



SARDENYA
SAGRADA FAMILIA — BCN



03 The essence of Barcelona

Sardenya

From the heart of Barcelona

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Lifestyle

Evolving with the times

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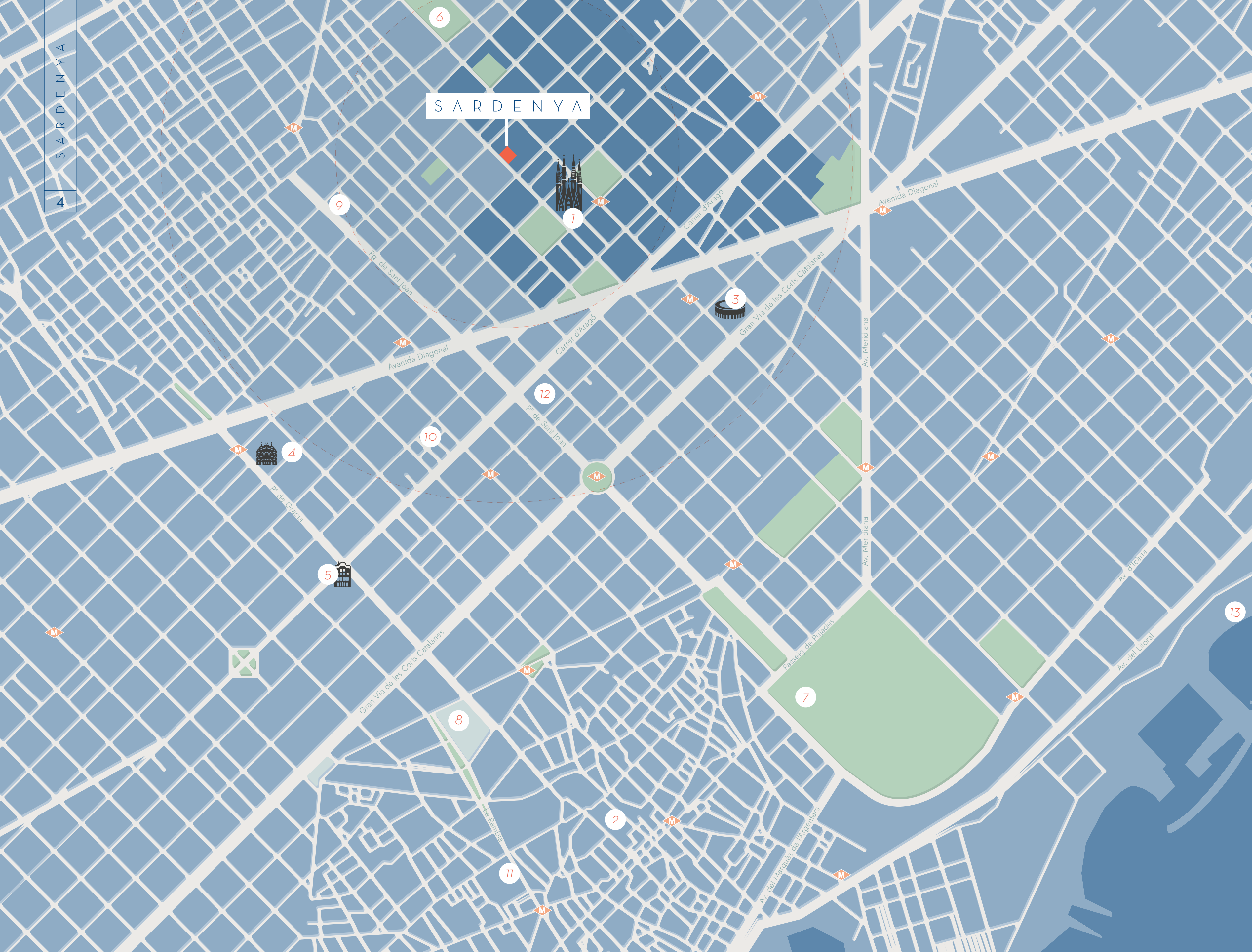
The ——— essence of Barcelona

Sardenya

Sardenya 344-352 has been completely refurbished to house 66 apartments with a garage and recreational area included.

The complex, comprising of 3 buildings is located in the one of the most emblematic districts of Barcelona – Eixample, just a few metres from the Sagrada Familia.

Plan your future in one of Barcelona's most lively neighbourhoods, while enjoying the tranquillity of one of the most highly sought-after residential areas.



Location

FROM THE HEART OF BARCELONA

Located in the centre of Barcelona, the district of Eixample offers its residents a distinctive and varied environment. Within the district, are the most renowned streets and squares of the city, and just a few minutes' walk from Sardenya 344-352, is the Sagrada Familia, the acclaimed yet to be completed work of celebrated Catalan modernist, Antoni Gaudí.

Along its wide, carefully organised streets, you will find all kinds of amenities, as well as tourist attractions, and a plethora of green areas. In addition, the rest of the city is easily accessible by public transport.

