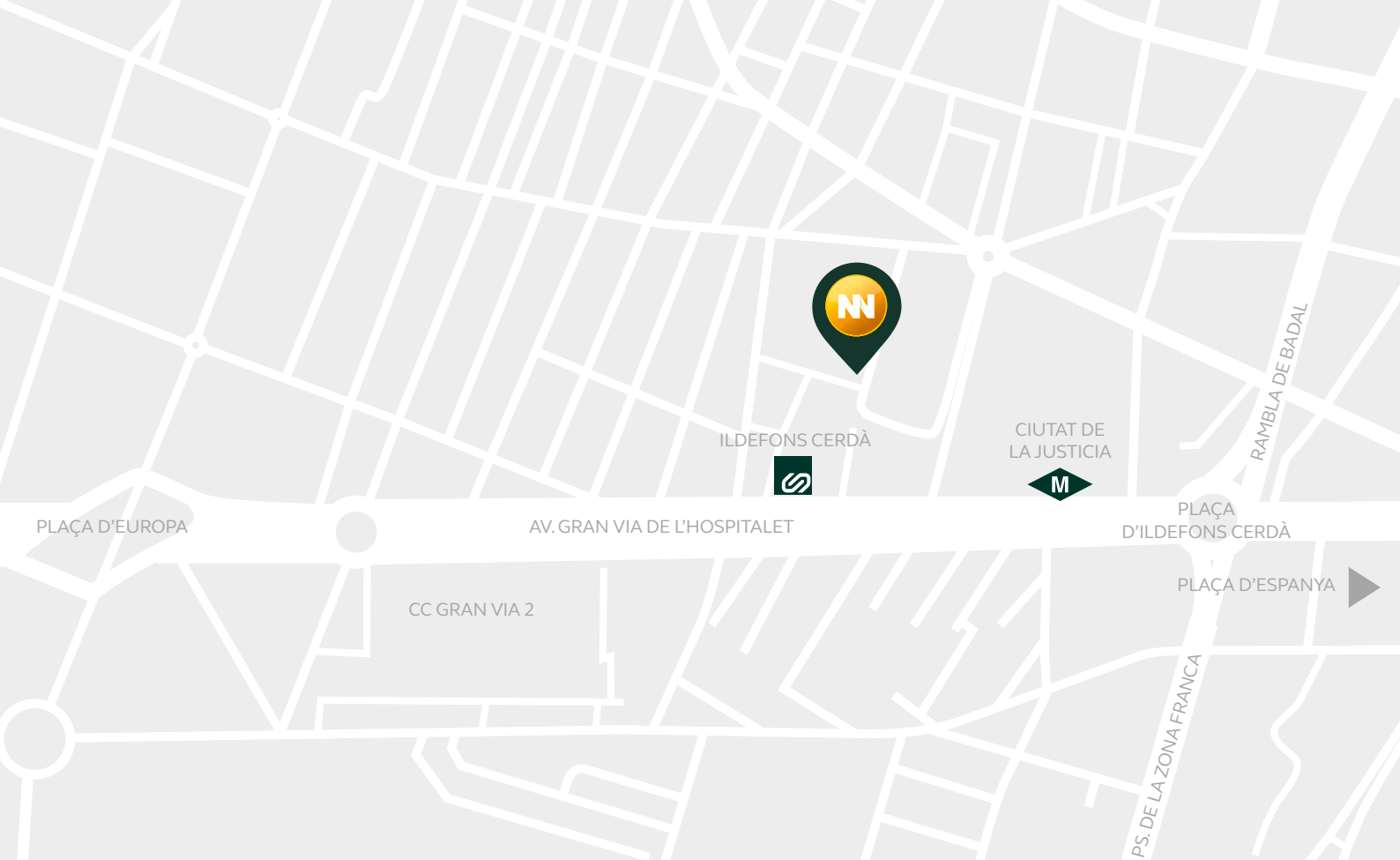




NN BACARDÍ 40-42

L'HOSPITALET DE LLOBREGAT





NN BACARDÍ, 40-42

NN Bacardí 40-42 is located in the Santa Eulàlia neighborhood of L'Hospitalet de Llobregat. An environment that has become the nerve centre of the city of L'Hospitalet. It brings together offices, services, shopping and leisure establishments, hotels and homes with newly-built green zones.

