



NATURAL SOPHISTICATED LIVING

 BONAVEİNAT
C46

A unique living space

BONAVEINAT offers a new building project with **8 high-end apartments** in the centrally located Cádiz street in the dynamic Russafa area.

The building's wooden structure is both sustainable and modern and it is the **tallest building** in the Valencian Community built with this material. Consequently, the use of wood is the leitmotif of the design of the entire building. We find it in all its most important elements: its walls, ceilings, exterior cladding, floors...

A true **landmark** in the city of Valencia. A commitment to **sustainable and natural materials combined with cutting-edge architectural designs**. A step towards the future of modern homes, a benchmark for sustainable architecture and a place to call home for life.

“*Wood is universally beautiful to man. It is the most humanly intimate of all materials.*”

FRANK LLOYD WRIGHT,
AMERICAN ARCHITECT



^ LIVING ROOM



^ BUILDING FAÇADE

Why wood?

Timber-framed buildings are a phenomenon of the early 21st century, made possible by the **development of various engineering techniques** that optimise their safety, durability and sustainability.

They also offer the opportunity to connect natural resources with urban communities, **driving green building**, and addressing carbon emission reduction targets.



- › **Durability:** Wood has a high resistance to moisture, fire, cracking, fungi and insects. In addition, quality wood guarantees an optimal state of the structure for hundreds of years.
- › **Anti-allergenic properties:** The wood has excellent electrostatic properties and does not attract micro particles of dust and pollen, which is recommended for those that suffer from allergies.
- › **Fire resistance:** Wooden houses are very resistant to fire because this material is a poor conductor of heat. The wooden structure is also protected with gypsum fibre boards.
- › **'Zero-kilometre' materials:** BONAVEÏNAT C46 wood comes from the Iberian Peninsula.
- › **Energy efficiency:** The use of wood provides a highly efficient building material that improves insulation, saves on heating and cooling and minimises thermal bridging.
- › **Air quality in the home:** Wood regulates relative humidity, improving the quality of indoor hydrometry.
- › **Uniqueness:** The wood in BONAVEÏNAT C46 is the basis of an ambitious and unusual construction system, which generates interest by being unique.
- › **Healthy:** A humidity- and temperature regulated indoor climate with acoustic and insulating properties helps to reduce stresswood does not contribute toxic elements to the building.

“ *The reliability and beauty of wood is incomparable to other materials and highly appreciated in advanced countries.* ”

PETER ZUMTHOR, SWISS ARCHITECT



^ KITCHEN AND LIVING ROOM



▲ BUILDING FAÇADE

BONA VEÏNAT C46



Russafa: back to the original garden

Russafa, meaning ‘garden’ in Arabic, was founded in the 8th century as a Muslim farmhouse located at the gates of the city of Valencia. An authentic natural orchard that now, **in the 21st century, is making a strong comeback.** Because Russafa is not just any area of Valencia. This neighbourhood is home to those wanting to enjoy its varied cultural, commercial and gastronomic offer, its infinite entertainment possibilities and its vibrant and intense social life. In recent years, Russafa has undergone a major regeneration and in the process has forged its own unique identity, with many creative and independent professionals coming to live in homes such as those at **BONA VEÏNAT C46.**

Just a stone’s throw from the historic centre and with **excellent connections** to other areas of Valencia, the rejuvenated neighbourhood of Russafa stands out for its popular character and

its alternative, bohemian and **eclectic aura.** An example of this is the Municipal Market, the true heart of the neighbourhood, surrounded by traditional shops, workshops, design studios, bookshops-café, bars, terraces and art galleries.

Social life is intermingled with culture, as the neighbourhood hosts fashion and performing arts festivals. Without a doubt, Russafa is a **meeting point for urban culture,** a space where the neighbourhood, artists and visitors coexist among beautiful and colourful modernist buildings.

And despite being centrally located, Russafa is next to two green lungs: **the Turia Gardens and the Central Park,** the largest park in the district and the newest in Valencia, where you can relax from the hustle and bustle of the city in a bubble of tranquillity.

