



NN BACARDÍ 40-42

L'HOSPITALET DE LLOBREGAT

QUALITY
SPECIFICATIONS

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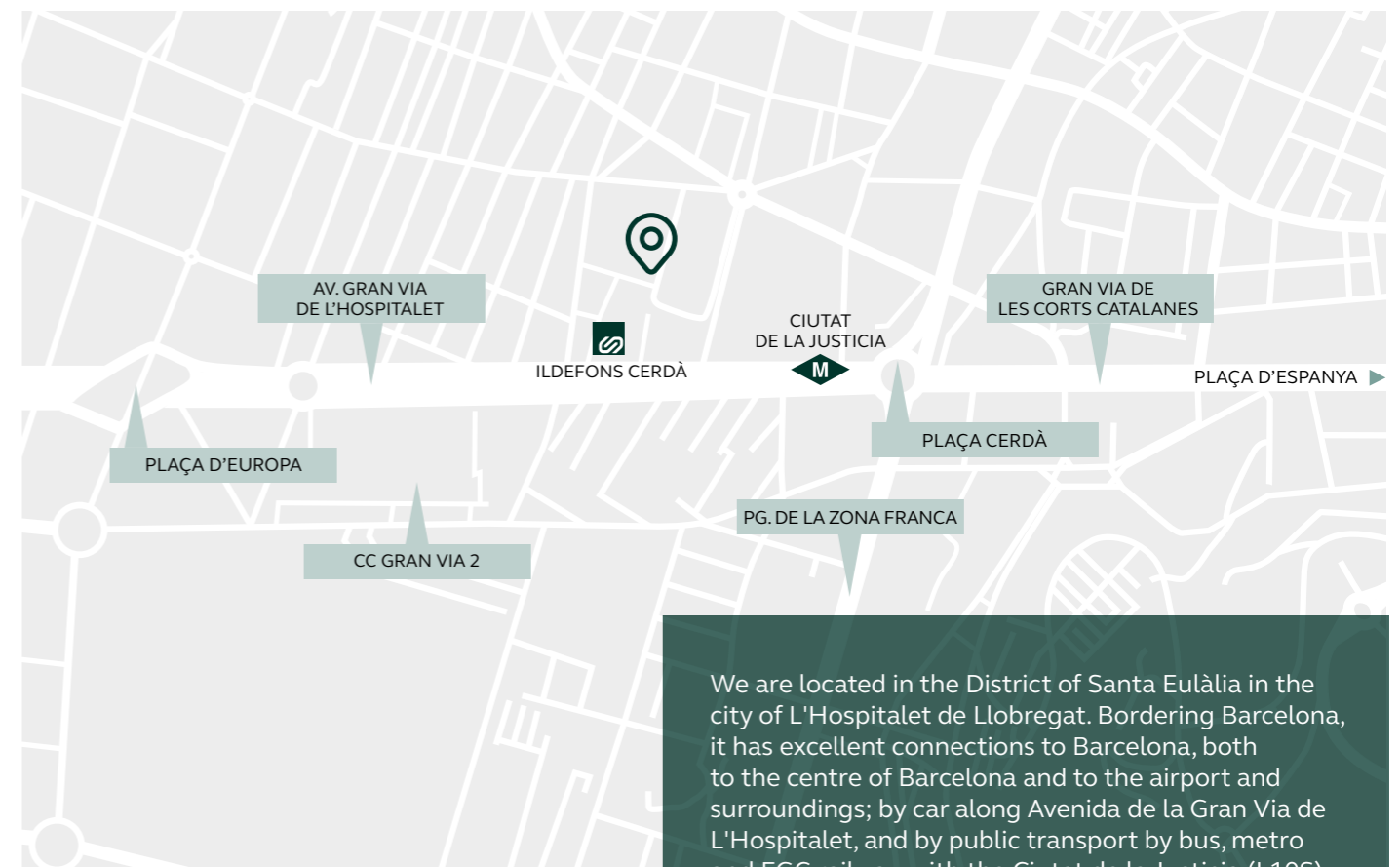
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LOCATION



We are located in the District of Santa Eulàlia in the city of L'Hospitalet de Llobregat. 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 .

This new development consists of a multi-family building project with ground floor, five upper floors and roof. The fifth floor has a communal pool and the building has two basement floors for parking.