Bordering Barcelona, it has excellent connections to Barcelona, both to the centre of Barcelona and to the airport and surroundings; by car along Avenida de la Gran Via de L'Hospitalet, and by

public transport by bus, metro and FGC railway, with the Ciutat de la Justícia (L10S) stops a 5-minute walk away and Ildefons Cerdà (FGC station) just 60 metres away .

The main façade on Calle Bacardí is on the corner of Calle Transversal with a northeast-northwest orientation overlooking a newly-built urban park. The façade in the inside of the block faces southwest.

RESIDENTIAL COMPLEX WITH COMMUNITY POOL AND PARKING GARAGE



The 26 apartments of this new residential complex offer one, two and three bedrooms. The one-bedroom apartments have an en-suite bathroom and the two- and three-bedroom apartments have two bathrooms.

With the exception of the ground floor, all the apartments from the first to the fifth floors have balconies.

The community pool is also located on the fifth floor, with adapted access and a solarium area, in addition to a spectacular balcony with its own private pool on apartment No.2 on the 5th floor.

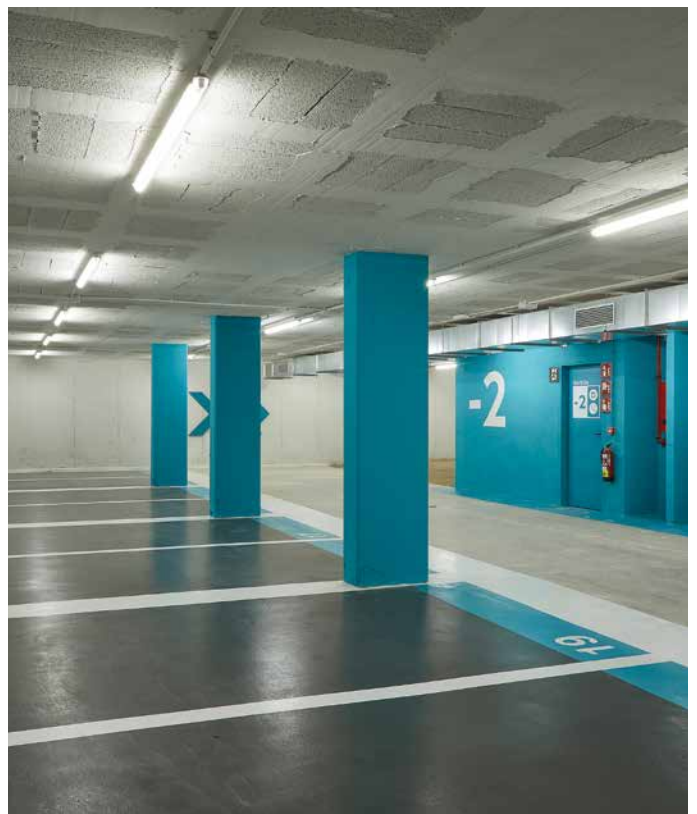
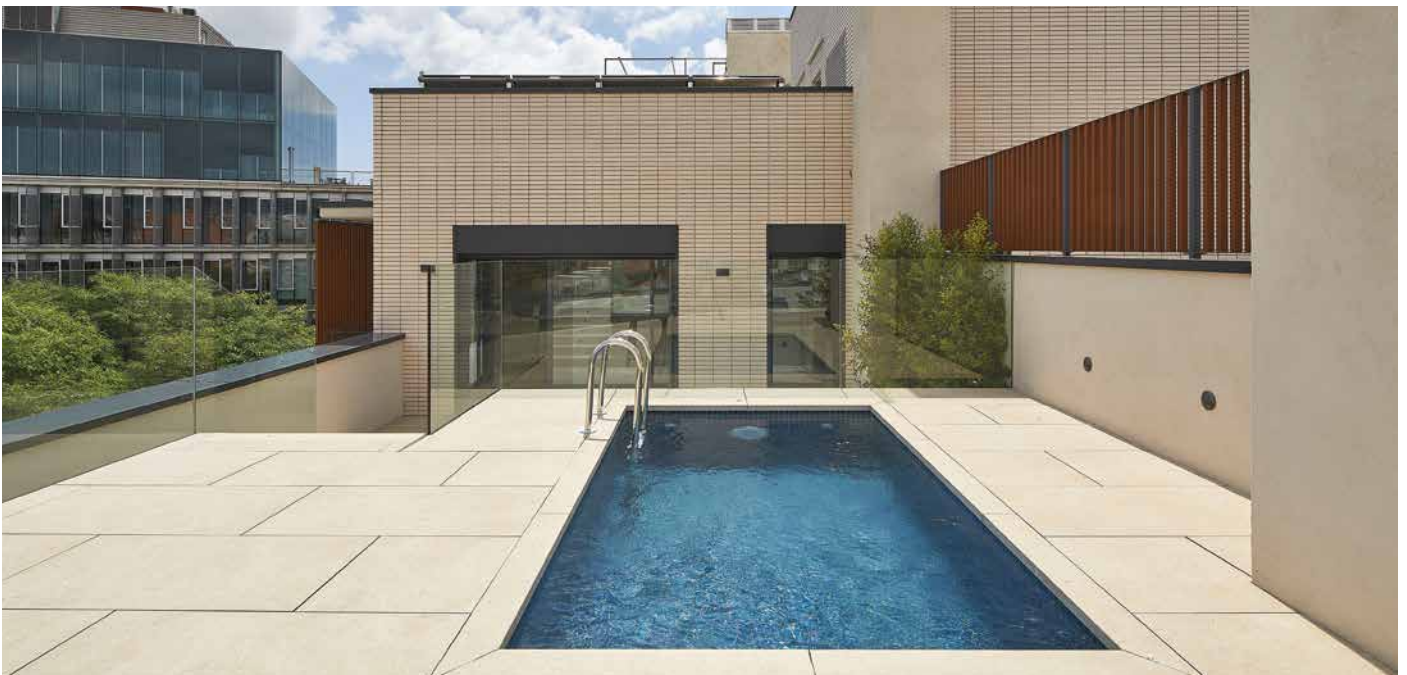
The interior fittings are made of wood, with elegant built-in wardrobes and opaque doors; in addition, each apartment has a high-security front door. The exterior fittings are made of high-performance aluminium, with built-in micro-ventilation for enhanced comfort.