1. Basilica of the Sagrada Familia/
2. Barcelona Cathedral/
3. La Monumental/
4. La Pedrera/
5. Casa Batlló/
6. Lower Guinardó Gardens/
7. Ciutadella Park/
8. Catalonia Square/
9. L'Abaceria Market/
10. La Concepció Market/
11. La Boqueria Market/
12. HM Nens Hospital/
13. Nova Icària Beach



SARDENYA





Lifestyle

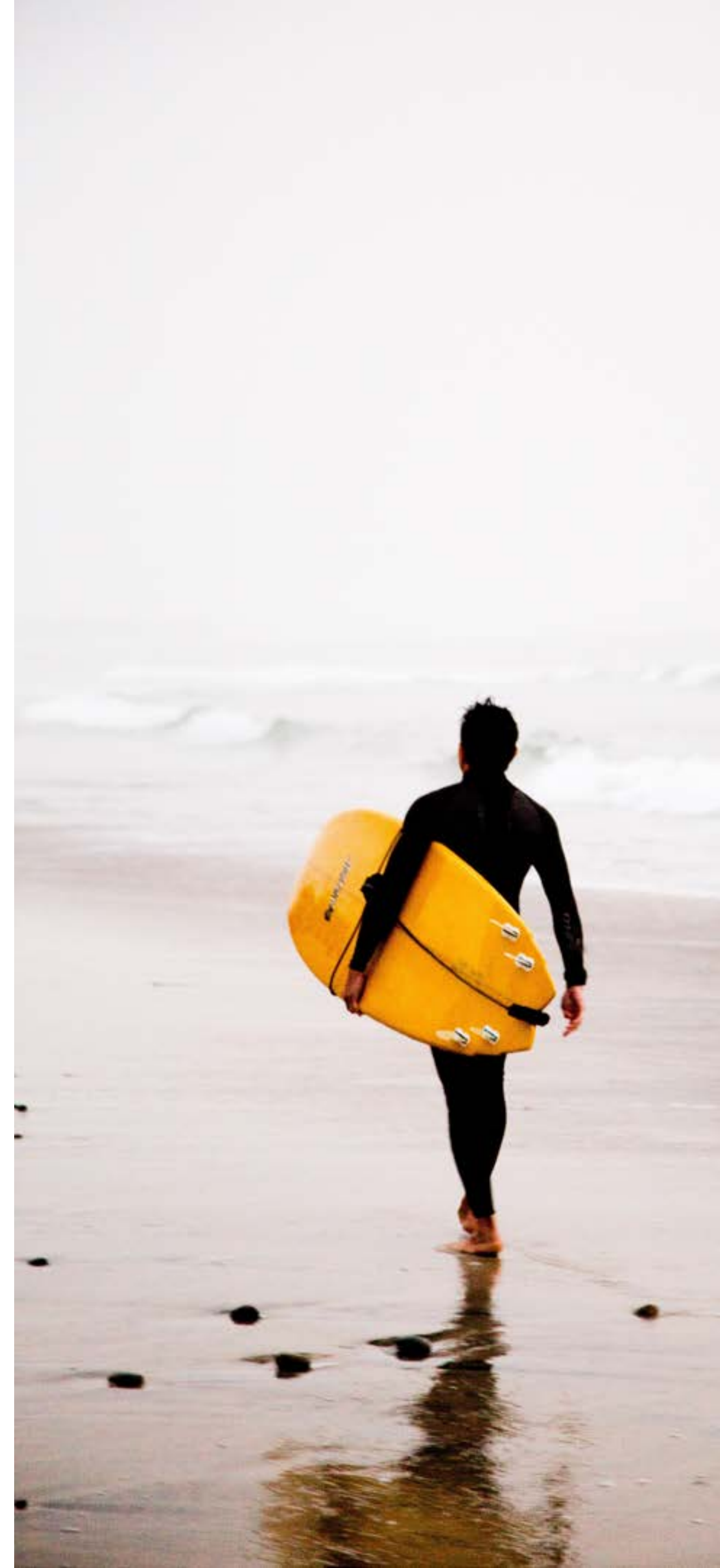
LIFE ON ANOTHER LEVEL

The neighbourhood of Sagrada Familia offers calm and tranquil gardens, as well as a continuous influx of tourists who come to come to appreciate the iconic work of Antoni Gaudí.

The beauty of the modernist buildings gives a unique charm to an area with a wide variety of shops and restaurants. The neighbourhood also offers health and educational amenities such as: The Sagrada Familia school, the Claret school and the Fructuós Gelabert Public School. The area also boasts the Sagrada Familia Market, where a wide variety of fresh and local produce is on offer. A la zona tenen gran protagonisme els espais verds, espais per a l'esbarjo i les passejades en família.

Destaquen la Plaça de Gaudí i la Plaça de la Sagrada Família.