“ *Russafa is a neighbourhood full of life, leisure and culture.* ”

Useful information

AIRPORT 15 minutes by car

TRAIN STATION within 5 minutes walking distance

EDUCATIONAL CENTRES 5 minutes walking distance

SHOPPING CENTRES within 10 minutes walking distance

VALÈNCIA HISTORICAL CENTRE 10 minutes walking distance

TURIA PARK 15 minutes walking distance

- 1 BONA VEÏNAT C46
- 2 RUSSAFA MARKET
- 3 CENTRAL PARK
- 4 BULLRING
- 5 BAILÉN METRO STATION
- 6 RUSSAFA METRO STATION
- 7 CHURCH OF SAINT VALERIUS AND SAINT VINCENT MARTYR
- 8 MANUEL GRANERO SQUARE



Elements that make a difference

BONAVEİNAT C46 is a new opportunity to live in an urban space with history and an excellent location. However, it is not only a place to live, as it also generates experiences associated with an **exclusive lifestyle**.

The project provides the building with certain characteristics of modern architecture, as well as **raising awareness** regarding its sustainability.

Adding innovation is essential, with new materials, new connections and new experiences for **people who value luxury** and respect for their immediate environment.

- › **Eclectic façade:** Contemporary reinterpretation of the typical modernist façades in Russafa.
- › **Natural materials:** From the exterior woodwork, ecological paints or mineral floors to breathable lime plaster that guarantees the longevity of the building.
- › **Sustainable and cutting-edge installations:** A centralised heat pump (aerothermal) produces DHW and photovoltaic panels generate electricity for lighting in communal areas, for the lift and for the heat pump itself. Also noteworthy is the mechanical ventilation with heat recovery to avoid temperature drops when the air inside the homes is renewed.
- › **Property Management:** We provide concierge services, maintenance, repairs, rentals or mail collection.
- › **More storage:** Each apartment has built-in wardrobes in the corridors and large storage rooms in the basement.
- › **Exposed wooden ceilings:** Exposed wood ceilings add character, warmth and considerably improve the overall acoustics
- › **Vegetated roof:** This vegetated roof generates oxygen, protects the waterproofing, improves thermal and acoustic insulation and filters harmful gases, as well as contributing to the environment.
- › **Mobility solutions:** The building has two closed storage areas for bicycles and scooters, as well as the possibility of recharging them, if they are electric.
- › **Furnishing and interior design options:** We have the experience and support of interior design experts to furnish your new home with different furniture packages, depending on the use of the property.

“ At BONAVEİNAT C46 you can participate in the creation of a house with a vision of the future that fuses luxury and sustainability.



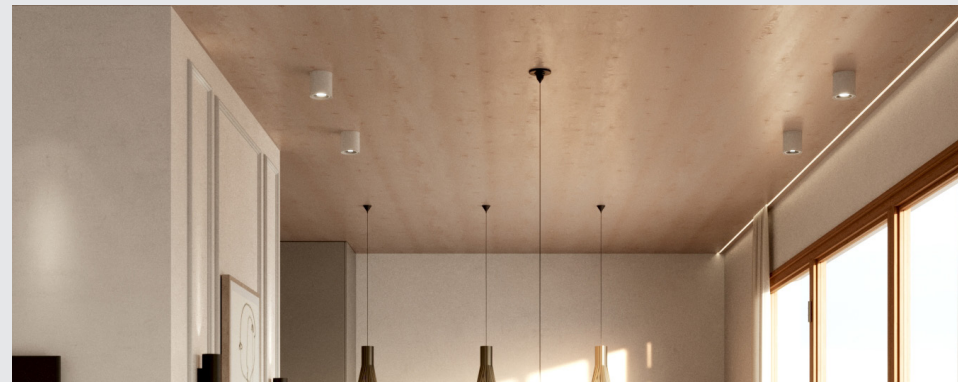
^ ENTRANCE HALL

Green construction certification

BONAVEÏNAT C46 is Green Certified, as issued by the Green Building Council Spain (GBCe), a leading organisation in the defence and promotion of a sustainable model for the building sector.

This certification guarantees the sustainability of the building, assessing **environmental, social and economic aspects** in its location (mobility, heat island or biodiversity), energy efficiency, resource management (water, choice of materials or LCA), indoor environment quality (air quality, thermal, acoustic and visual comfort), social integration and technical quality.

Green Certification ensures that each assessed building provides **maximum quality and comfort** to its inhabitants at a minimal environmental impact. To tackle the climate crisis it is key to push the market towards sustainable buildings



“ *BONAVEÏNAT C46 is certified as an example of intelligent construction and 360° construction for people* ”

A privileged location

Designed by **OSB Architects**, this modern building offers exceptional quality and comfort.

A balanced combination of **clean and modern materials** that invite light to flow through the rooms.