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

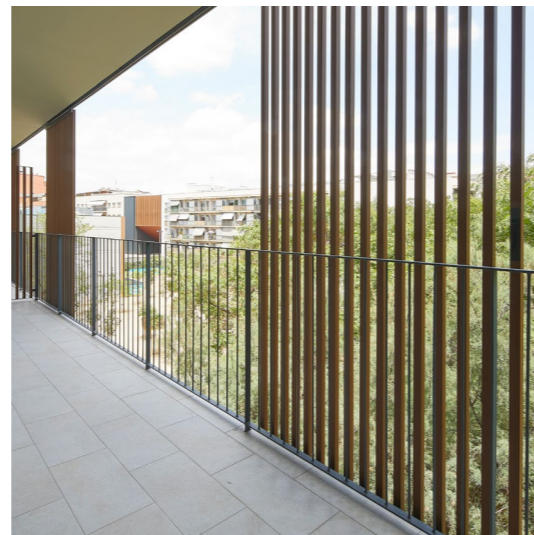
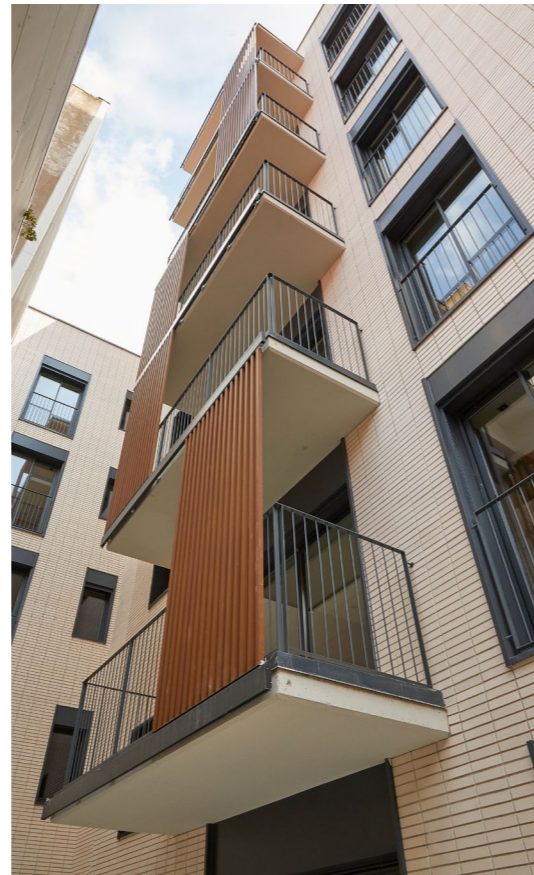


FAÇADE

All the façades are of Ibiza white exposed brick, with sprayed-on polyurethane thermal insulation. The ground floor façade overlooking the street has been finished with San Vicens natural stone cladding.



All the apartments, from the first to the fifth floors, have balconies with metal frame railings and sliding aluminium slat panels with an imitation wood finish.

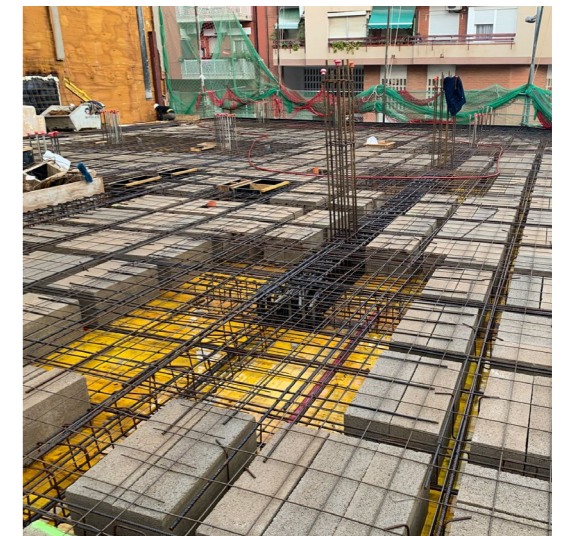



STRUCTURE

The structure is built with reinforced concrete poured “in situ”, in accordance with CTE DB SE Structural Safety RD 314/2006 and the EHE Structural Concrete Instruction.



All floors, from the basement to the roof, are executed with a reticular structure and solid slab on roof floors and balconies. The stair slabs and steps are built with concrete poured “in situ”.



