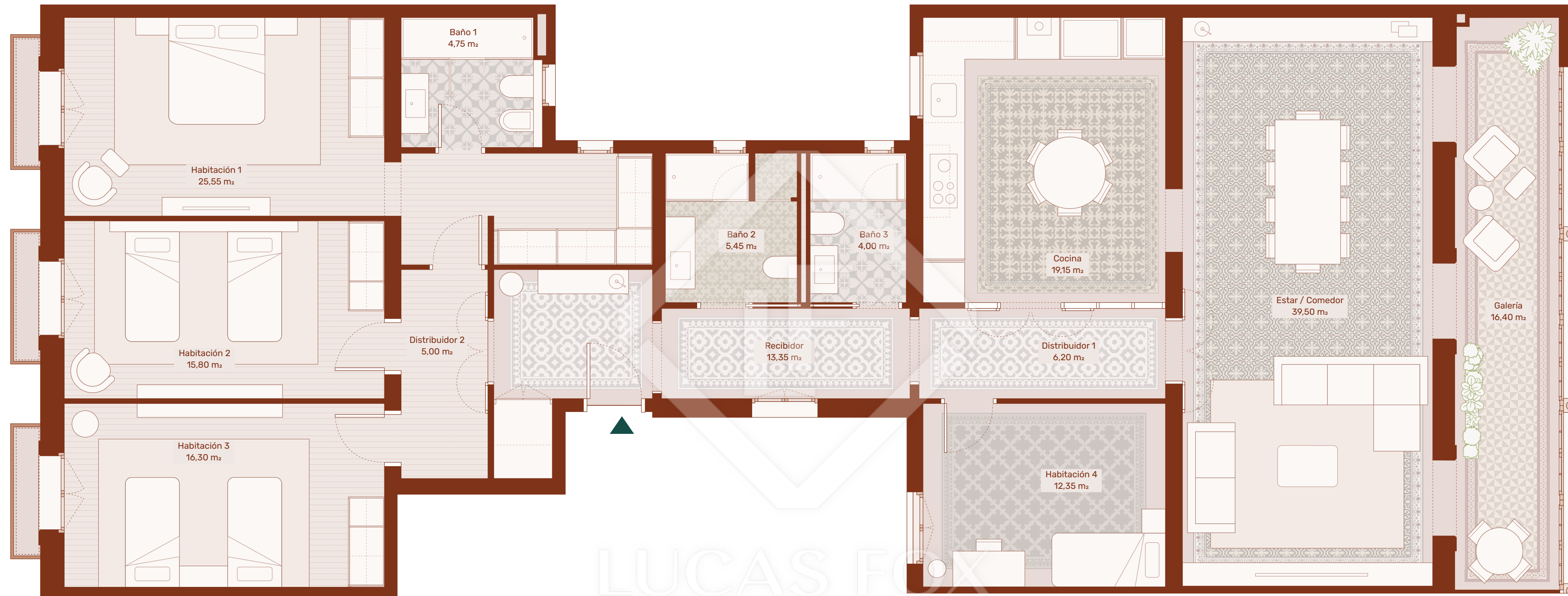
PLANTA PRIMERA - PUERTA PRIMERA

CUATRO DORMITORIOS

Total Sup. Útil Interior	194,60 m ²	Sup. Útil Exterior	3,50 m ²
Sup. Construida Cerrada	217,45 m ²	Total Sup. Construida Vivienda	218,75 m ²



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LUCAS FOX
INTERNATIONAL PROPERTIES