“ *This building should be the first of many in Valencia: the project promotes the necessary change towards a more sustainable, responsible and future-oriented construction.* ”

osb
arquitectos
+
Nicolas Uebersax
architecte



▲ BEDROOM

PLANS FOR BONA VEÏNAT C46

Your personalised home

BONA VEÏNAT C46 is designed to make optimum use of space.

The apartments stand out for their **modern and diaphanous distribution**, thanks to the union of the living room and dining room with the kitchen, which allows the space to be optimised and creates a comfortable atmosphere, with natural lighting and ventilation.

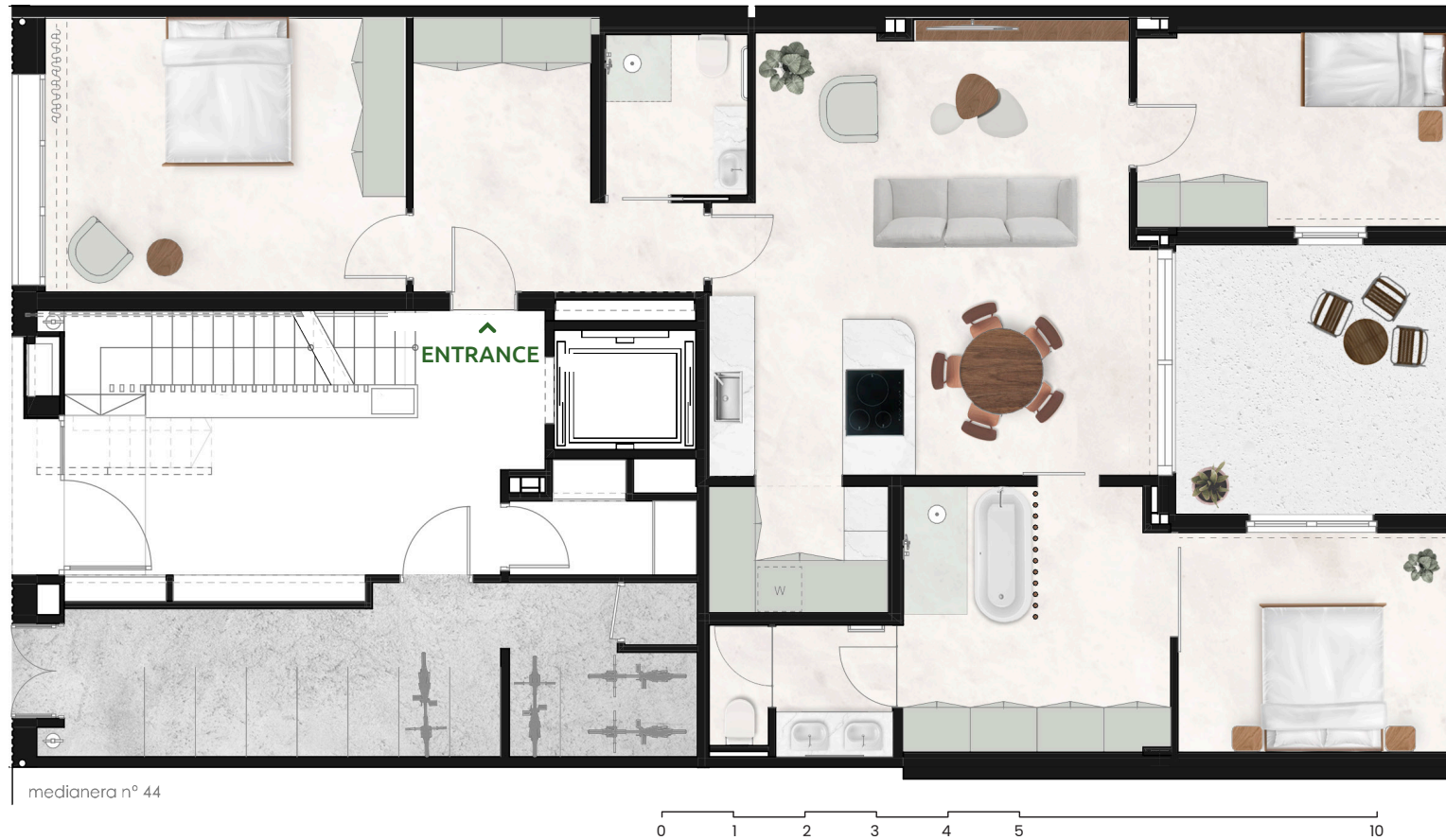
A careful selection of materials has been made, leaving open the **possibility of personalisation** in flooring, kitchens and bathrooms.