The vertical structure is made with reinforced concrete pillars poured “in situ” and rolled steel profiles at some points on the façade and dividing wall. The foundation is made of foundation slab and diaphragm walls.



COMMUNAL AREAS

LOBBY

The flooring is made of Neocerámica porcelain stoneware and the plinth of oak-veneered fire-resistant DM board. Vertical surfaces use Vescom fabric wallcovering. The walls in the core area of the stairs and the ramp access are panelled with 30 x 30 cm oak strips.

STAIRWAY

The flooring and plinth are made of Madeira Beige porcelain stoneware by Neocerámica.

The walls have a painted finish.

The bannister is made up painted steel plates.

Lighting is by a combination of wall-mounted fittings on the landings and linear surface fittings on the landings of each floor, by XAL. The emergency lights are by Daisalux.



Space lighting is by means of light fitting recessed into the false ceiling by Iguzzini and PKM Iluminación.

Stained-oak letter boxes.



LANDINGS

The flooring is made of porcelain stoneware by Neocerámica.

Vertical coverings by means of fabric wall covering by Vescom.

The walls in the stairwells are panelled with 30 x 30 cm oak tiles.

Space lighting is by means of light fitting recessed into the false ceiling by Iguzzini and PKM Iluminación.

LIFTS

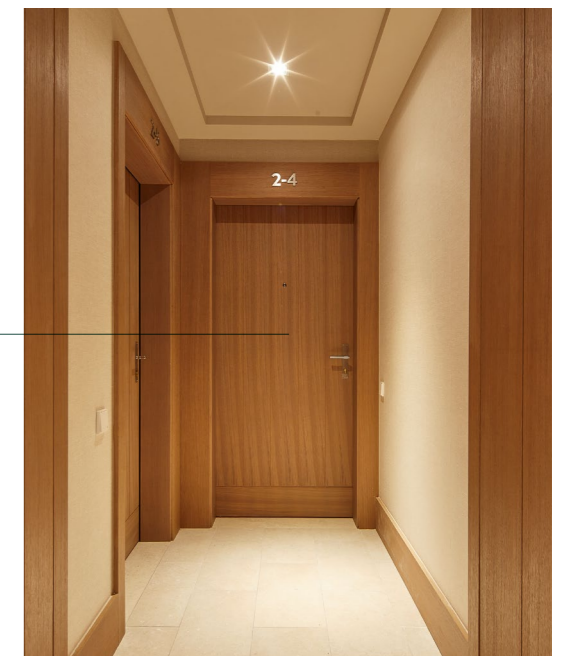
OTIS Genesis electric lifts, according to current Accessibility Regulations, with a compact machine and automatically-opening stainless steel doors. Cabin decorated with designer ceiling, mirrors and handrails.

Mirrors are located next to the access door and opposite the lifts.



The doors of the apartments, stairs and cupboards are made of oak-veneered fire-resistant DM board, following the same design as the rest of the walls.

Continuous plasterboard false ceiling, with perimeter mouldings, also in painted plasterboard.



ROOF DECK

This has an area with a swimming pool and solarium, with adapted access by means of a lifting platform, and a dedicated, restricted-access technical area.

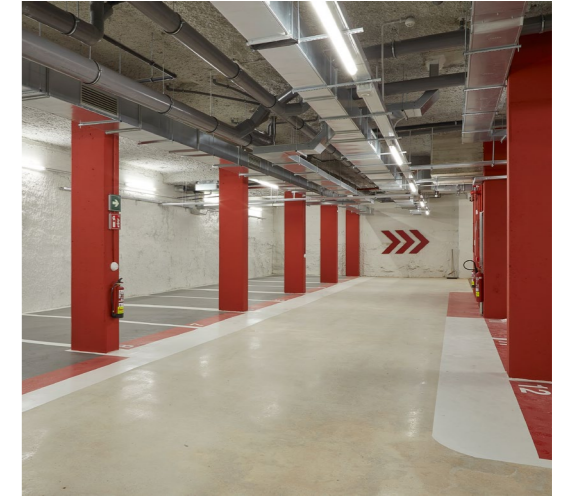
The flooring is ceramic, in some areas of a technical type.