The area is full of green spaces perfect for leisure and family strolls. The Plaça de Gaudí and the Plaça de la Sagrada Familia are among these.







A complex made up of 3 buildings
EVOLVING
WITH THE TIMES

Sardenya 344-352 leaves behind its former use as an industrial building to house 66 magnificent homes. The new buildings has converted the 2 basement floors to make space for parking facilities.

The area use is mainly residential, with commercial premises of all kinds on the ground floors.





Sardenya Façade

The main façade of this group of buildings is orientated towards Sardenya – a wide street that is representative of the typical layout of the streets of Eixample; the grid style layout.







A warm welcome

Access to each of the 3 buildings that make up Sardenya 344-352 is through a different doorway. All 3 buildings offer a warm welcome, made up by soft tones and a fully accessible entrance.



Homes for the whole – family

Homes

Sardenya 344-352 comprises 66 unique homes with 2,3 or 4 bedrooms and 2 bathrooms. The homes also offer parking spaces and communal recreational areas, facilitated by the optimal use of the space within the buildings.

The facilities offered within the complex, are rivalled by the amenities offered by the Eixample neighbourhood, with all amenities within walking distance. The development offers homes designed for the whole family, bathed in the Mediterranean light, and sheltered by the majestic Sagrada Familia.





Halls

The wide streets of Eixample allow light to reach every room of your home, by way of large windows, the living rooms open up to the outside and bring life into the apartment.







Kitchen

Kitchens with a timeless design, marked by straight lines and light tones.



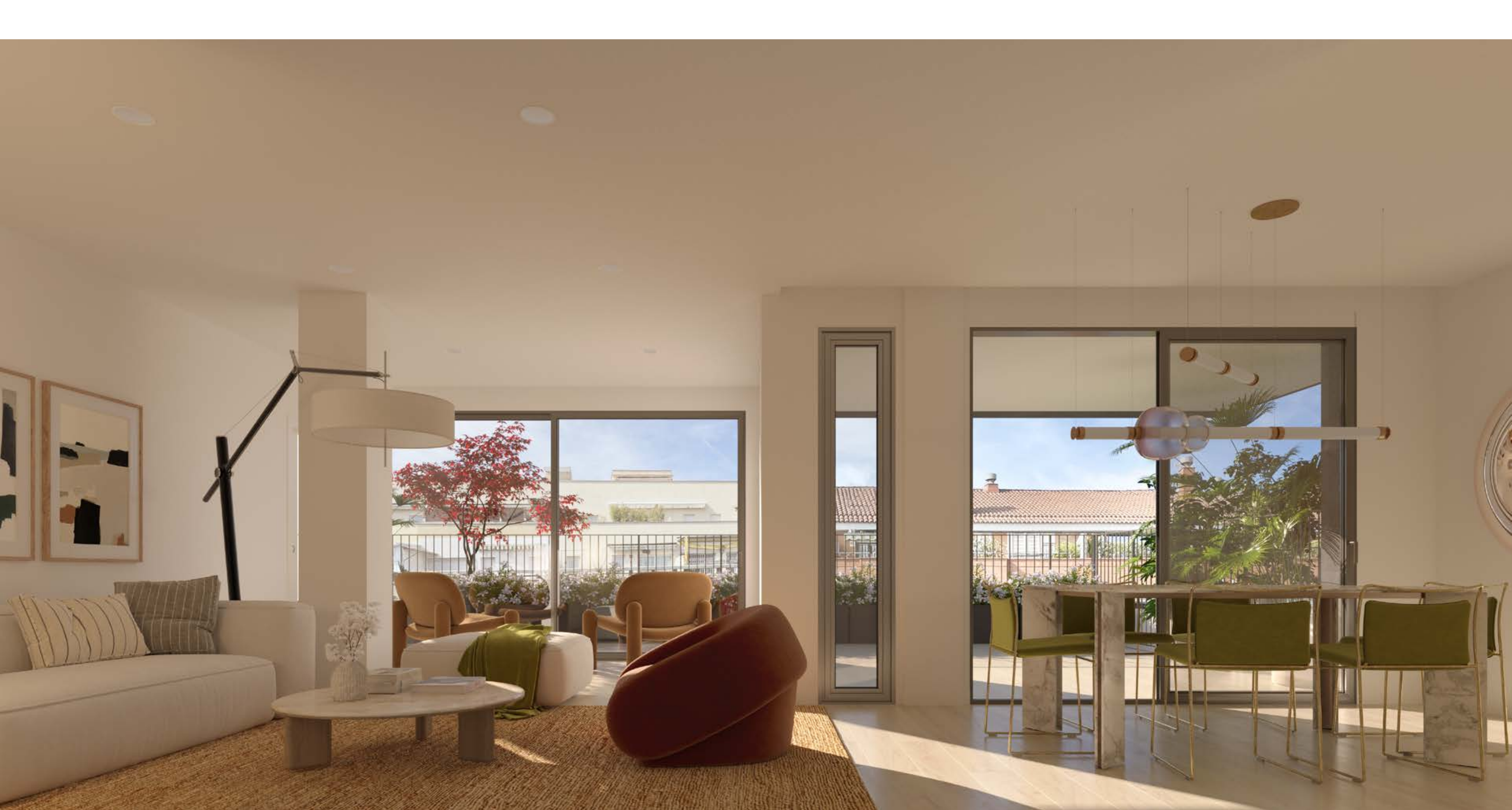
Bedrooms

Cosy spaces that invite rest. Floor to ceiling windows make natural light a key feature within the apartment, creating a warm and pleasant atmosphere.