Furthermore, the owners of the flats on the 1st to 4th floors will be able to decide on a distribution of **3 or 4 bedrooms**.

“ A unique building born to set a trend of luxury and sustainability in Valencia



Ground floor | Apartment 0.01



USABLE FLOOR AREAS

Entrance Hall	10.85 m ²
Living/Dining-Room/Kitchen	34.74 m ²
Laundry Room	4.27 m ²
Master Bedroom	18.26 m ²
Bedroom 2	11.07 m ²
Bedroom 3	10.91 m ²
Bathroom 1	4.43 m ²
Walk in wardrobe/Shower	12.88 m ²
Bathroom 2	4.22 m ²

TOTAL FLOOR AREAS

Usable floor Area-Internal	111.63 m ²
Terrace	13.71 m ²
Gross Floor Area	127.09 m ²
Gross Floor Area with common areas	155.80 m ²

First Floor | Apartment 1.1



Possibility to transform into a 4th bedroom.

For more information, please contact our sales advisors.



USABLE FLOOR AREAS

Living Room/Kitchen	43.15 m ²
Dining Room	12.74 m ²
Corridor	6.50 m ²
Master Bedroom	31.92 m ²
Bedroom 2	11.56 m ²
Bedroom 3	8.82 m ²
Bathroom 1	4.11 m ²
Bathroom 2	3.45 m ²

TOTAL FLOOR AREAS

Usable floor Area-Internal	122.25 m ²
Terrace 1	10.68 m ²
Terrace 2	12.00 m ²
Gross Floor Area	142.42 m ²
Gross Floor Area with common areas	174.60 m ²

Second floor, Third floor, Fourth floor | Apartments 2.2, 3.3 y 4.4



Possibility to transform into a 4th bedroom.

For more information, please contact our sales advisors.