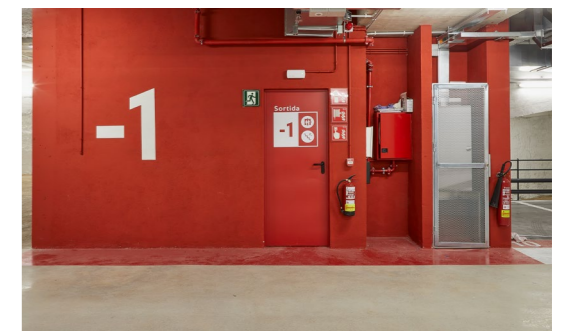
Lighting uses wall-mounted fittings and recessed fittings in the stairs by Iguzzini and Faro.

**PARKING GARAGE**

With access from Calle Transversal, 15. It has 2 basement floors with 26 parking spaces for cars. All the floors in the car park are connected to the apartments by lifts and stairs.



The car park finish reflects the N&N corporate identity. Differentiation of the parking spaces and other signage elements using different coloured paint on each level and polished concrete paving with gloss lithium finish in circulation areas and parking spaces. The interior of the stairwell has porcelain stoneware flooring from the Neocerámica firm. The walls and ceilings are matt finished in plastic paint.



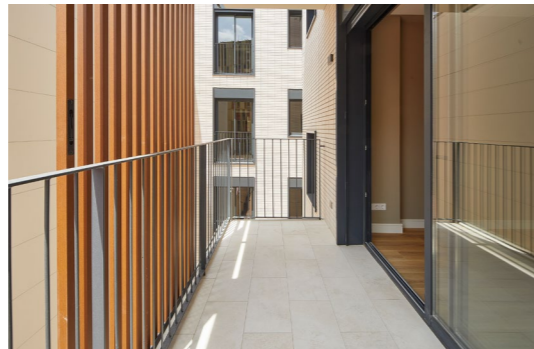


APARTMENTS

EXTERIOR FITTINGS

The exterior carpentry is by Technal, Soleal model, RAL 7016 colour, with thermal break, micro-ventilation system and low-emission double glazing.

All openings have electrically operated blinds by Gradhermetic.



TERRACES

The ground floor apartment facing the inside of the block has a large two-level balcony. The rest of the apartments, with the exception of those on the ground floor, have balconies facing either the street or the inside of the block, with porcelain flooring and aluminium blinds, imitation wood finish, to give users greater privacy.

One of the apartments on the fifth floor also has a large balcony with a pool.

INTERIOR FITTINGS

The entrance door to the apartments is lacquered white on the inside and panelled on the outside with oak-veneered fire-resistant DM board. Hardware with anti-leverage bolts, wide-angle peephole and three-point security lock. The knob and handles are made of stainless steel.

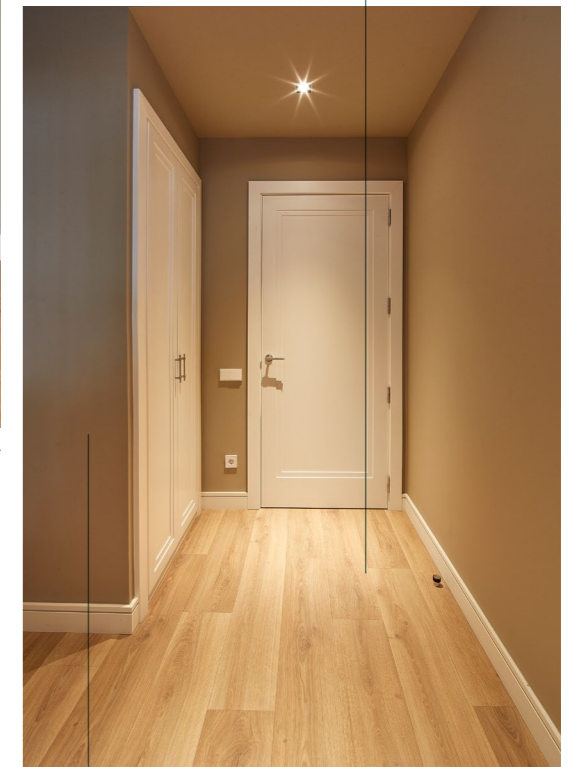


FLOORING AND COATINGS

The general flooring of the apartments consists of natural warm brushed oak floating laminate parquet on polyethylene sheeting, in all rooms except closed kitchens, bathrooms and balconies, where it is porcelain stoneware.