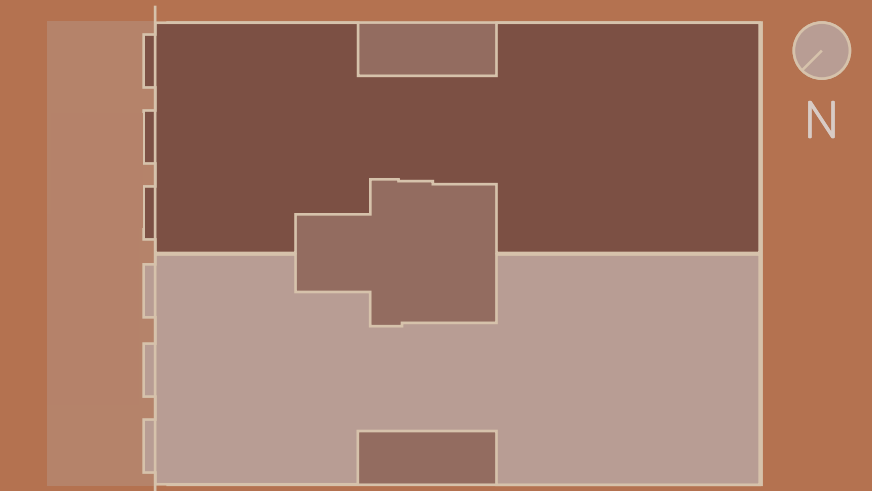
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PLANTA PRIMERA - PUERTA SEGUNDA

CUATRO DORMITORIOS

Total Sup. Útil Interior	190,50 m ²	Sup. Útil Exterior	3,50 m ²
Sup. Construida Cerrada	215,10 m ²	Total Sup. Construida Vivienda	218,90 m ²



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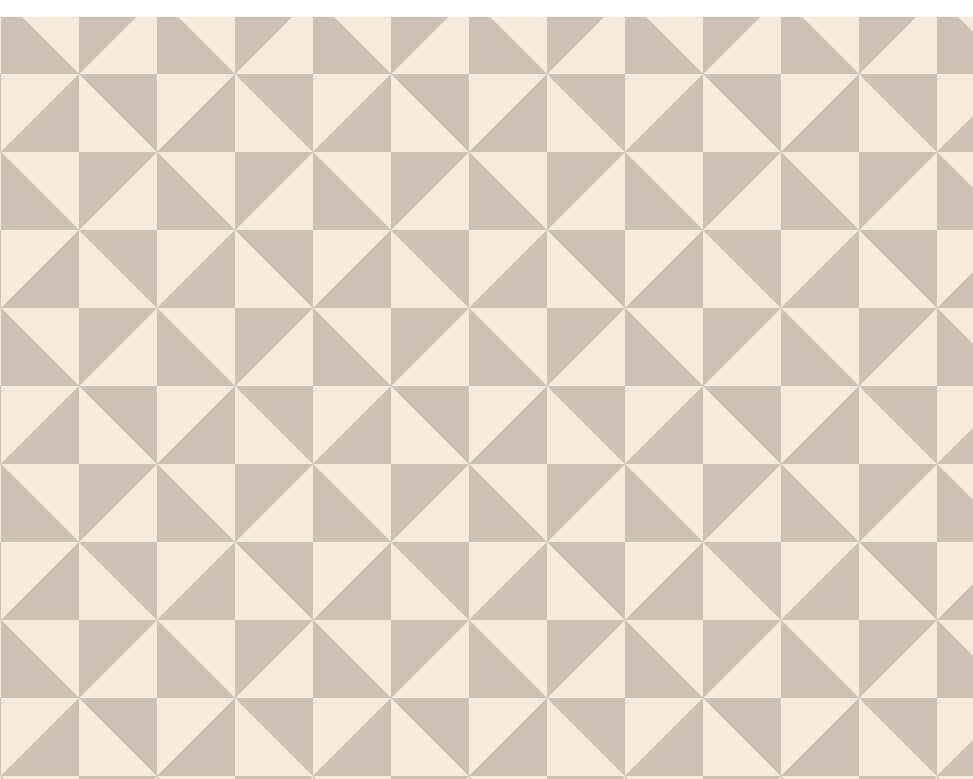
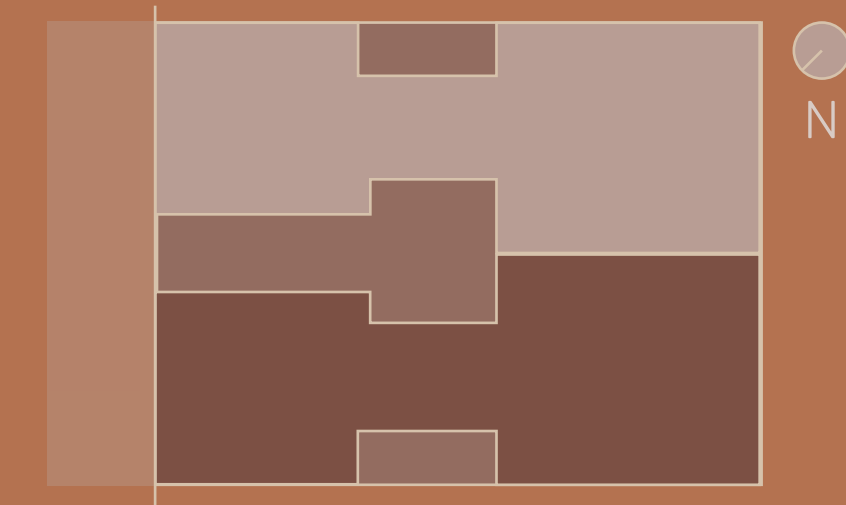
LUCAS FOX
INTERNATIONAL PROPERTIES