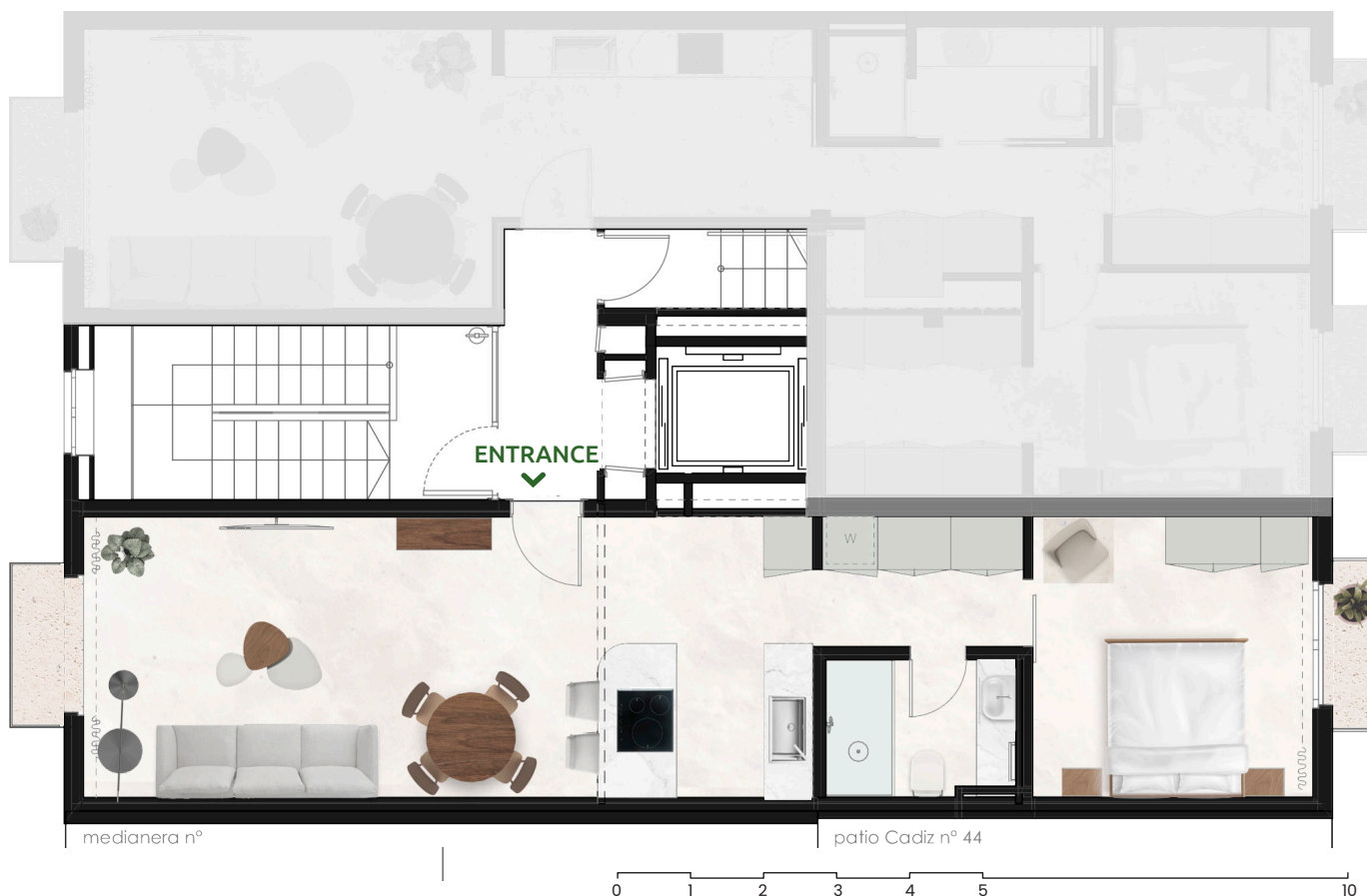
USABLE FLOOR AREAS

Living Room/Kitchen	43.15 m ²
Dining Room	12.74 m ²
Corridor	6.50 m ²
Master Bedroom	23.85 m ²
Bedroom 2	11.56 m ²
Bedroom 3	8.82 m ²
Bathroom 1	8.07 m ²
Bathroom 2	4.11 m ²
Bathroom 3	3.45 m ²

TOTAL FLOOR AREAS

Usable floor Area-Internal	122.25 m ²
Balcony 1	1.80 m ²
Balcony 2	1.80 m ²
Balcony 3	1.80 m ²
Balcony 4	1.50 m ²
Balcony 5	1.80 m ²
Gross Floor Area	143.01 m ²
Gross Floor Area with common areas	175.32 m ²

