

PASSEIG
SANT JOAN
Barcelona

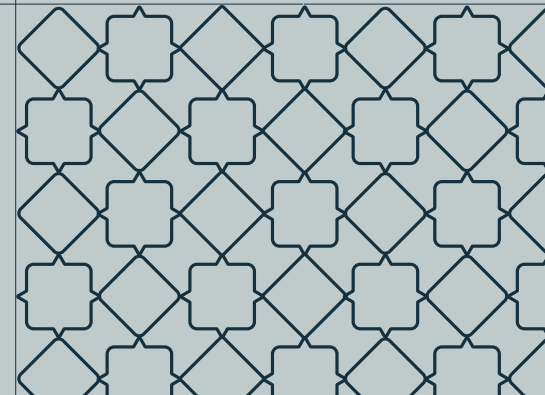


INTRODUCTION

A rare find, an undeveloped historic building, a blank canvas for a privileged few in Barcelona.

Passeig Sant Joan is an historic Finca Regia in the heart of Barcelona.

This is a rare find, an undeveloped historic building that presents a blank canvas for privileged owners looking to create a stunning home in the Catalan capital.



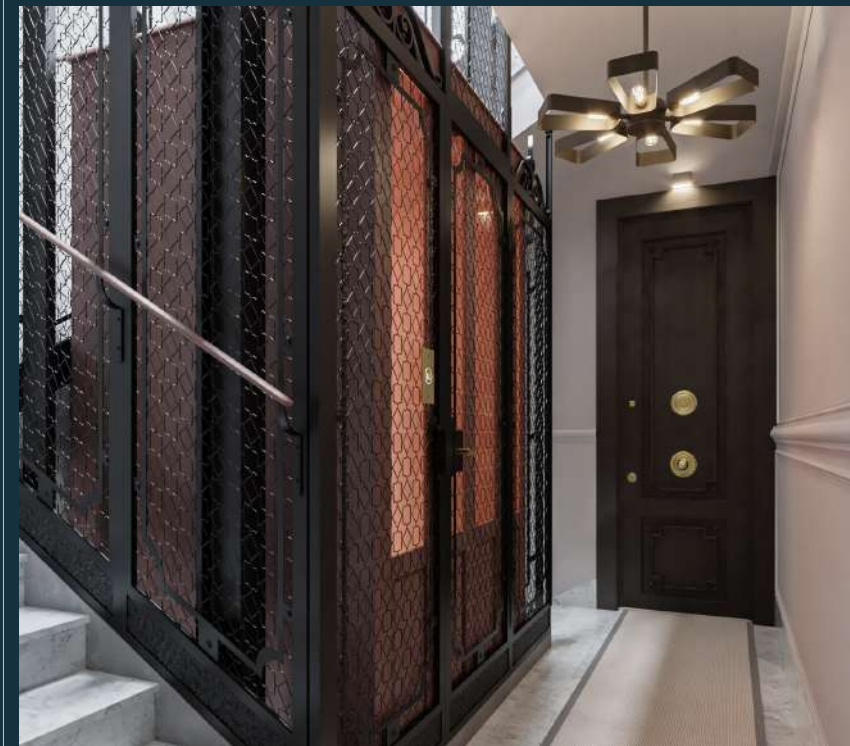


INTRODUCTION

Create your own personal vision of luxury and privilege.

Residents have the freedom to work with the developer and create their own personal vision of luxury and privilege.

The versatility of the 'shell and core' approach offers everything from a turnkey solution to a truly collaborative creative venture. Whatever the individual chooses as an approach to the project, the result will be based on the same uncompromising levels of craftsmanship that have brought the city landmark projects such as Casa Burés.





LOCATION

This exquisite Finca Regia is a landmark building in a historic neighbourhood.

Passeig Sant Joan is perfectly located at the southern end of the sweeping boulevard that leads from Gràcia, through the iconic grid layout of the Eixample and down to the Arc de Triomf, Parc de la Ciutadella and the wonders of Barcelona Old Town.

The building retains the architectural features for which these unique buildings are famous across the world, from high ceilings and stained glass windows to meticulous stonework and classic mosaic floors.



This exquisite Finca Regia is a landmark in this bustling and historic neighbourhood. From the grand entrance hall to the roof terrace with pool and solarium, **Passeig Sant Joan** offers a unique opportunity to secure an apartment in a building that presents a bespoke vision of modern Barcelona whilst maintaining a truly historic heart.