*A life next to
the Sagrada Familia*











*One home,
infinite ways
to enjoy it*







*The perfect choice
for the whole family*







Defining — – the space

Commercial Plans

In Sardenya 344-352, the refurbishment of three adjoining buildings has been carried out, the three buildings that coming together to achieve an unrivalled result: 66 fantastic homes that stand out for their warmth and magnificent distribution, in the most emblematic district of Barcelona.

SARDENYA 344-348

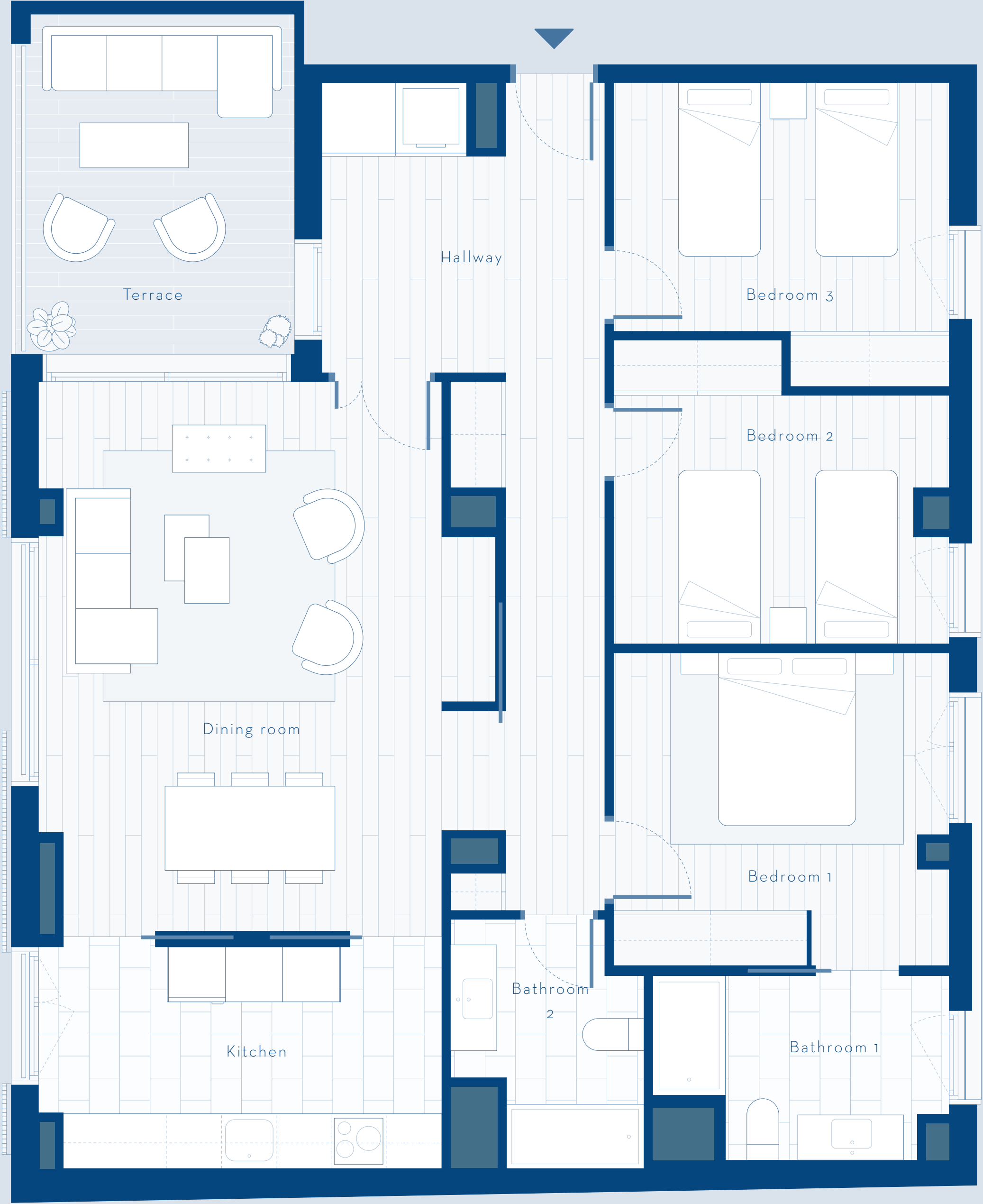
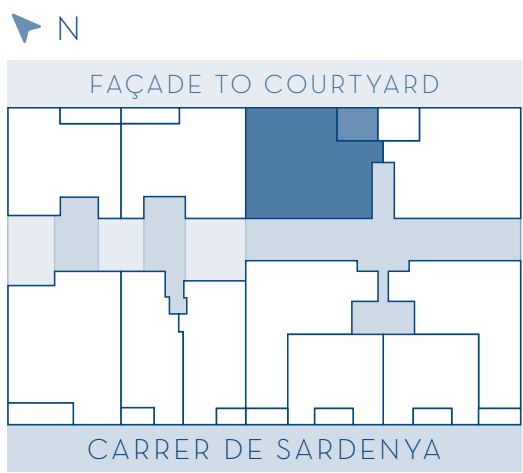