Fifth floor | Apartment 5.5



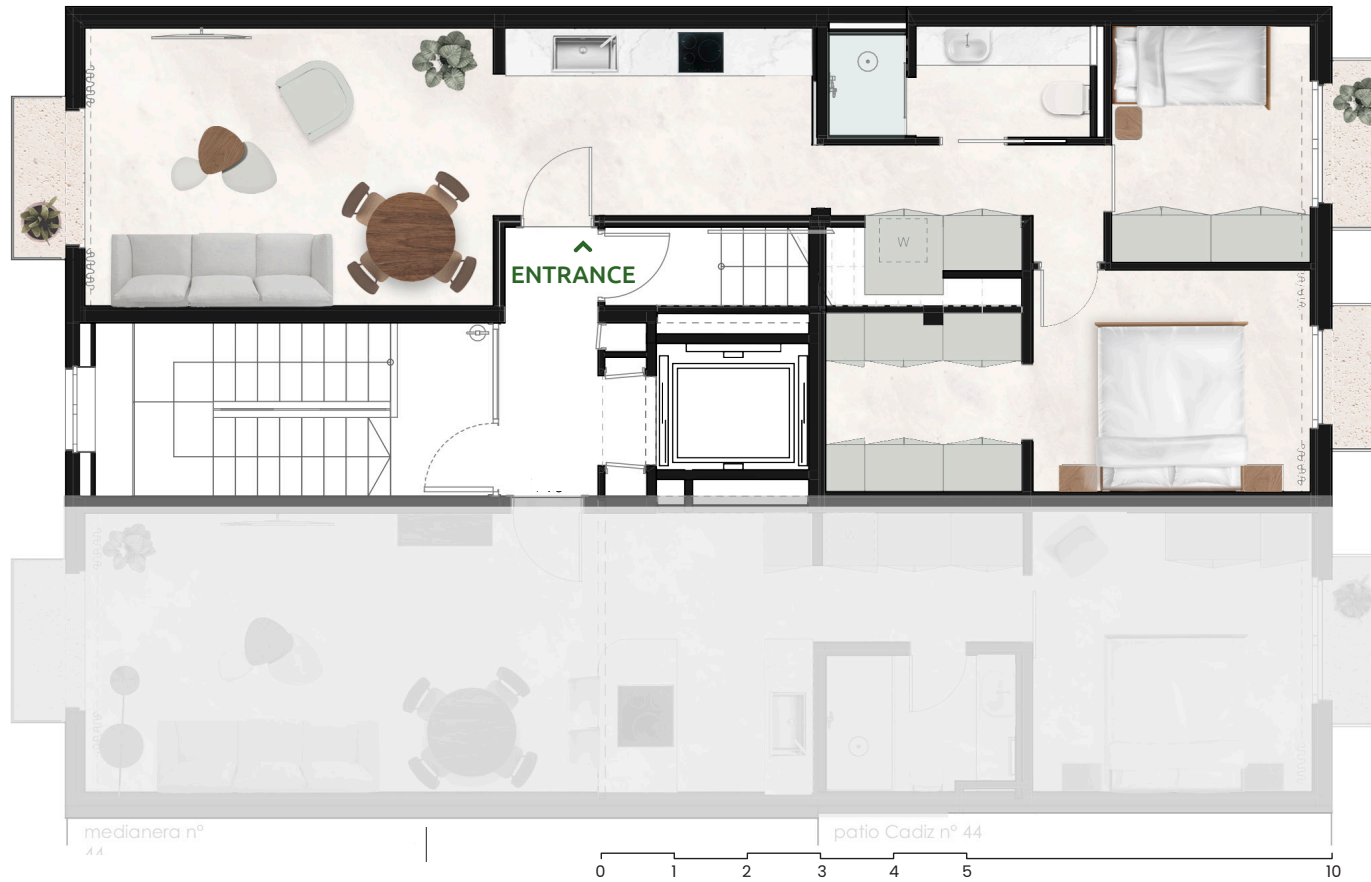
USABLE FLOOR AREAS

Living/Dining-Room/Kitchen	32.65 m ²
Entrance Hall	4.18 m ²
Bedroom	12.54 m ²
Bathroom	4.16 m ²

TOTAL FLOOR AREAS

Usable floor Area-Internal	53.53 m ²
Balcony 1	1.80 m ²
Balcony 2	1.80 m ²
Gross Floor Area	61.44 m ²
Gross Floor Area with common areas	75.32 m ²

Fifth floor | Apartment 5.6



USABLE FLOOR AREAS

Living/Dining-Room/Kitchen	27.89 m ²
Entrance Hall	5.17 m ²
Master Bedroom	10.02 m ²
Walk in wardrobe	5.62 m ²
Bedroom 2	7.55 m ²
Bathroom	4.09 m ²

TOTAL FLOOR AREAS

Usable floor Area-Internal	60.34 m ²
Balcony 1	1.80 m ²
Balcony 2	1.80 m ²
Balcony 3	1.50 m ²
Gross Floor Area	74.63 m ²
Gross Floor Area with common areas	91.49 m ²



Attic floor | Apartment 6.7



USABLE FLOOR AREAS

Living/Dining-Room/Kitchen	48.65 m ²
Bedroom 1	12.24 m ²
Walk in wardrobe	7.16 m ²
Bedroom 2	11.20 m ²
Bathroom 1	8.11 m ²
Bathroom 2	4.20 m ²

TOTAL FLOOR AREAS

Usable floor Area-Internal	91.56 m ²
Terrace	31.04 m ²
Balcony 1	1.80 m ²
Balcony 2	2.30 m ²
Gross Floor Area	106.75 m ²
Gross Floor Area with common areas	130.87 m ²

Basement

Storage rooms areas and common areas



- Usable floor area
- Gross floor area
- Gross Floor Area with common areas
- Storage rooms belonging to the dwellings

STORAGE ROOM 1	4'96 m ²	5'98 m ²	10'38 m ²
STORAGE ROOM 2	4'89 m ²	5'89 m ²	10'24 m ²
STORAGE ROOM 3	4'89 m ²	5'89 m ²	10'24 m ²
STORAGE ROOM 4	4'89 m ²	5'89 m ²	10'24 m ²
STORAGE ROOM 5	4'89 m ²	5'89 m ²	10'24 m ²
STORAGE ROOM 6	4'89 m ²	5'89 m ²	10'24 m ²
STORAGE ROOM 7	8'59 m ²	10'35 m ²	17'98 m ²
STORAGE ROOM 8	7'55 m ²	9'10 m ²	15'81 m ²
STORAGE ROOM 9	4'99 m ²	6'01 m ²	10'45 m ²
STORAGE ROOM 10	4'99 m ²	6'01 m ²	10'45 m ²
STORAGE ROOM 11	4'99 m ²	6'01 m ²	10'45 m ²
STORAGE ROOM 12	15'26 m ²	18'39 m ²	31'95 m ²
STORAGE ROOM 13	5'22 m ²	6'29 m ²	10'93 m ²
STORAGE ROOM 14	5'22 m ²	4'29 m ²	10'93 m ²
STORAGE ROOM 15	8'45 m ²	10'19 m ²	17'69 m ²
STORAGE ROOM 16	0'00 m ²	0'00 m ²	0'00 m ²



QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

Basement (P -01) and Ground Floor

- Foundation consisting of a reinforced concrete slab. Earth containment system by means of reinforced concrete walls in the basement.
- Horizontal structure composed of a reinforced concrete slab on the basement level and a one-way floor slab of prefabricated reinforced concrete beams and joists on the ground floor.
- The foundations are calculated and executed in compliance with the conditions required by the Technical Building Code (CTE).

Upper floors

- Innovative load-bearing structure made of certified cross-laminated timber panels (radiata pine) using the CLT (cross laminated timber) system.
- Both the building cladding and the interior structure of the building, including the front and rear facades, the structure of each floor, balconies, staircase, elevation core and roof shall be made of CLT.
- This CLT structure has been designed to be exposed on the ceilings of the living areas of the homes and on other significant elements such as the shared staircase.
- Thanks to the efficient use of materials and the factory production of the structural elements, the construction system contributes to the reduction of environmental impact and mitigates the effects of climate change. The structure is calculated in compliance with the conditions required by the regulations of the Technical Building Code (CTE) including regulations on energy efficiency, acoustic comfort and fire protection.
- The foundations and the structure will comply with the requirements of the LOE (Ley de Ordenación en la Edificación), with a guarantee with Seguro Decenal.

COVER

- Extensive green roof (no maintenance required) and walkable thanks to the arrangement of outdoor tiles.
- Area destined for use by the owners, fitted out for use as a terrace and equipped with facilities for the creation of an urban vegetable garden.
- Area reserved to house installations (photovoltaic panels and air conditioning installations).

FACADE

Ground Floor

- Façade enclosure consisting of green reinforced concrete wall with vertical ornamental elements according to architectural concept.
- Interior lining with self-supporting laminated plasterboard system with thermal-acoustic insulation.

Upper floors

- Exterior Thermal Insulation System (SATE) composed of high-density insulation panels and a green rendered finish.
- Interior cladding with self-supporting laminated plasterboard system with thermal-acoustic insulation
- Balconies of cross-laminated timber (CLT) clad with exterior tiles. Metal railings, according to the design of the architectural studio, black, stove-lacquered.

EXTERIOR CARPENTRY

Carpentry

- Exterior carpentry in treated wood with European profile.
- Low-emissivity double glazing with high acoustic performance. In south-facing windows, the glazing has solar control to help maintain an optimum temperature inside the building.

Sunscreens and security

- Roller blinds in bedroom areas facing the rear façade, according to architectural concept.
- Double rail prepared for interior curtains in living areas and bedrooms.
- The ground floor window facing the main façade will be fitted with a security shutter or security grille according to the architectural project.

INTERIOR PARTITIONING

- Separation between homes and with communal areas by means of CLT structure with self-supporting plaster fibreboard system, with thermal-acoustic insulation to comply with CTE.
- Interior layout of the house made up of self-supporting partition walls of gypsum fibre board with thermal-acoustic insulation.
- Selected partitions in bathrooms with light-coloured lacquered metal frames and textured glass according to the architectural concept.

INTERIOR CARPENTRY

Doors

- Reinforced and acoustic entrance doors, to comply with regulations, with wooden finish on the face of the common areas and white finish on the interior face of the homes.
- Interior doors (sliding and hinged) in wood with white or coloured finish according to architectural concept. Joint covers in the same finish. Stainless steel handles and fittings.

Cabinets

- Built-in wardrobes with panelled doors finished in colour according to architectural concept, with integrated handle and light-coloured interior units.
- Space reserved in cupboards for washing machine and/or tumble dryer with socket, water supply and drainage according to technical requirements.

FLOORING

Housing

- Large-format porcelain floor in the interior of the homes in grey-beige.
- Wooden skirting board lacquered in white.
- Outside paving of non-slip granite tiles on terraces for private use on the ground floor, 1st floor and attic..
- On balconies, anti-slip flooring in combination with the interior flooring.

