

NN MARINA 202

THE BARCELONA SKYLINE FROM HOME



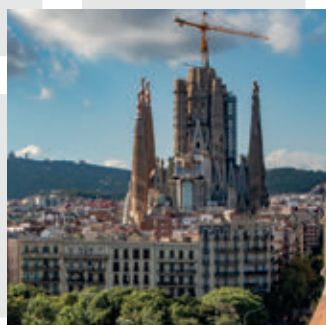
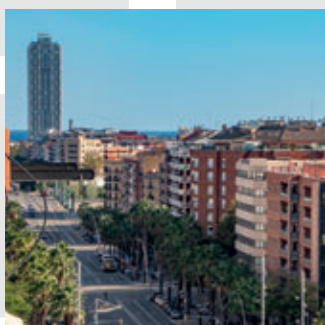
ENJOY THE BARCELONA SKYLINE FROM HOME!

NN Marina 202 is a new real estate development with residential properties, storage rooms and a retail space for rent in the Fort Pienc neighbourhood, a stone's throw from the Sagrada Familia. A neighbourhood full of green spaces that is easily accessible, located between the main streets that are, Passeig de Sant Joan, Avenida Diagonal and Gran Via de les Corts Catalanes.

The building is located next to the L2 metro line ("Monumental" station) and several bus routes, and is surrounded by shops and cultural facilities such as the Les Glòries square, the Mercat dels Encants market, the National Theatre of Catalonia and the L'Auditori concert hall.

A 10-minute walk takes you to the Estació del Nord bus station with interurban bus connections and, just over 20 minutes away, is Plaça de Catalunya with commuter rail connections and the Aerobús that goes directly to the airport.

Just around the corner we find the Plaza de la Monumental building, an emblem of the city that offers a variety of cultural and social activities, right across from the NN Diputació 459 development where you can rent a parking space.



BRAND NEW RENTAL FLATS WITH A COMMUNAL SWIMMING POOL



RESIDENTIAL COMPLEX WITH 24 PROPERTIES WITH 1, 2 OR 3 BEDROOMS WITH 1 FULL BATHROOM OR A BATHROOM AND A TOILET/LAUNDRY ROOM

The flats facing Calle Marina have terraces, and some flats on the first floor have an interior courtyard.

Synthetic floating laminate floor everywhere except in bathrooms, laundry rooms and terraces. Built-in wardrobes and a wooden reinforced security front door.

Efficiency and sustainability in every detail: facade and roof insulation, folding shutters on the balconies to prevent solar radiation, high-performance glass and

frames, LED lighting, solar thermal energy collection system for preheating sanitary water in the residential properties and ducted air conditioning and high-efficiency underfloor heating.

In the basement, you will have your own storage room, as well as a bicycle parking space.

Solarium area with communal swimming pool and stunning views of Barcelona from the rooftop.



KITCHENS

Fully equipped designer kitchens with furniture and integrated high-efficiency appliances (A+, A++, A+++ and ECO): oven, microwave, extractor hood, induction hob, dishwasher, refrigerator and washer-dryer.

Open to the living/dining room with light grey porcelain stoneware flooring.

BEDROOMS

Spacious bedrooms with built-in wardrobes and/or shelves, very bright with double-glazed windows and interior blinds that offer maximum thermal-acoustic comfort.



BATHROOMS

Light grey porcelain tile flooring and walls. Designer furnishings, sink with vanity unit, wall-hung toilet and bidet, shower tray and accessories: mirrors with lights, glass shower doors and towel racks.



COURTYARDS

The inner courtyard has a skylight that fills the retail space on its mezzanine floor with natural light. Doors B and C on the first floor have access from the bedrooms to the inner courtyard, with stone flooring.