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 344-348
FLOORS 1 - 6

Three bedrooms

Total built meters...	130.10	m²
Gross floor area...	118.50	m²
Net floor area	98.85	m²
GFA and CA...	149.16	m²
Terrace	11.60	m²



The plans shown are for information purposes only, without contractual character, and may be modified for technical, legal or commercial needs.

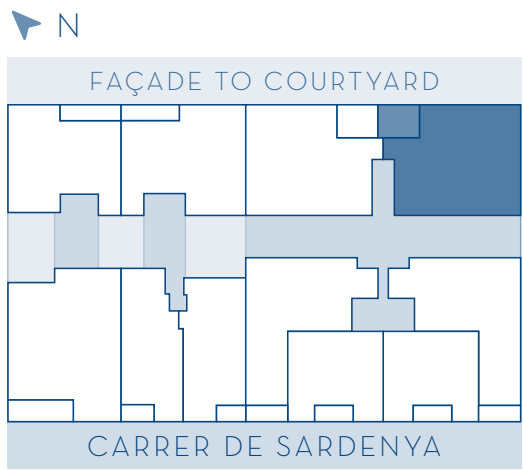


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 344-348
FLOORS 1 - 6

Three bedrooms

Total built meters...	121.30	m²
Gross floor area...	109.70	m²
Net floor area	91.75	m²
GFA and CA...	138.95	m²
Terrace	11.60	m²



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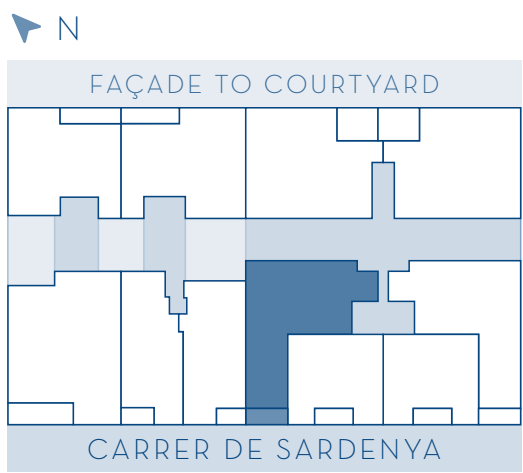


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 344-348
FLOORS 1 - 5

Three bedrooms

Total built meters...	109.20	m²
Gross floor area...	104.00	m²
Net floor area	85.55	m²
GFA and CA...	125.93	m²
Terrace	5.20	m²



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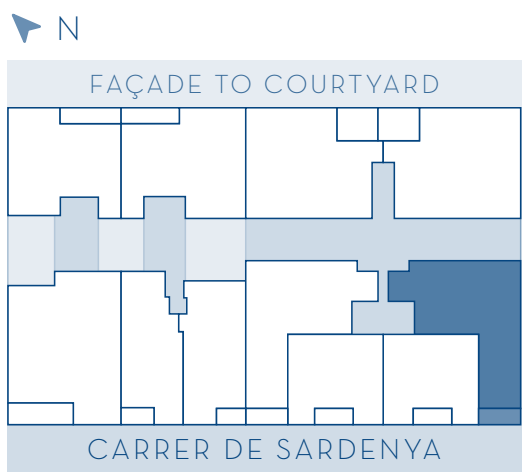


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 344-348
FLOORS 1 - 5

Three bedrooms

Total built meters...	104.40	m²
Gross floor area...	99.20	m²
Net floor area	82.90	m²
GFA and CA...	120.36	m²
Terrace	5.20	m²



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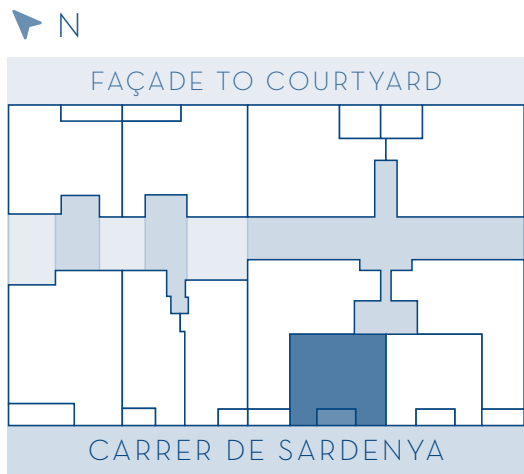