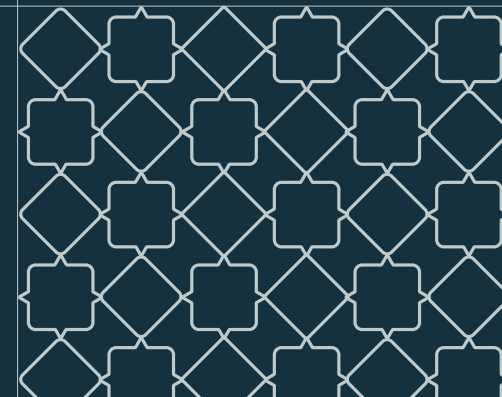


LOCATION

Passeig de Sant Joan, a historic leafy promenade.

Originally built as a leafy promenade in the Born neighbourhood at the end of the 18th Century, the old Passeig de Sant Joan had a central path with four raised springs. The Fountain of Hercules remains and is the oldest ornamental fountain in the city.

Nowadays, this boulevard stretches from the Arc de Triomf (built as a gateway to the 1888 Universal Exhibition) up through the Eixample to Gràcia, a showcase for the Eixample's famous chamfered corners and geometric octagonal layout, honouring the vision of Ildefons Cerdà to embrace space, sunlight and social responsibility for the good of everyone.





- | | |
|--------------------------------|-----------------------------|
| 1. Arc de Triomf | 7. Glories |
| 2. Parc de la Cuitadella / Zoo | 8. Mercat de Santa Caterina |
| 3. Parc de l'Estació del Nord | 9. L'Auditori |
| 4. Plaça de Tetuan | 10. Palau de la Música |
| 5. Sagrada Família | 11. Catedral de Barcelona |
| 6. Plaça Catalunya | 12. Passeig de Gràcia |

LOCATION

Rejuvenated and pedestrianized.

Passeig de Sant Joan has been extensively rejuvenated in recent years, a sensitive programme that has reclaimed traffic lanes for pedestrians and maximised the benefits of its broad dimensions with added green areas and play parks, outside spaces for restaurants and cafés and a central mini highway for bicycles.





LOCATION

The World's 30 Coolest Streets" n° 2 in 2021, according to Time Out.

As a result, it has reclaimed its position as a key city boulevard, transforming itself from a mere thoroughfare into a bona fide destination, offering world-class dining, nightlife, cultural wonders and shopping, all within easy reach of mountains, parks, boulevards and city beaches.

Passeig de Sant Joan is no longer a way of simply getting from Gràcia down to the Arc de Triomf, Parc de la Cuitadella, the Old Town and the seafront.

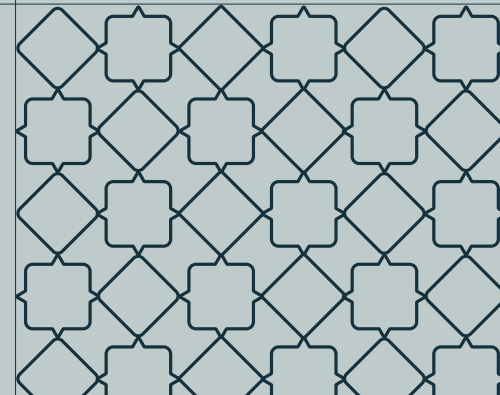




THE PROJECT

13 new build apartments, a classical lobby and a rooftop swimming pool and solarium.

Passeig Sant Joan comprises 13 apartments arranged over the building's 6 floors and penthouse level, with a fabulous roof terrace where residents can enjoy a pool, solarium and spectacular views across the city.





THE PROJECT

The rich architecture of the building will be honoured with meticulous renovation of the communal areas. This pays homage to the traditions of the imposing entry hall, lift and staircase, with high ceilings and opulent creativity bringing out the best in wrought iron, stone, woodwork and glass. These will all be sensitively brought back to life and enhanced by professionals already well known for their work on some of Barcelona's most iconic addresses.

Being in a corner location maximises light to the front balconies and windows, while having an open aspect to the rear with large full-width windows further enhances the sense of space, as well as adding privacy and exclusivity by eliminating direct connection to the neighbouring building.





THE OPPORTUNITY

Your own vision of premium city living in a historic corner of Barcelona.

Passeig Sant Joan is a bespoke project that presents a unique opportunity to have your own historic corner of Barcelona, specifically made to combine the essence of the city with your own vision of luxury city living.

These apartments will be created by the finest professional craftspeople, bringing to bear their uncompromising skills to offer turnkey projects that are tailor made to each resident's unique expectations and desires.