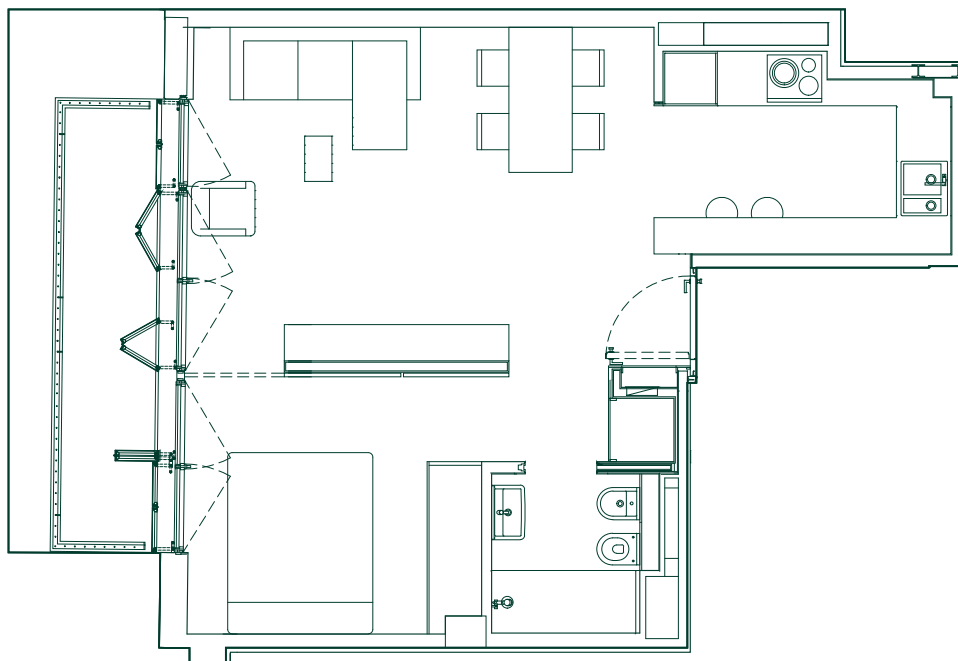
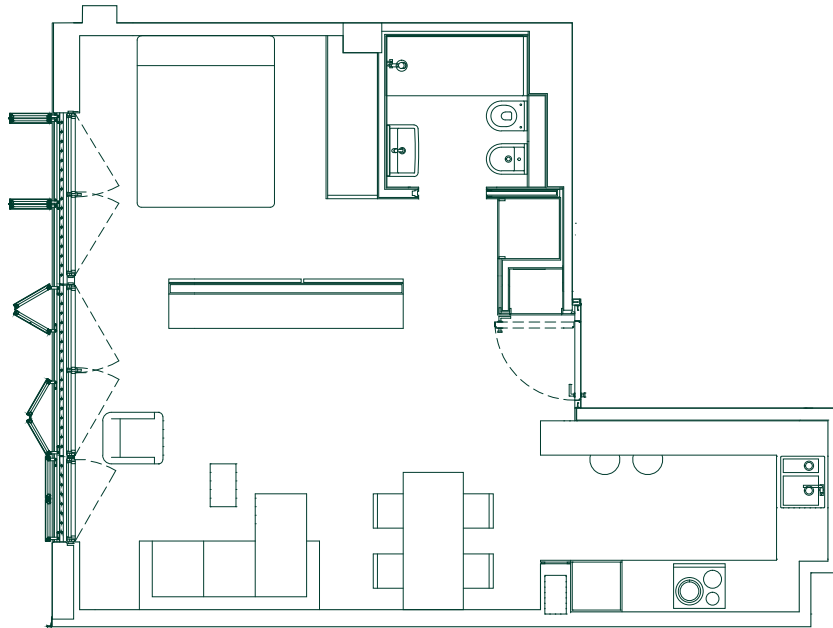


