



The Project

The project includes **Ten 1 & 2 bedroom apartment units of areas ranging from 70 to 150 (sqm).**

The **architectural scheme** provides each unit with the necessary flexibility, that along with the furniture it is used to conceive different scenarios within; adapting itself perfectly to the needs of the users.

It has **large windows** with heights from floor to ceiling, which gives a sense of great amplitude and also causing the entrance of natural light to all inner spaces. The second room could be transformed into a "support area" to the dining/living room, or it could also become into a more private area such as reading/work/music/dressing room.

The units facing the backyard are equipped with large and **wide balconies**, which blends with the exterior life and also contributes to bring a sense of continuity between the outer and inner spaces. This effect is generated in all levels except on the ground floor, in which the balconies are replaced with a much bigger space: **The garden.**

In the basemen we have one **storage room** assigned for each unit, which perfectly complements the apartment space needs in relation to storage.



Location

A few meters from **Plaça Catalunya**, **Plaça Universitat**, **las Ramblas** and **La Ronda San Antoni**. Neuralgic points of Barcelona's downtown.

The area offers **the most popular cultural, gastronomic and university environment of Barcelona**, and at the same time has perfect ground communication in relation to means of transportation. We can find two of the most important food markets in town a few meters from the site: **Mercat de Sant Antoni** and **Mercat de La Boqueria**.

Speaking of arts: We find art galleries, book shops, original designed & fashion handcrafted articles, but most specially, museums such as **Centro de Cultura Contemporánea** and **Museo de Arte Contemporáneo** (AKA **CCCB** and **MACBA**) We can also find **Universidad de Barcelona** (University of Barcelona) and **Universidad Ramon Llull** (University Ramon Llull) on walking distance from the site.





BARBER RENTERIA ARQUITECTES

Our projects are the result of reflection, analysis and experience in architectural solutions, through which we achieve timeless lasting spaces that transcend fashions and trends.

We believe buildings represents the people who inhabit them, with the consequent relationships between architecture and the way in which people live and enjoy both common and private spaces.

Materials are carefully chosen according to the premises of coherent design of each element, although always looking for elegance in the composition and the union of all spaces as a unique architectural scheme.



Smart Building

Facilities are designed to bring maximum comfort to the building while at the same time, to **optimize all possible resources in order to achieve sustainability**.

Heat and cold generation within the units is based on an **aerothermal system**, being electricity the only energy to be demanded (hired) from an external source, which also means savings, having in mind that these apartment units are already energy efficient. This aerothermal system provides **radiant floor heating**, air conditioning through ducts and hot water.

Domotics within the building (of which all units are equipped with), gives the possibility of energetic consumption screening and control beyond the chance of light dimerization and/or generating different light scenarios, which contributes to improve user's quality of life. For this we use the G1 touch screen system created by **GIRA**, a leading company within the Domotics market.