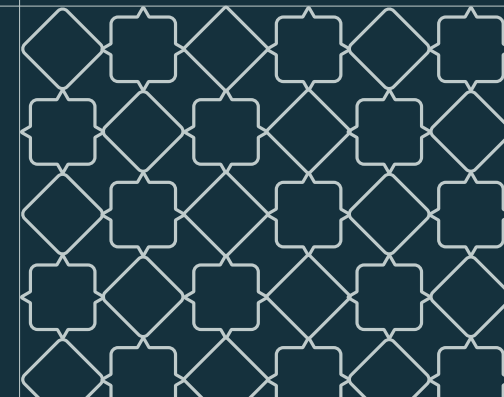




THE OPPORTUNITY

Vilablanch architects are on hand to work with you and make your own vision a reality. A choice of layouts is also available.

The building itself will be refurbished shell and core, with carefully restored façades, lobby and communal areas, while the upper floor will feature high-end amenities including the roof terrace with pool and gym.





THE APARTMENTS

Three-bedroom highly spacious apartments.

There is a maximum of just two three-bedroom apartments per floor, 13 in total, each highly spacious and arranged across around 200 sqm in an open plan style that brings together kitchen, dining and living areas.

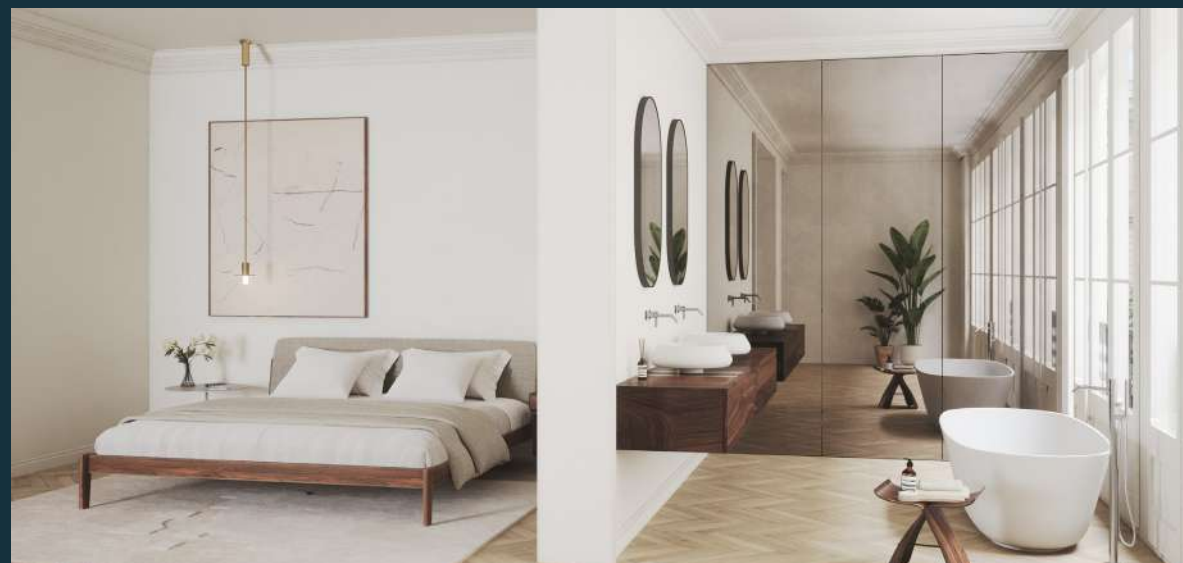




THE APARTMENTS

The best of Catalan tradition combined with modern luxury.

Passeig Sant Joan retains many of the Modernista architectural features for which these unique buildings are famous across the world, including high ceilings, large balcony doors and stained glass windows, as well as meticulous stonework, carpentry and classic 'espiga' parquet and mosaic floors. The best of Catalan tradition combines with modern luxury throughout the apartments and beautiful communal areas.





STANDARD FLOOR PLAN A

Built area	182 sqm
Built area terrace	7 sqm
Bedrooms	until 04



STANDARD FLOOR PLAN B

Built area	185 sqm
Built area terrace	7 sqm
Bedrooms	until 04



ESTUDIO VILABLANCH

Turnkey service down to the last detail.

Celebrated local architect and interior design studio **Vilablanch** has exploited the enhanced light, views and sense of space provided by this triple-aspect building with sophisticated style. Drawing on their rich experience of bringing eclectic Mediterranean luxury to locations including the stunning Casa Burés, the Vilablanch dedication to creative excellence and historic tradition is evident from the Modernista hallway to the luxurious roof terrace.

