

DEVELOPMENT
ESPRONCEDA, 41

Poblenou - Barcelona



ESPRONCEDA, 41

RESIDENTIAL BUILDING OF NEW CONSTRUCTION IN THE HEART OF THE POBLENOU

The **Espronceda 41** development is an ambitious new construction residential project that promotes five bright, versatile and comfortable homes plus two spaces for offices or commercial premises in the heart of Poblenou, next to the new Diagonal, 5 minutes from the Rambla del Poblenou and a few meters from the sea.

The building has two commercial ground floors (1 of them with a garden of 47 m2) and five floors intended for.

housing, with a single entity per floor of constructed area 96 m2. All homes have three bedrooms and two bathrooms.

Highlights the house on the first floor as it has a **Japanese courtyard** of 15 m2.

Promotion status: Finished



THE UBICATION

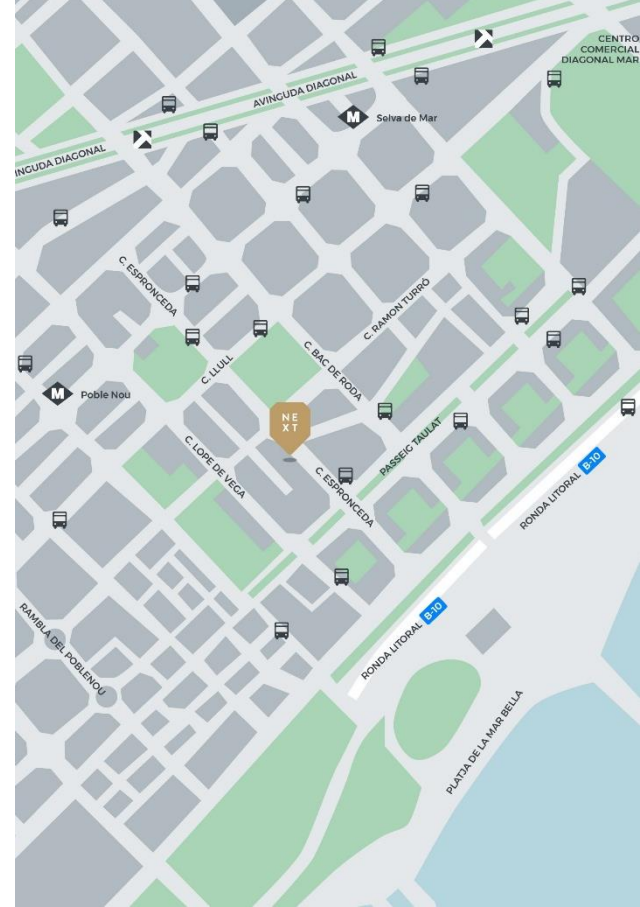
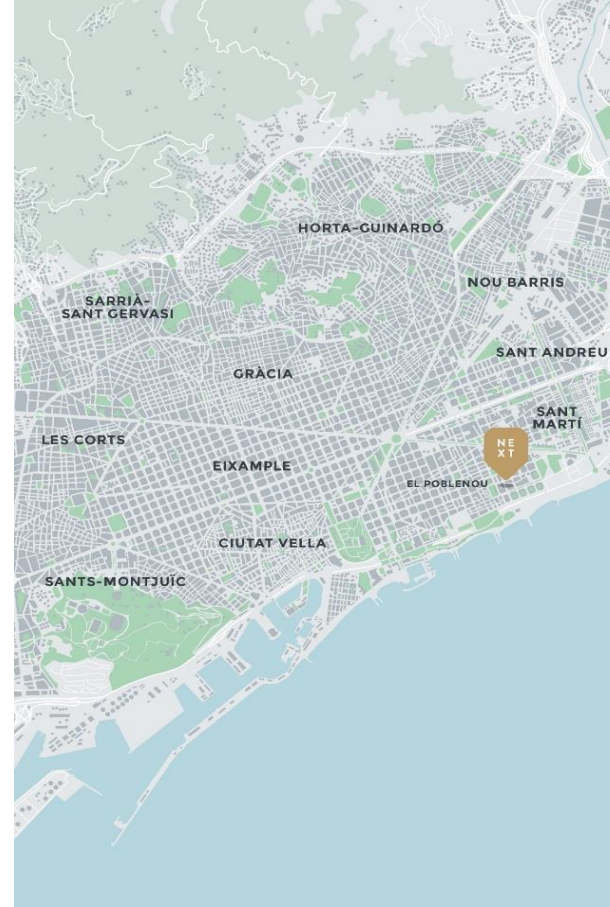
2 MINUTES FROM THE SEA

The **Espronceda 41** is located in the heart of Poblenou, characterized by its neighborhood life combined with the latest trends, for its proximity to the beach, its green areas and its proximity to the 22@ technology center.

El Poblenou is an extensive district with trendy cafes and tapas bars on the *Rambla del Poblenou*, as well as refurbished factories that house technology offices and design exhibitions.

Among the places of interest near the *Plaza de las Glorias Catalanas* are the *Els Encants* market, the futuristic Design Museum of Barcelona and the *Torre Agbar* skyscraper, designed by Jean Nouvel.

It is also an area with excellent communications with both the center and the city exit.



BUILDING

VOLUM & FACADE

The new building, arranged between medians, consists of a ground floor with two offices or commercial premises, and five floors all intended for housing, with a **single entity per plant**.

All homes have 3 bedrooms and 2 bathrooms. In addition, the house on the first floor has a **japanese patio** of 15 m2.

All entities (homes) have a **large windows** in the day area (overlooking Espronceda street) and a **balcony** with access from 2 bedrooms (overlooking the courtyard) made it offers a great luminosity to the entire house.

The architectural design and constructive qualities are raised at the **highest level**.