Opaque doors with white satin lacquered wood finish and stainless steel handles. Cupboards with hinged doors and white satin lacquered wooden covers. Melamine interior finish and stainless steel handles.



The interior partitions are made of plasterboard tiles with a dual structure of galvanised steel profiles with mineral wool insulation painted with plastic paint. The false ceilings in the apartments are made of plasterboard painted with plastic paint, except for the bathrooms, which have false ceiling with removable aluminium tiles.

KITCHENS

Polished white Silestone countertop and work area front tiled with white bevelled tiles.



Countertop and undercounter cupboards with white drawers and stainless steel guides by Nolte, with horizontal groove-type handles.

Fitted with Balay multifunction electric oven, microwave and induction hob; Pando stainless steel decorative extractor hood and Blanco sink and taps.

BATHROOMS

Tiled with large-format ceramic tile in imitation white marble. White Solid Surface Durian washbasin countertop with integrated washbasins and Duravit taps. The toilets and bidets are by Roca, white with cushioned lid drop.



One of the bathrooms in each apartment has an exclusive design cabinet or lower shelf of oak-veneered DM and stainless steel to match the countertop and sink.

They are also fitted with towel rails, toilet roll holders, screens and an anti-fog mirror framed in stained oak. Removable ceiling with white steel tiles.

Bathtubs, where installed, are by Duravit, and bathrooms with showers have custom-made, natural white shower with a slate texture, by Hidrobox.

Both the showers and the bathtubs have a Grohe Essence single-lever system with a New Tempesta 100 3-jet shower head.



FACILITIES

PLUMBING

Internally fed water system with multilayer reticulated polyethylene piping with thermal insulation and aluminium foil, in accordance with UNE-ENISO 15875-2.

The kitchens and bathrooms are fitted with hot and cold water shut-off valves. All sanitary devices, except for bathtubs and showers, feature individual hot and cold water shut-off valves. There is a cold water connection in the space for the dishwasher and the washing machine.

The DHW system is by a combination of solar panels on the roof and an electric water heater inside each apartment.



LIGHTING

Individual or double PKM Dicrocuadra model LED light fittings recessed into the false ceiling in all rooms. Lighting in the bathrooms is by adjustable waterproof downlights recessed into the false ceiling, by Deltalight. The countertop in the kitchen is also lit by integrated LED spotlights beneath the wall units.



VENTILATION

Dual ventilation system. Micro-ventilation integrated into the exterior carpentry and a mechanical ventilation system for air quality with a fan on the roof.

ELECTRICITY

The electrical installation is according to the Spanish Low Voltage Electrotechnical Regulation (RBT-2002).

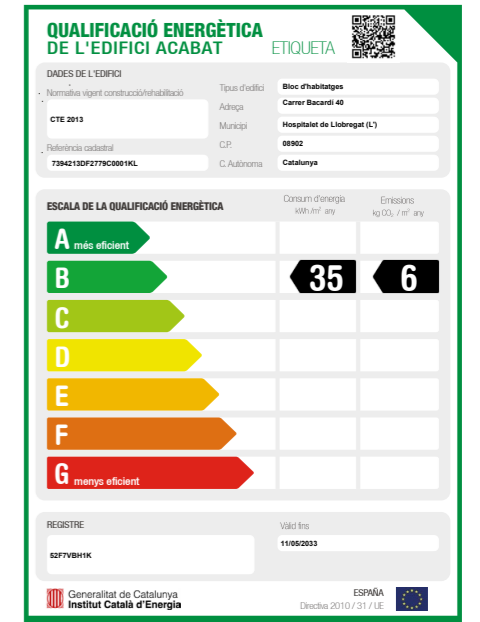


AIR CONDITIONING

The heating and cooling system is by heat pump, with an indoor unit inside the apartment and an outdoor unit on the roof of the building.

AUDIOVISUAL FACILITIES

Compliance with the Spanish Common Telecommunications Infrastructure (ICT) regulations. The building is equipped with antenna sockets for TV, FM radio and satellite dish in the living room, kitchen and bedrooms. Pre-wired for the reception of digital television channels. Telephone sockets in dining room, kitchen and bedrooms. There is a video intercom with a camera located at the entrance of the building and a receiver monitor inside the entrance to each apartment.



ENERGY CERTIFICATION

The Energy-Efficiency Rating is certified as B as regards both in power consumption and CO₂ emissions.





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