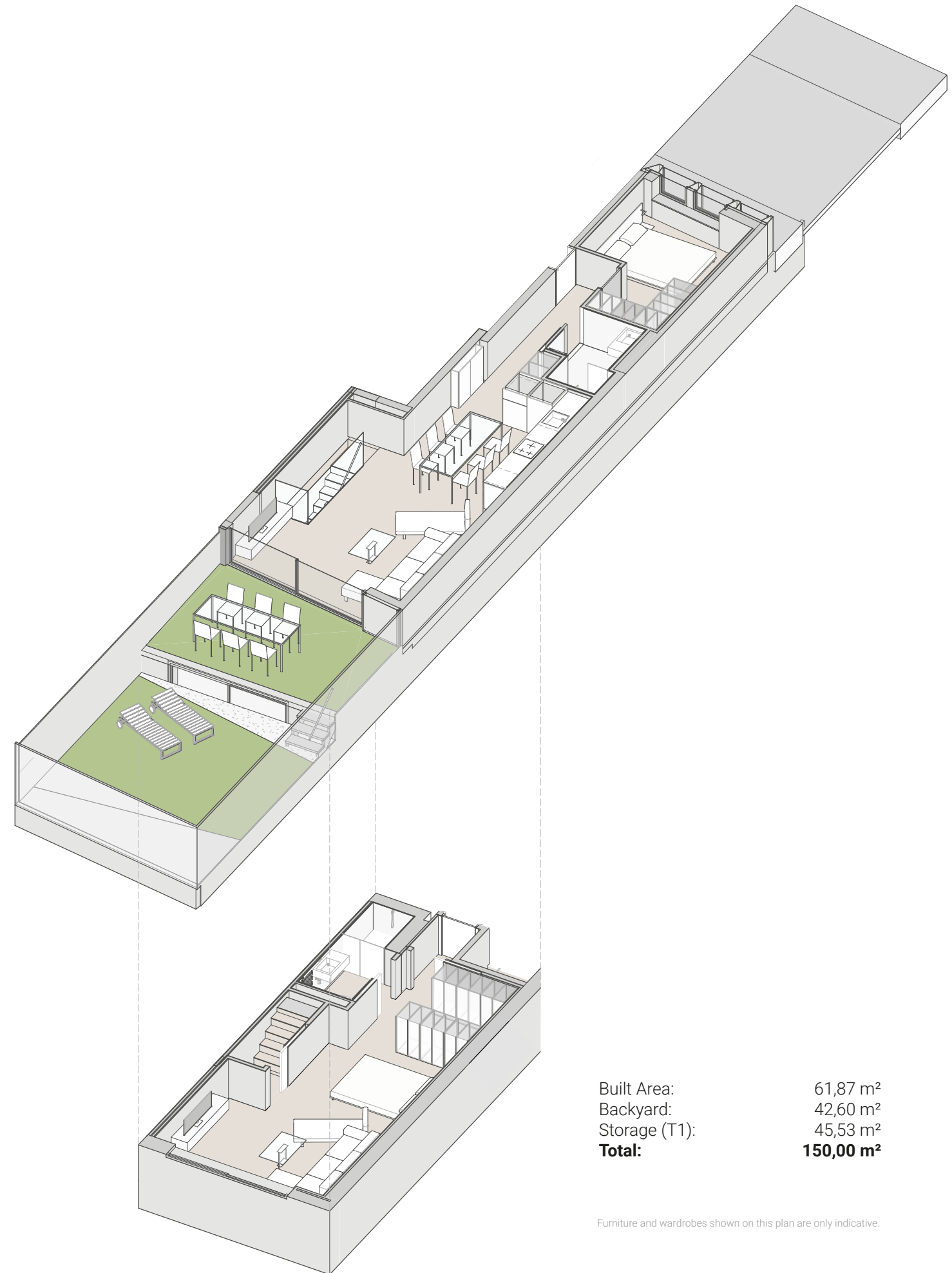
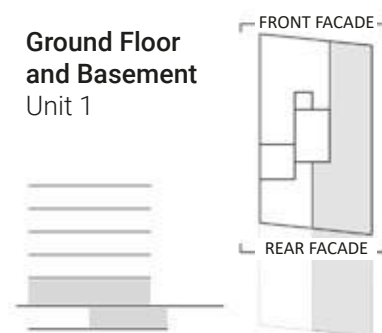
The Basic Package: Allows the management of air conditioning and heating; visualization of water and light consumption; a general shutdown function for the lighting system and control of screen curtains. It also has a video intercom which includes a weather forecast function that can be set up by cities. In addition, there is a community IP live camera located on the roof of the building that can be accessed from any unit/owner's device through the internet and provides real time footage + current state of the weather.

The Premium Package: Includes in its system, the possibility of braking down the electrical consumption by components, so as to control all the features within the unit, (screen curtains, video intercom, air conditioning, heating and other features), from mobile terminals and/or tablets from inside or outside the apartment. We also offer the possibility of carrying out small interventions, in order to be able to add new light scenarios; control the individual consumption of a particular device, as well as to add different IP cameras whether inside or outside the unit.





Ground Floor
and Basement
Unit 1



Built Area: 61,87 m²
Backyard: 42,60 m²
Storage (T1): 45,53 m²
Total: 150,00 m²

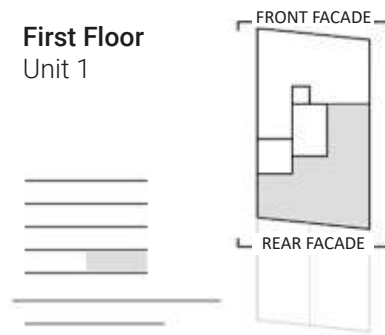
Furniture and wardrobes shown on this plan are only indicative.