TYPES OF FLATS

ONE-BEDROOM FLATS

DOORS A AND D

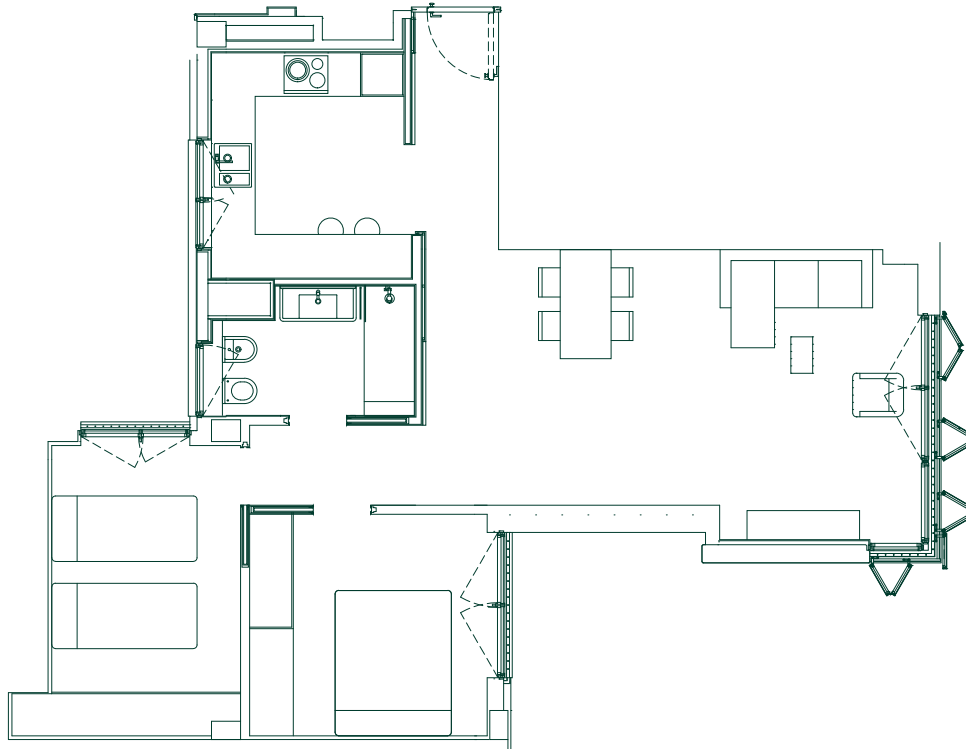
They have one double bedroom, an en-suite bathroom and a kitchen open to the living/dining room.



TWO-BEDROOM FLATS

DOORS B

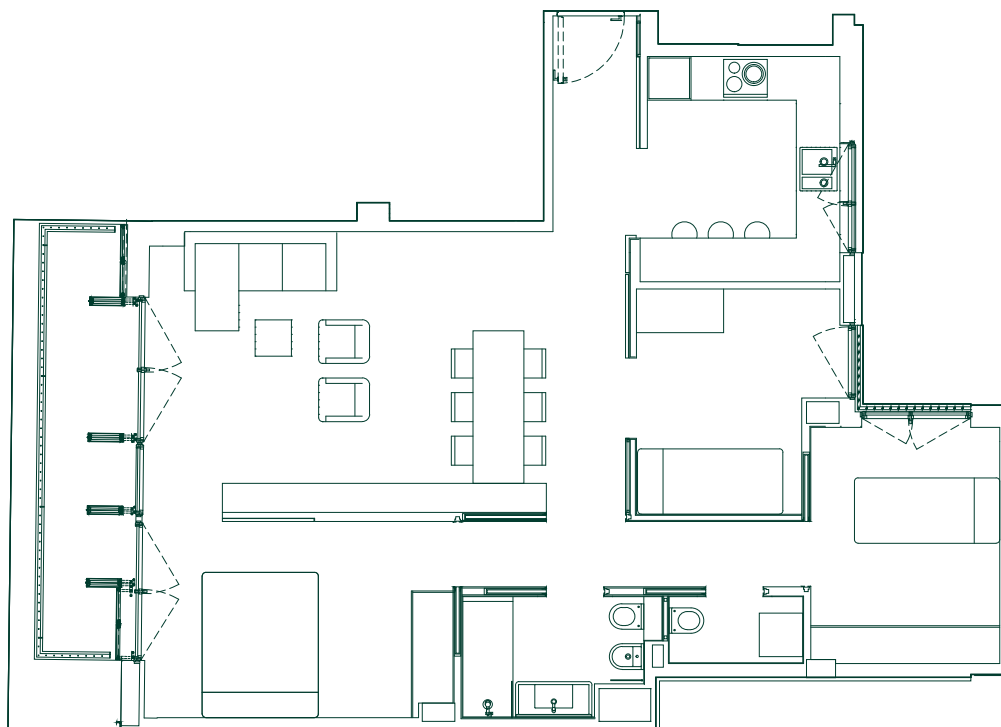
They have double bedrooms, one full bathroom, and a kitchen with a washer/dryer.