Air conditioning in all the apartments is by means of

a heat pump, and domestic cold water by means of the combination of solar panels on the roof and an electric water heater inside the apartment. In addition, the apartments have built-in mechanical ventilation systems to enhance air quality.

The flooring of the apartments consists of laminated synthetic parquet in all rooms, except in the independent kitchens and the bathrooms, where it is porcelain stoneware. This transmits the essence and warmth of wood, while improving benefits in terms of maintenance.

Finally, the building has two parking floors. Every floor in the building, from the basement to the roof, is connected by a lift.



KITCHEN

The kitchens are fitted with oven, microwave, induction hob and extractor hood.

Very functional kitchens. Independent kitchens make the most of the space by having an area integrated into the rest of the room, specifically designed to carry out tasks while cooking or as a dining area.

The countertop is made of white Silestone with a bevelled tile ceramic front.

BATHROOMS

Two types of bathroom: shower or bathtub.

Fully-fitted bathrooms: countertops with built-in washbasins, towel rails, toilet roll holders, screens and anti-fog mirror. Toilet and bidet with soft close lids.

Tiled walls with large-format ceramic tile in imitation white marble.



ROOF DECK

The roof of the fifth floor has an area with a swimming pool and solarium, with adapted access by means of a lifting platform; one level higher up there is a restricted access technical equipment area.

The flooring is ceramic, of a technical type in some areas. The walls are lit by wall light fittings, with recessed luminaires in the stair wells.

PARKING

The parking garage is split between two underground floors with 26 parking spaces for cars.

Vehicle access is via Calle Transversal 15.