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 344-348
FLOORS 1 - 5

Two bedrooms

Total built meters...	77.00	m ²
Gross floor area...	72.30	m ²
Net floor area ...	62.75	m ²
GFA and CA...	88.63	m ²
Terrace ...	4.70	m ²



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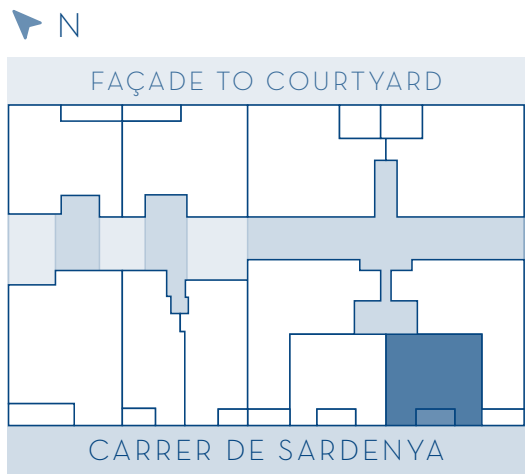


SARDENYA
SAGRADA FAMILIA — BCN

SARDENYA 344-348
FLOORS 1 - 5

Two bedrooms

Total built meters...	77.30	m ²
Gross floor area...	72.60	m ²
Net floor area ...	62.75	m ²
GFA and CA...	88.98	m ²
Terrace ...	4.70	m ²





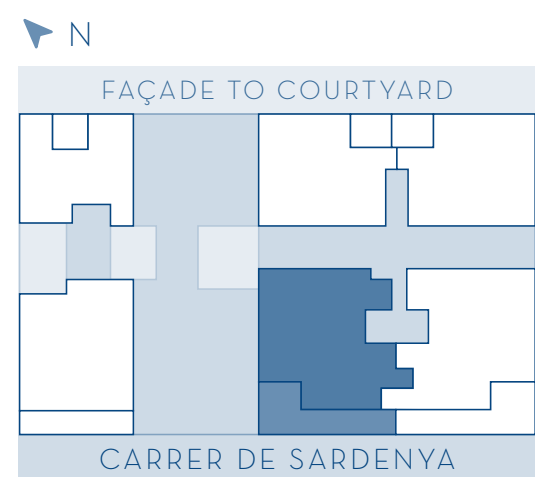
SARDENYA

SAGRADA FAMILIA — BCN

SARDENYA 344-348
FLOOR 6

Four bedrooms

Total built meters...	145.85	m²
Gross floor area...	145.85	m²
Net floor area	122.00	m²
GFA and CA...	169.31	m²
Terrace	36.65	m²
Roof Terrace	83.70	m²



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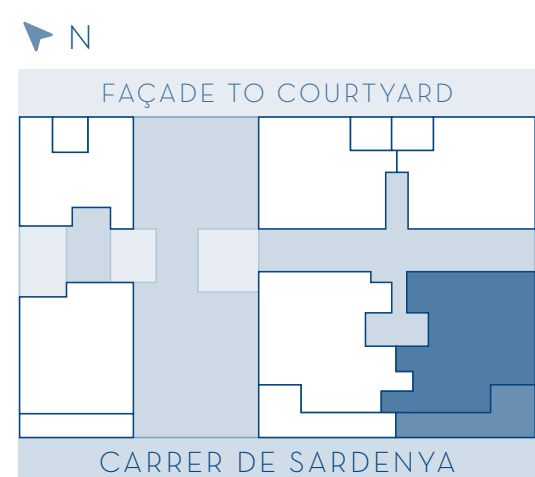
SARDENYA

SAGRADA FAMILIA — BCN

SARDENYA 344-348
FLOOR 6

Four bedrooms

Total built meters...	141.15	m²
Gross floor area...	141.15	m²
Net floor area	119.95	m²
GFA and CA...	163.86	m²
Terrace	36.80	m²
Roof Terrace	83.00	m²



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SARDENYA 350

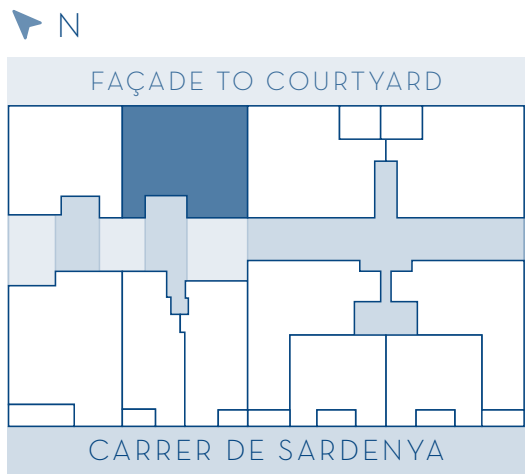


SARDENYA
SAGRADA FAMILIA — BCN

SARDENYA 350
FLOOR 1

Three bedrooms

Total built meters...	113.50 m ²
Gross floor area...	113.50 m ²
Net floor area ...	95.75 m ²
GFA and CA...	137.23 m ²
Terrace ...	74.50 m ²