THREE-BEDROOM FLATS

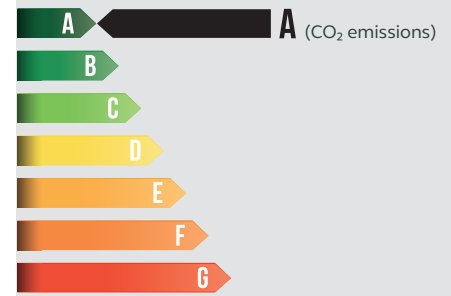
DOORS C

They have one double bedroom, a full bathroom, a toilet/laundry room and kitchen.



EFFICIENCY AND SUSTAINABILITY IN EVERY DETAIL

Marina 202 is a new construction eco-efficient residential complex, designed with the **best energy-efficiency technologies** on the market.



EXTERIOR FAÇADE

- Plastered façade with double interior and exterior thermal insulation.
- Mobile sunscreens across the building's façade to prevent the overheating of the building's exterior skin.
- High-performance aluminium frames, with thermal break and water tightness, with low-emission glass and high sound absorption for maximum comfort inside the homes.
- 75% recycled aluminium windows that guarantee the reduction of carbon dioxide emissions.

Natural lighting

- Generous openings to allow the maximum amount of natural light inside.
- Sun protection and control of views by means of adjustable shutters and interior roller blinds.

Lighting and electricity consumption

- High-end, low-consumption appliances (A+, A++, A+++ and ECO)
- Low-consumption LED lighting with a long useful life that emits no heat or UV rays and is easier to recycle.

Lifts

- Maximum rating in energy efficiency.
- Low voltage control panel.
- Interior LED lighting with automatic switch-off.



Our projects incorporate Hydro CIRCAL recycled aluminium, with which we contribute significantly to reducing our carbon footprint.



The rational use of the most advanced technologies allows a high degree of energy efficiency to be achieved.



THERMAL PERFORMANCE

Natural ventilation

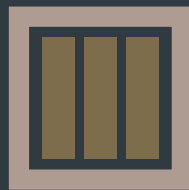
- The generous exterior perimeter of the residential properties and the large openings favour natural ventilation inside.
- Micro-ventilation system in closed window incorporated into the frames, which can be adjusted by the user.

Comfort temperature

- High-efficiency air conditioning with ducted air distribution with internal lining of high acoustic absorption that guarantees the system runs silently. The air supply grilles incorporate self-regulating dampers, which allow different comfort temperatures to be set for each space.
- Low consumption and high performance (A+) heating system due to condensing boilers and low temperature underfloor water heating. Ideal in homes with high ceilings, as is the case with this development. Just like the air conditioning, different temperatures can be set for each room.



We apply various measures to reduce energy consumption, thus achieving significant financial savings.






NN MARINA 202

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BARCELONA



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This description is informative and cannot be considered a contractual document.