First Floor
Unit 1



Built Area:	66,70 m ²
Balcony:	11,64 m ²
Storage (T2):	5,46 m ²
Total:	83,80 m²

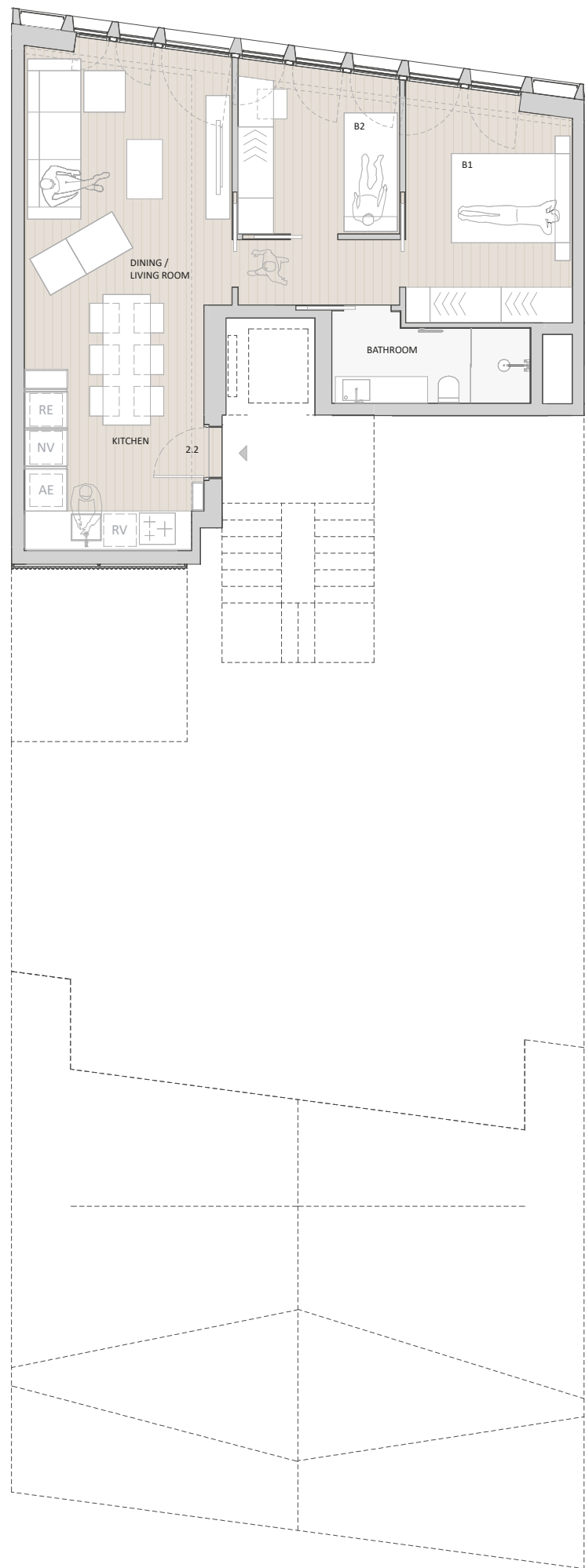
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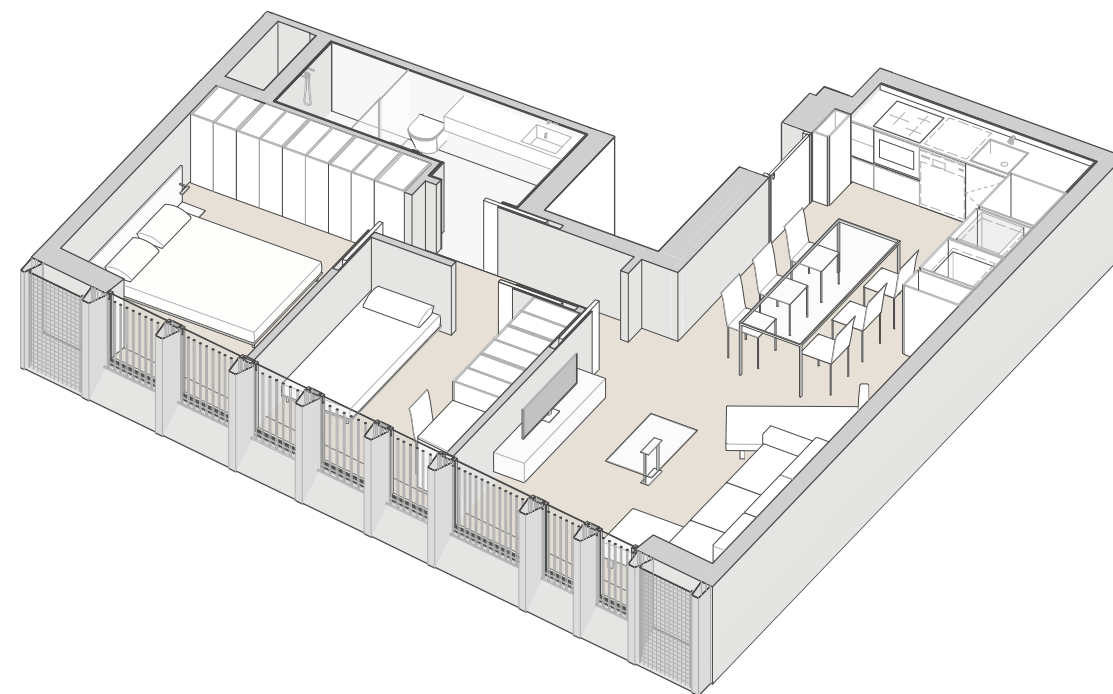
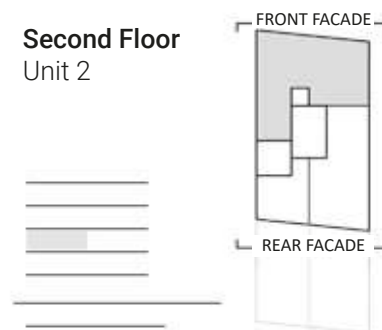