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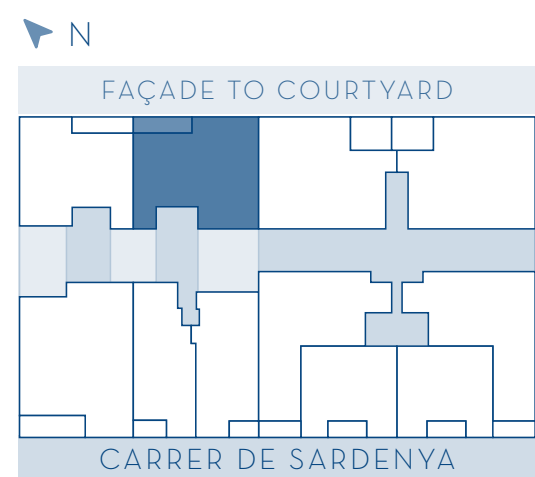
SARDENYA

SAGRADA FAMILIA ——— BCN

SARDENYA 350
FLOORS 2 - 6

Three bedrooms

Total built meters...	113.50	m ²
Gross floor area...	106.20	m ²
Net floor area	89.45	m ²
GFA and CA	135.70	m ²
Terrace	7.30	m ²



* FLOOR 6 - Roof terrace ... 49.60 m²



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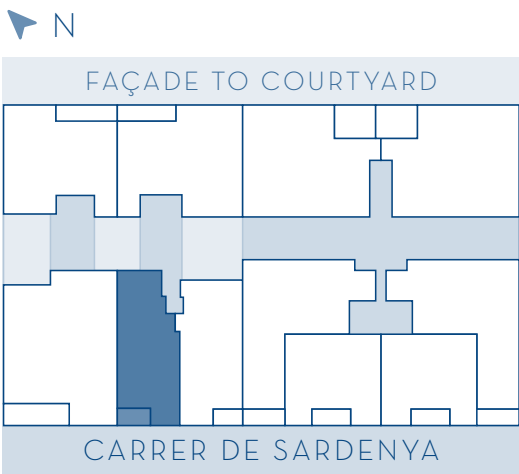


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 350
FLOORS 1 - 6

Two bedrooms

Total built meters...	76,30	m²
Gross floor area ...	72.60	m²
Net floor area ...	60.25	m²
GFA and CA ...	91.48	m²
Terrace ...	3.70	m²



* FLOOR 6 - Roof terrace ... 20.75 m²



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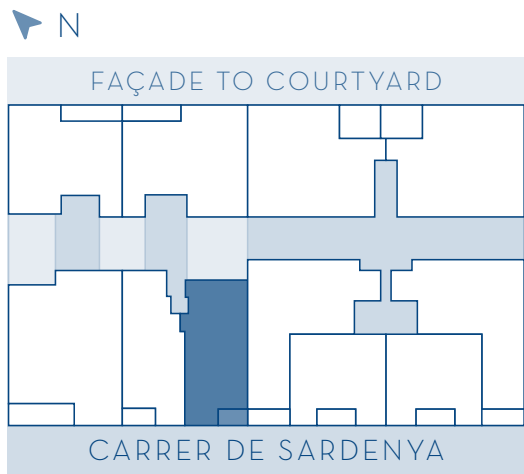


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 350
FLOORS 1 - 6

Two bedrooms

Total built meters	77,75 m ²
Gross floor area	73.90 m ²
Net floor area	61.45 m ²
GFA and CA	93.20 m ²
Terrace	3.85 m ²



* FLOOR 6 - Roof terrace ... 28.60 m²



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SARDENYA 352

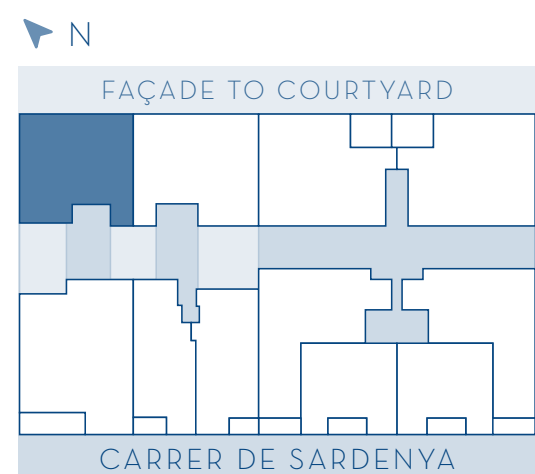


SARDENYA
SAGRADA FAMILIA — BCN

SARDENYA 352
FLOOR 1

Three bedrooms

Total built meters ... 107,80 m²
Gross floor area ... 107.80 m²
Net floor area ... 89.50 m²
GFA and CA ... 128.04 m²
Terrace ... 71.45 m²