Access from inside the building is by both stairs and lift.

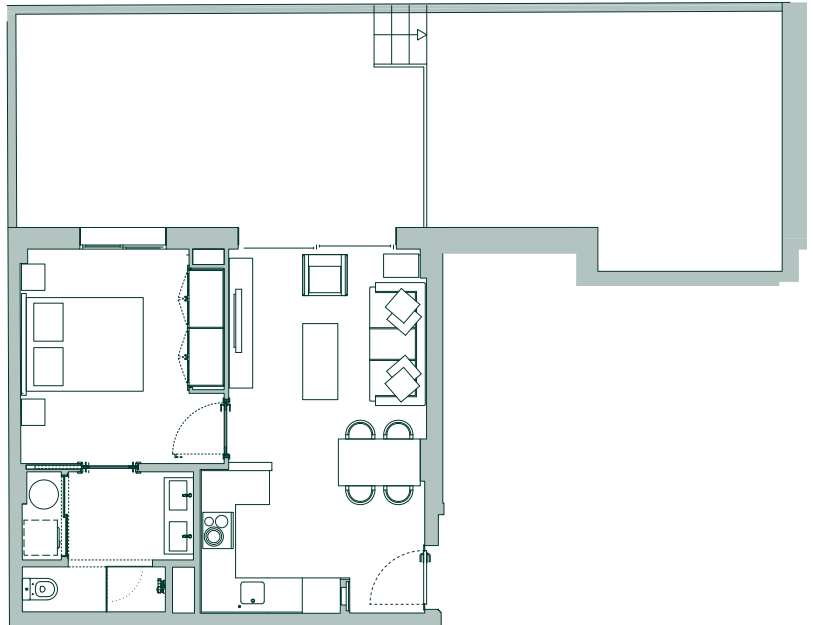


APARTMENT LAYOUT

FLOOR PLAN WITH ONE BEDROOM

103 m²

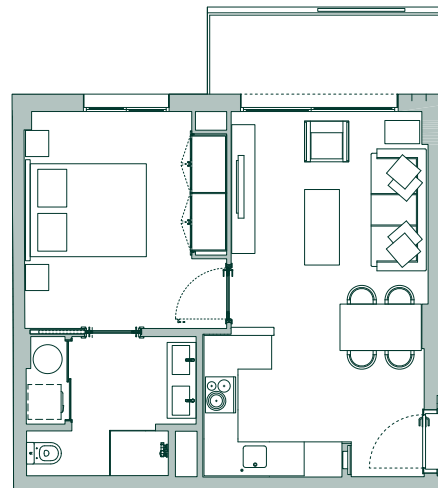
- Interior
- One bedroom with en-suite bathroom
- Open kitchen-living space
- Patio



ONE BEDROOM

From 64 m²

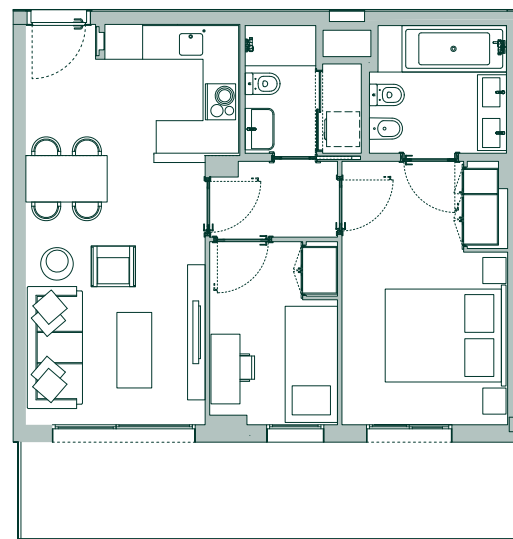
- Interior
- One double bedroom with en-suite bathroom
- Open kitchen-living space
- Balcony



TWO BEDROOMS:

From 62 m²

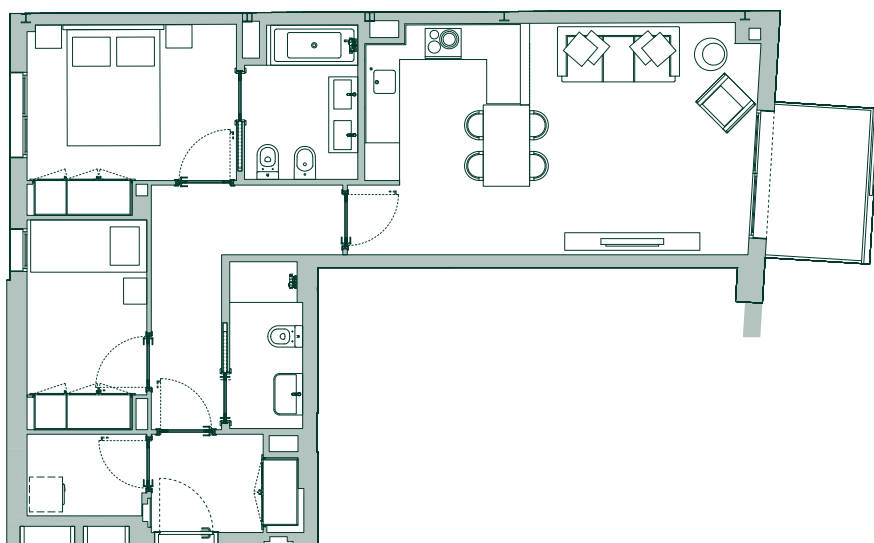
- Exterior
- One double and one single bedroom
- Two bathrooms, one of them en suite
- Open kitchen-living space
- Balcony, except on the ground floor



TWO BEDROOMS WITH LAUNDRY ROOM

100 m²

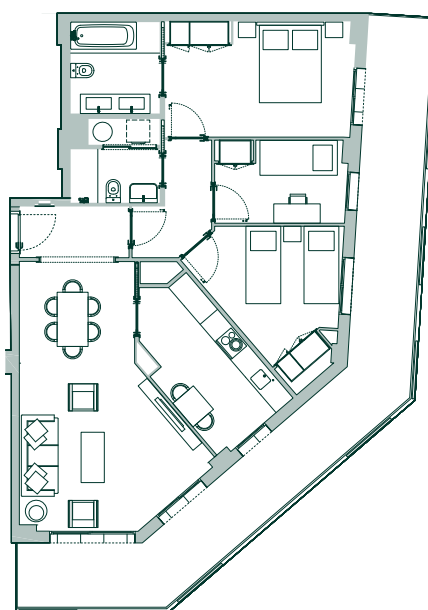
- Interior and exterior
- One double and one single bedroom
- Two bathrooms, one of them en suite
- Open kitchen-living space
- Laundry room
- Balcony



THREE BEDROOMS

From 98 m²

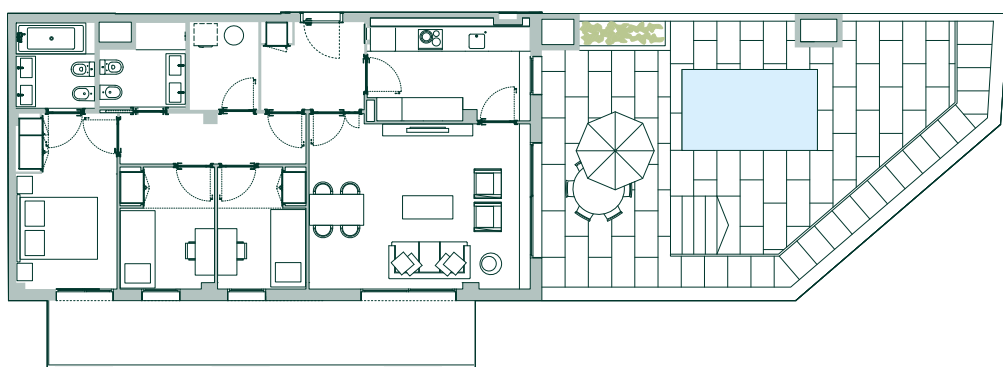
- Exterior
- Independent kitchen, except on the ground floor
- Two double bedrooms and one single
- Two bathrooms, one of them en suite
- Balcony, except on the ground floor