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Second Floor
Unit 2



Built Area: 65,24 m²
Storage (T5): 10,36 m²

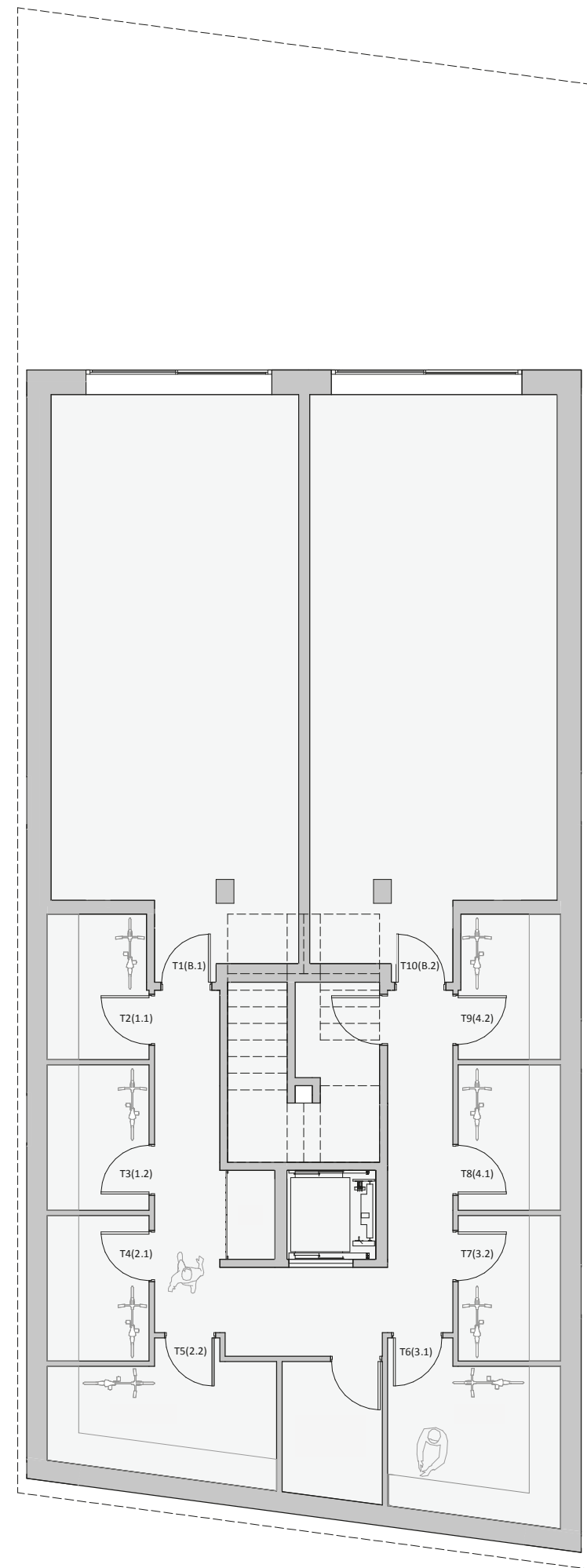
Total: 75,60 m²

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