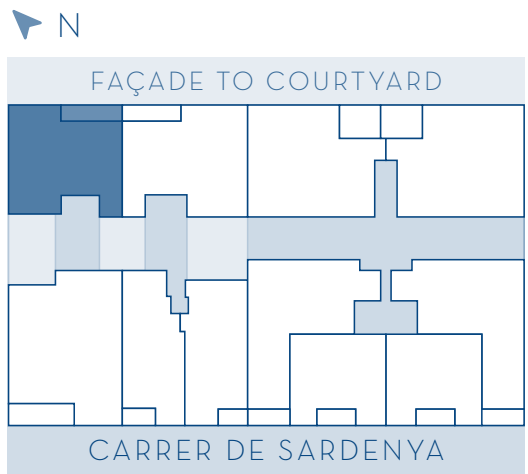


SARDENYA
SAGRADA FAMILIA ——— BCN

SARDENYA 352
FLOORS 2 - 6

Three bedrooms

Total built meters	107,75 m²
Gross floor area	100.00 m²
Net floor area	82.50 m²
GFA and CA	126.53 m²
Terrace	7.75 m²



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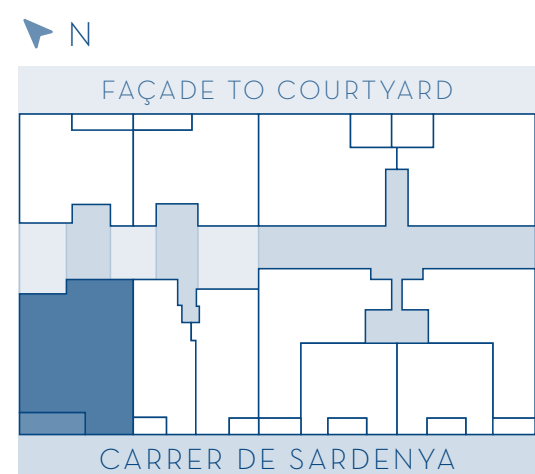
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SAGRADA FAMILIA — BCN

SARDENYA 352
FLOORS 1 - 6

Three bedrooms

Total built meters ...152.50 m²
Gross floor area ...141.55 m²
Net floor area ...120.35 m²
GFA and CA ...179.08 m²
Terrace ...10.95 m²



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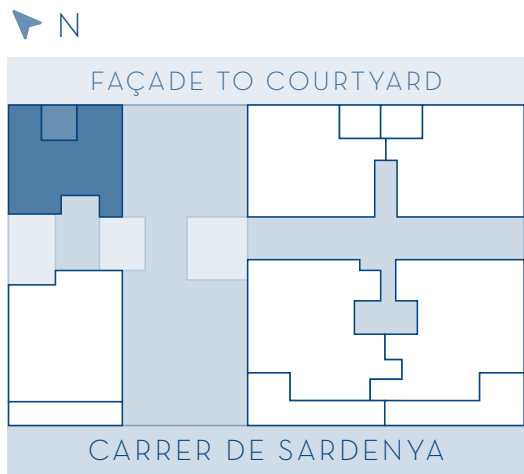
SARDENYA

SAGRADA FAMILIA ——— BCN

SARDENYA 352
FLOOR 7

Two bedrooms

Total built meters	108.05 m ²
Gross floor area	100.30 m ²
Net floor area	78.35 m ²
GFA and AC	126.59 m ²
Terrace	9.30 m ²
Roof terrace	45.70 m ²





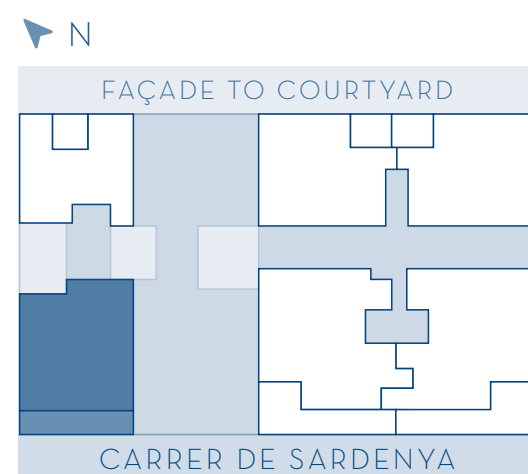
SARDENYA

SAGRADA FAMILIA — BCN

SARDENYA 352
FLOOR 7

Three bedrooms

Total built meters	152.50 m ²
Gross floor area	126.30 m ²
Net floor area	106.90 m ²
GFA and AC	176.36 m ²
Terrace	26.20 m ²
Roof terrace	47.00 m ²



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