The building will have an **elevator**.



THE HOUSING

CHARM & FUNCTIONALITY

HOUSEHOLDS & TYPOLOGIES

The typologies of the houses resulting from the building correspond **apartments of three bedrooms** with one entity per floor.

The surface of the houses is 96 m² and the distribution of the first floor also has an exclusive Japanese patio of 15 m². In addition, all homes have large windows in the day area and a balcony that is accessed from the two double bedrooms.

The new construction homes, bright, comfortable and spacious and with optimal qualities.

FEATURES & FINISHES

- Park and porcelain floors
- Spacious
- Abundant natural light of morning and afternoon
- Exterior to street and block yard
- Kitchen open to living / dining room equipped with integrated Siemens appliances
- Bathrooms equipped with Hansgrohe taps and Roca toilets
- LED lighting
- Air conditioning and heating ducts
- Gas heating.
- Fitted wardrobes
- Aluminum enclosures with thermal break
- Lift
- After-sale service and warranty



GF – OFFICE 1
40,96m2 BUILDED SURFACE
1 BATHROOMS
145.000€ + VAT

GF – OFFICE 2
173 m2 BUILDED SURFACE · 47 m2 GARDEN
1 BATHROOMS
SOLD

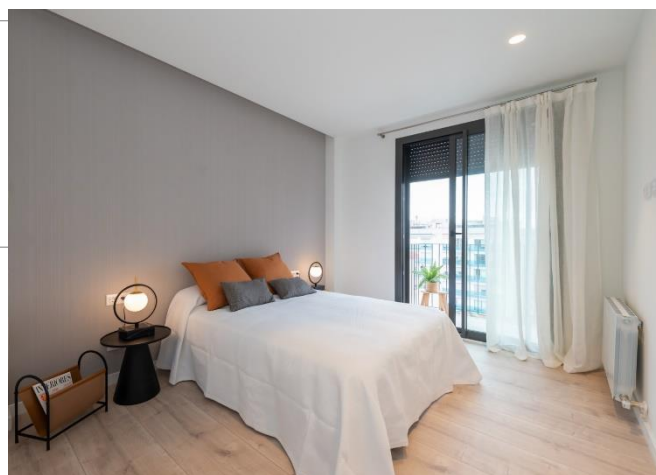
1º FLOOR
96 m2 BUILDED SURFACE · 15 m2 PATIO
3 BEDROOMS · 2 BATHROOMS · BALCONY
492.000 € + VAT

2ª FLOOR
96 m2 BUILDED SURFACE
3 BEDROOMS · 2 BATHROOMS · BALCONY
492.000 € + VAT

3ª FLOOR
96 m2 BUILDED SURFACE
3 BEDROOMS · 2 BATHROOMS · BALCONY
502.000 € + VAT
Sold Out

4ª FLOOR
96 m2 BUILDED SURFACE
3 BEDROOMS · 2 BATHROOMS · BALCONY
512.000 € + VAT

5ª FLOOR
96 m2 BUILDED SURFACE
3 BEDROOMS · 2 BATHROOMS · BALCONY
TERRACE 42 m2
Sold Out



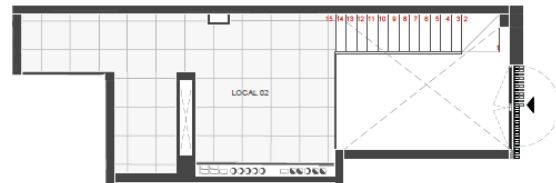
Functional wardrobe system, in the central corridor area by the developer.



GF – OFFICE 1

40,96 m² BUILDED SURFACE

1 BATHROOMS



1º FLOOR

96 m2 BUILT SURFACE · 15 m2 PATIO
3 BEDROOMS · 2 BATHROOMS · BALCONY



FLOOR TYPE

96 m2 BUILT SURFACE

3 BEDROOMS · 2 BATHROOMS · BALCONY



CALIDADES

PAVEMENTS

- Offices: **MARAZZI TREVERKEVER** Porcelain
- Homes: **EGGER** parquet in homes
- **MARAZZI PLASTER** porcelain tile in kitchen and bathrooms.
- Porcelain **MARAZZI PIETRA OCCITANA** outdoors.
- Lacquered wood baseboards.
- **MARAZZI PLASTER** Porcelain Pavement in common areas

KITCHENS

- **FRANKE** sink
- **ICONICO** black matte faucet
- **SILESTONE** kitchen countertop
- Kitchen furniture matte finish, white color in low furniture and column and Onix color in high furniture.
- **SIEMENS** integrated appliances:
 - Induction hob
 - Bell on wall
 - Oven
 - Microwave oven
 - Dishwasher
 - Integrated fridge

CARPENTRY

- Exterior aluminum carpentry with thermal break
- Motorized blinds in living room and bedrooms.
- Lockers in all rooms.
- Door security entrance to the house.
- Interior doors white

COATINGS

- Front kitchen **METRO PIECE** with bone bevel
- **MARAZZI PLASTER** porcelain in bathrooms.
- Gresite or similar in shower area.
- Laminated plasterboard ceiling
- **VESCOM** vinyl siding in living room and master bedroom.

BATHROOMS

- **HANSGROHE** faucet
- **ROCA** toilet
- Mirror
- **ROCA** and **VIDRE BANY** washbasin
- **SYAN FREG** resin shower tray
- Stainless steel and laminar glass screens.

INSTALLATIONS

- General lighting **NEXIA**
- **LED** linear lighting
- **NEXIA** kitchen lighting
- **NEXIA** bathroom lighting
- **SIMON** mechanisms
- Ducted hot / cold air conditioning and radiator heating (solar panels + heat pump)
- Gas mixed boiler
- Electric thermostat



Commercialize:

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