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ENTRESUELO - PUERTA PRIMERA

CUATRO DORMITORIOS

Total Sup. Útil Interior	177,30 m ²	Sup. Útil Exterior	0 m ²
Sup. Construida Cerrada	201,75 m ²	Total Sup. Construida Vivienda	201,75 m ²



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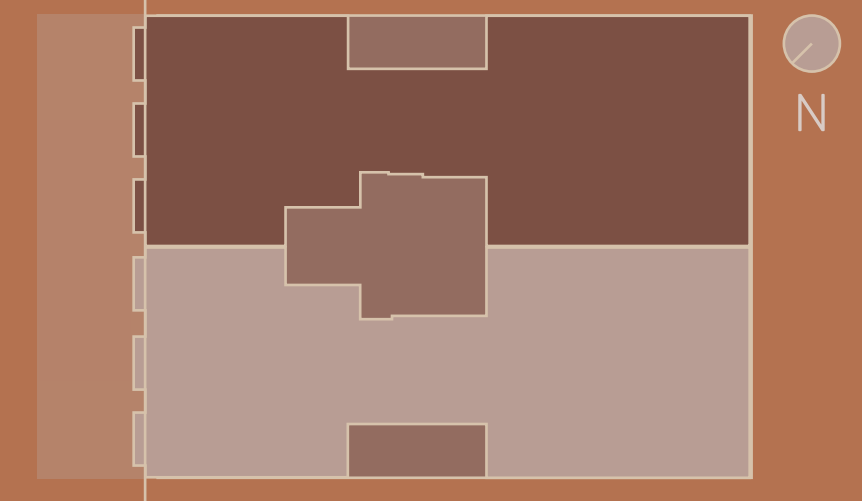
LUCAS FOX
INTERNATIONAL PROPERTIES

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PLANTA PRINCIPAL - PUERTA SEGUNDA

CUATRO DORMITORIOS

Total Sup. Útil Interior	192,25 m ²	Sup. Útil Exterior	6,50 m ²
Sup. Construida Cerrada	215,70 m ²	Total Sup. Construida Vivienda	222,20 m ²



Partitions

- The partitions of the homes that are adjacent to common areas will be brick walls (gero) with self-supporting cladding, insulation with rock wool and a plasterboard as a finish.
- In the homes' interior partitions, there will be dry partition systems, with a plasterboard plate, metal sections and interior insulation. The different types of partitions will be tailored to each of the project situations, taking into account the total height of the partitions and whether or not they contain a sliding door. The interior reinforcements will be designed according to needs. Water-repellent plasterboard plates will be used in wet areas (kitchen, bathrooms and laundry room).

Flooring

- Two types of flooring will be used in the homes:
- In the day spaces and bathrooms of the home, the hydraulic flooring of the original homes will be preserved, which, once removed, sanitised and relocated, will be lowered and polished. In areas where the original flooring could not be recovered, the hydraulic mosaic will be replaced with new pieces from the Pinar Miro house with the same format.