Common areas

- Non-slip granite tile flooring in common areas on ground floor, landings and inside the lift.
- Polished concrete in the basement.

VERTICAL WALLS

Housing

- Finished with white ecological paint in the interior of the homes.
- In bathrooms and toilets, tiling with small rectangular design ceramic tiles, arranged vertically on walls exposed to water.
- In kitchens, tiling details with small rectangular design ceramic pieces arranged vertically.
- In the interior courtyard of the ground floor and in certain homes, brick partition wall painted white.

Common areas

- Common area walls finished with washable white paint.

ROOFS

Housing

- Exposed CLT wood in high ceilings in bedrooms, living rooms, dining rooms.
- False ceilings in corridors, kitchens and bathrooms painted white (with the necessary facilities for the maintenance of the installations).

Common areas

- Exposed CLT wood in common areas according to architectural concept. False ceilings in installation areas painted white.

KITCHENS

- Kitchen doors finished in a colour matching the architectural concept, with integrated handle.
- Light-coloured module interiors.
- Porcelain worktop according to architectural concept.
- Stainless steel undermount sink and single-lever mixer tap in chrome finish from Ramón Soler or similar brand.
- Equipment with oven, induction hob and extractor hood of the BALAY brand or similar according to architectural project. .
- Space reserved in the cupboards for fridge-freezer and dishwasher, with socket and/or water connection and drainage according to technical requirements.

BATHROOMS

- White gloss ceramic rimless wall-hung toilet, LAUFEN brand or similar, with silent concealed cistern and white cushioned lid.
- Actuator plate with dual flush, white finish.
- Gloss white ceramic washbasins with LAUFEN brand click-clack valve or similar, installed on treated CLT worktop. Ramon Soler or similar brand chrome mixer taps..
- Extra-flat shower tray in white resin, flush, format according to architectural project. Glass shower enclosure with anti-limescale treatment and chromed profiles.
- Ramón Soler or similar brand chrome-finish built-in shower faucet, with ceiling shower head and wall-mounted shower kit consisting of shower head, hose, socket and bracket.
- Round or rectangular mirrors according to the architectural project.
- Electric towel rail radiator in white.

HOT WATER

- Sanitary Hot Water production by means of air-water aérothermal system.

AIR CONDITIONING, HEATING AND VENTILATION

- Ducted air-conditioning and heating with grilles in living areas and bedrooms.
- Light point provided for ceiling fan in each bedroom and living/dining room.
- Double flow ventilation with heat recovery.
- Double flow ventilation with heat recovery.
- This system extracts stale air from inside the building and renews it with new air, which comes from outside. The new air is brought to a temperature close to the indoor temperature, thus allowing optimum energy savings, both in summer and winter, while keeping the room temperature comfortable and pleasant.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation in accordance with Low Voltage Electrotechnical Regulations.

Homes

- Top-quality electrical mechanisms in white. Watertight mechanisms on balconies and terraces.
- Video intercom for access to the homes.
- Outdoor antennas for reception of radio and television broadcasting signals. User sockets in living room and bedrooms.
- Installation of community network for fibre optics to the homes and installation of data sockets in living room and bedrooms.

Common areas

- Entrance hall and staircase lighting by means of motion detectors and/or timed pushbuttons.

DISTRIBUTION OF THE COMMON AREAS

Above ground

- Entrance hall accessible from street level. .
- Bi-directional lift in accordance with accessibility regulations.
- Staircase in exposed CLT and steps finished in sturdy solid wood. Handrail of vertical wooden slats and white lacquered tubular handrail on the ground floor. On the upper floors the banister is made of CLT panel with handrail. .
- Large mailboxes for receiving parcels integrated into the wall..
- Enclosed bicycle parking on the ground floor accessible from the street.

Basement

- Bicycle parking.
- Storage rooms accessible by stairs and lift.
- Communal laundry room.

ENERGY RATING*

- Optimal insulation and efficient installations (aérothermal + photovoltaic). All materials have been selected with sustainability in mind.

* This energy efficiency rating is for information purposes only and is provisional and subject to change at the design stage.


The present specifications are provisional and are subject to modifications due to Licensing requirements or to the criteria of the Project Management, without detriment to the quality.

This document, including the infographics, has been prepared following the Basic Project, so it can be modified due to technical requirements, adjusting in any case to the Final Execution Project and to the requirements of the municipal authorities.



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