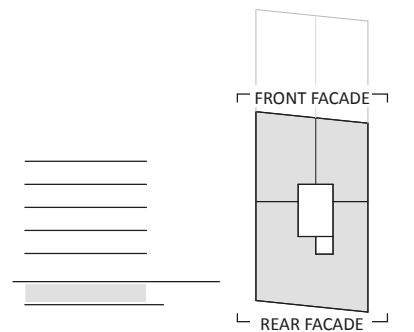


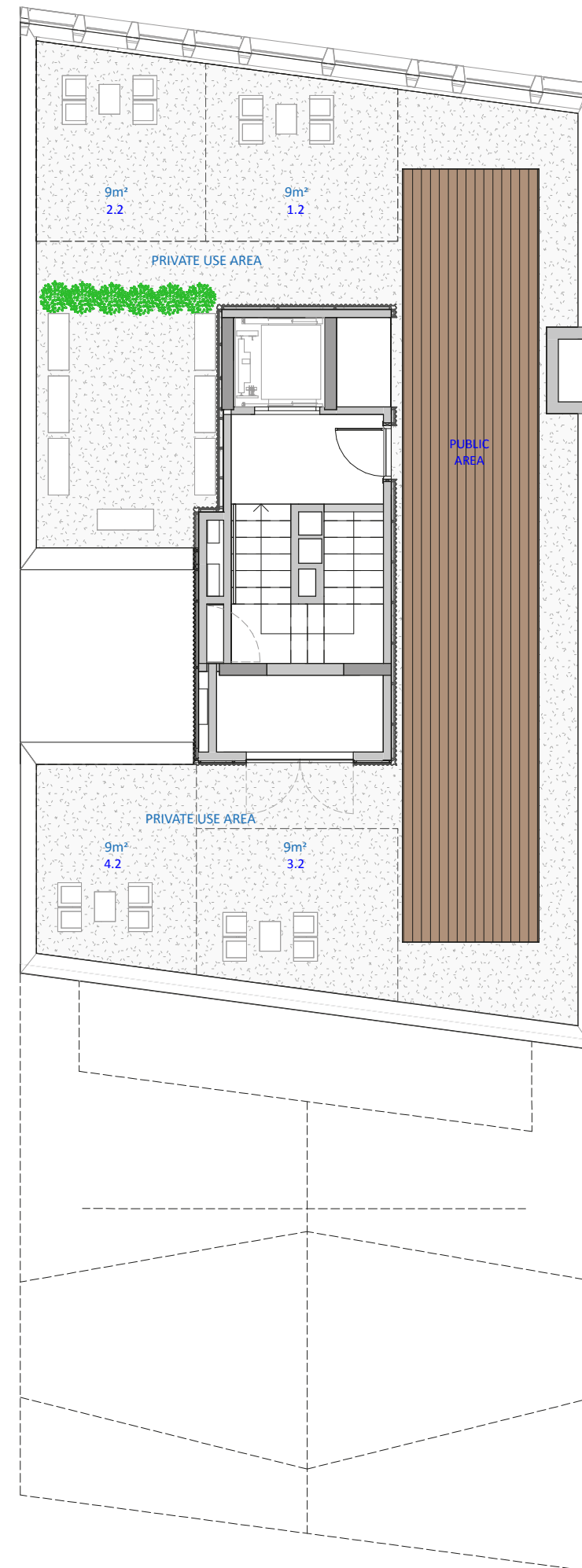


Storage

BASEMENT BUILT AREA

T1	45,53
T10	45,15
T2	5,46
T3	5,36
T4	5,36
T5	10,36
T6	10,51
T7	5,26
T8	5,26
T9	5,36





Roof Plant
Solarium