PENTHOUSE WITH POOL

220 m²

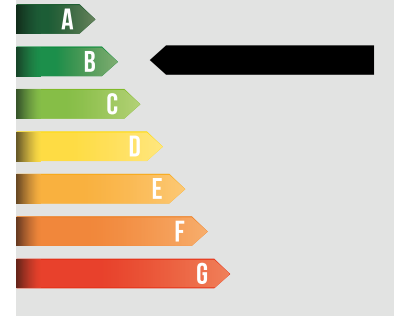
- Exterior
- One double and two single bedrooms
- Two bathrooms, one of them en suite
- Independent kitchen
- Laundry room
- Balcony with pool



EFFICIENCY AND SUSTAINABILITY IN EVERY DETAIL

The 26-apartment building at **Calle Bacardí 40-42 in L'Hospitalet de Llobregat** has been designed with a view to optimizing energy consumption and seeking the most appropriate solutions in the context of the city's climate.

The building has been given a **certified B energy efficiency rating**, as regards both energy consumption and CO₂ emissions.



FAÇADE

- Exposed brick façade on both Calle Transversal and Calle Bacardí, as well as inside the block. They all have **double thermal insulation, both inside and outside**.
- Solar protection by means of **controllable blinds and aluminium slat panels** to control the amount of light and **mitigate the heating** of the glazed areas.
- High-performance aluminium fittings, with **thermal break, low-emission glazing and high acoustic attenuation** for maximum comfort in the interior of the apartments.
- The aluminium is Technal's **Hydro Circal**, produced -at least 75 % - from recycled windows, and which ensures a **significant reduction in carbon dioxide emissions**.
- The **thermal insulation** planned is of the PUR type on the façade, with mineral wool in all the internal partitions of the apartments. The energy rating of the building provides for a **minimum annual energy consumption** of 40.4 kWh/m² per year.

Natural lighting

- Generous openings to provide **maximum natural light** inside each apartment.

Lighting and electrical consumption

- Balay and Pando brand **energy-efficient appliances**.
- Lighting with low consumption **LED fittings and warm tones**.

Lifts

- Maximum energy-efficient OTIS Genesis combining **LED lighting and automatic switching-off of cabin lighting**, providing up to **75 % energy saving**.
- “Regen Drive” regenerative technology, up to **75 % more efficient** than non-regenerative equipment.
- The machine is **50 % more efficient** than conventional ones thanks to its flexible flat belts.
- Ride quality: 53 dBA cabin noise and 12 milli-g vibrations.
- Maximum “A”-rated VDI energy efficiency classification

ENERGY EFFICIENCY



Our designs use **Hydro CIRCAL** recycled aluminium, which contributes significantly to reducing the carbon footprint.



The rational use of the most advanced technologies makes it possible to achieve a high degree of energy efficiency.



THERMAL PERFORMANCE

Ventilation

- The generous exterior perimeter of the apartments and their large openings in the façade favour the **natural ventilation** of the interior.
- **Dual ventilation system:** micro-ventilation built-in into the aluminium fittings and mechanical ventilation system with a roof-mounted fan for enhanced air quality.

High efficiency heating, air conditioning and DHW system

- The air conditioning of the apartments (heating and cooling) is by means of a heat pump by Daikin. The condenser is located on the covered floor and the evaporator, located inside the apartment, distributes hot or cold air via soundproof ducts.
- The production of domestic hot water is by accumulation in an electric water heater inside the apartment. The installation has a support system for the **energy generated with thermal solar panels and accumulation** in the covered floor for savings in DHW heating.



WATER OPTIMIZATION

- All taps are fitted with aerators in order to **reduce water consumption**.
- All toilets are equipped with double flush buttons to **optimize water consumption** as per need.



We apply various measures to reduce energy consumption. In this way we achieve significant economic savings.



We promote a rational use of water through automatic drip irrigation.



NN BACARDÍ 40-42

Carrer de Bacardí, 40-42
L'HOSPITALET DE LLOBREGAT



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