- The night spaces and bedrooms will have a Pergo-type laminated colonial oak floor. One slat per piece, authentic bezel, silky matte finish.



Ceilings

- The whole housing area will have a dropped ceiling.
- In kitchens, the hallway and bathrooms, there will be a continuous dropped plasterboard ceiling, water-repellent in wet areas, with a painted finish. The necessary inspections shall be carried out for the maintenance of the facilities, and concealed sections shall be used. In living rooms and hallways, there will be Orac perimeter cornices.
- In the bathroom, where the air conditioning system's interior unit is located, there will be a dropped ceiling of tongued-and-grooved MDF slats with a water-repellent lacquered finish.

Vertical coatings

- Inside the houses, except in the bathrooms, the rest of the rooms' walls will be painted with white RAL 9003 paint. Prior to application, the support will be prepared so that it is even, and a primer will be applied. It will receive two coats of paint.
- The bathrooms will be covered with ceramic pieces measuring 60 x 120 cm from the NEXUS GLACIAR MATTE RECTIFIED collection from the CIFRÉ brand, with continuous joint cutting.

Exterior carpentry

- All exterior carpentry will be made of wood, inside the finish will be white lacquer RAL 9003, while the exterior will be lacquered according to the colour established in the chromatic study of the property, reproducing the colours, cutting and original shape of the building. The carpentry adjacent to Pau Claris street will have a 16 chamber 4+4 silence exterior glass and 3+3 interior glass, guaranteeing a general insulation of 41 dB. The carpentry of the patios and rear façade will have 3+3/12/3+3 glass.

Interior carpentry

- The entrance door to the house will be new, reproducing the shape and size of the original door and the original spy holes and handles. The original brass knobs and handles will also be preserved. Inside it shall be panelled by a white lacquered RAL 9003 MDF panel. It shall have a 3-point security lock.
- The interior doors will be made of white lacquered RAL 9003 MDF with a classic panelled design.
- The door covers will be made of white lacquered RAL 9003 7cm-high and 20mm-thick MDF, and will be in line with the sockets, which shall be 10cm high.

The hinged doors will have tubular Timeless 1925GRL handles from Formani and a nickel gloss finish. The handles of the sliding doors will have a gloss finish. The bathroom doors will have a latch separate from the handle.



The three bedrooms on the Pau Claris side will have fitted wardrobes with smooth, practical white lacquered MDF RAL 9003 doors. The interior will be textile-type melamine.

Kitchen

- High-quality white kitchen furniture for high and low furniture and panelling of appliances according to the kitchen style of each home. SILESTONE countertop and wall front.
- Stainless steel sink for a 60cm cabinet under the countertop. Single lever kitchen mixer taps.
- Kitchen appliances:
 - SIEMENS multi-zone cooking induction plate
 - 120cm decorative PANDO hood.
 - 60cm SIEMENS multifunction oven made from black glass with stainless steel.
 - SIEMENS frameless built-in microwave with black glass and stainless steel.
 - SIEMENS fully built-in dishwasher.
 - SIEMENS XXL freely installable stainless steel anti-fingerprint refrigerator.

Baths

- The bathrooms will be furnished with:
 - Washbasin with cabinet and Dammar countertop from Unia without a hole for taps. Measurements according to the project specifications. Mirror on the wall.
 - D-Neo Rimless toilet from Duravit, suspended with a cushioned seat and cover. With recessed Sigma 12 double discharge cistern from Geberit and white recessed Omega push-button.
 - Smooth resin shower tray, furnished with a glass screen.
 - LINK-series taps in washbasins and showers from Rovira.



Electricity and lighting

- General lighting with adjustable recessed downlights for a fresh white LED lamp from Faro Barcelona.
- The whole house's switches and sockets will be of the LS990 series, from the Jung brand.

DHW/Climate

- DHW will be produced by a natural gas boiler.
- The houses will have a cast radiator heating system of the Baxi classic model brand with support feet. There will be a white towel rail radiator in the bathroom.
- The homes' air conditioning system will operate using heat pumps and ducts.
- The grilles for the heat pump system shall be RAL 9003 matte white lacquered linear frame grilles.