

XUCLÀ 19 | BARCELONA



BARCELONA • RAMBLAS •

■ EXCEPTIONAL LIVING ■





Barcelona Ramblas, an exclusive residential project of 28 homes that reinterprets the history of Barcelona. With access from Xuclà and Elisabets streets, this project joins two emblematic buildings through a landscaped courtyard, creating an authentic urban oasis.

It offers homes from 1 to 3 bedrooms, designed to combine comfort and functionality, preserving historical elements that give character and uniqueness to each space. Its imposing façade, historic staircase and carefully preserved heritage elements stand out.

The common areas are designed for the wellbeing of people; a gym, a coworking space, two terraces with solarium and a landscaped courtyard that acts as the core of urban life.

Of the 28 homes, 6 Open Spaces, 4 duplexes and a unique home that preserves an original vault, former atelier of the artist Sebastià Antón Pascual, stand out.





HISTORY AND HERITAGE CHARM. A JOURNEY THROUGH TIME IN THE HEART OF BARCELONA.

Barcelona Ramblas is not just a new home, but a journey back in time through Barcelona's ancient history. This emblematic building, carefully restored, preserves original architectural elements that transport us to other times.

Every corner tells a story. In the foyer, the ceiling of wooden beams and ceramic vaulting with pictorial decorations welcomes us with an air of classical elegance. The arch of the 19th century entrance, adorned with plaster sculptures, and the 20th century wooden door with printed glass add a touch of sophistication.

The majestic imperial marble staircase, the centrepiece of the building, invites you to explore the different floors. In the flats on the first and second floors, the decorations on ceilings and floors take us back to a past full of charm.

The restoration of Barcelona Ramblas has preserved these heritage elements, turning them into an architectural **treasure of the city of Barcelona.**

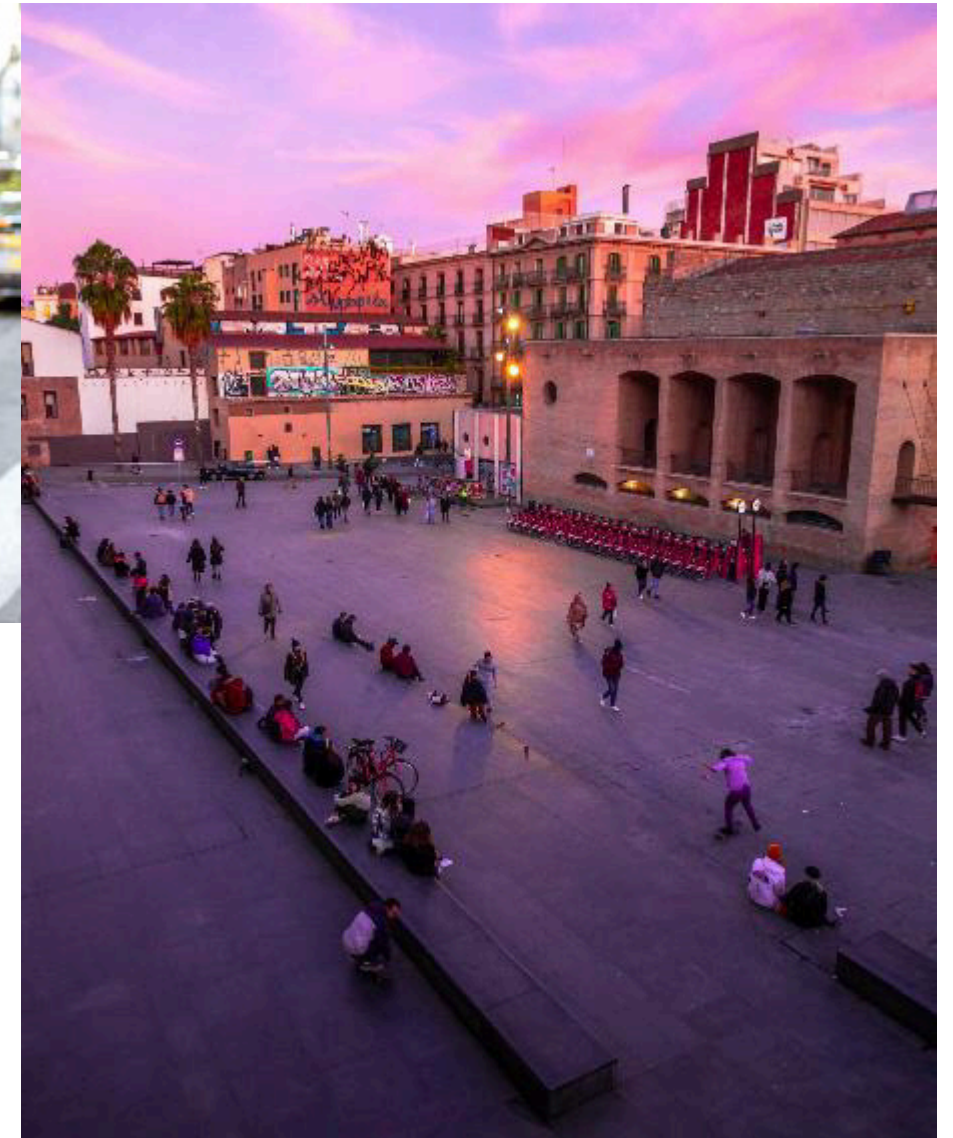


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LA RAMBLA, THE ESSENCE OF BARCELONA.

Living in La Rambla means enjoying a privileged location in the heart of Barcelona, a lively promenade that runs from Plaza de Catalunya to the Mirador de Colón in front of the city's old port, offering easy access to all the city's points of interest.



Surrounded by historic buildings, traditional shops and street artists, with a unique and authentic atmosphere.

The Rambla, divided into several named sections, offers a route full of contrasts: from the liveliness of the Rambla de Canaletes to the tranquillity of the Rambla de Santa Mònica. Along the way, visitors can enjoy the beauty of the historic buildings, the variety of flower stalls, the energy of the street artists and the varied gastronomy of the Boqueria Market.



BARCELONA RAMBLAS

BARCELONA
CATHEDRAL

PORTAL DE L'ÀNGEL

PLAÇA CATALUNYA

LA RAMBLA

HOTEL
LE MÉRIDIEN 5*

HOTEL 1898



LOCATION

A STONE'S THROW FROM EVERYTHING.

The excellent connection to public transport, both metro and bus, makes it easy to get around the city. The easy use of public transport and cycling helps to reduce the carbon footprint and contribute to a more sustainable city.



Liceu - 200 m, 3 min walk

Universitat - 500 m, 7 min walk

Jaume I - 800 m, 10 min walk

Sant Antoni - 800 m, 10 min walk



Numerous bus lines run along the streets adjacent to La Rambla, offering a wide coverage of the city.

La Rambla - Plaza Catalunya - 200 m, 3 min walk.



Barcelona has a bicycle rental system (**Bicing**) that allows you to get around the city in a sustainable way.

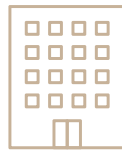
There are Bicing stations at various points along La Rambla.



BARCELONA RAMBLAS AT A GLANCE.

2

buildings connected by
a landscaped courtyard.



XUCLÀ BUILDING -
PB+5 - 20 dwellings
from 1 to 2 bedrooms



ELISABETS BUILDING -
PB+3 - 8 flats from 1 to 3
bedrooms



Historic elements
preserved in the
dwellings.



Landscaped courtyard.



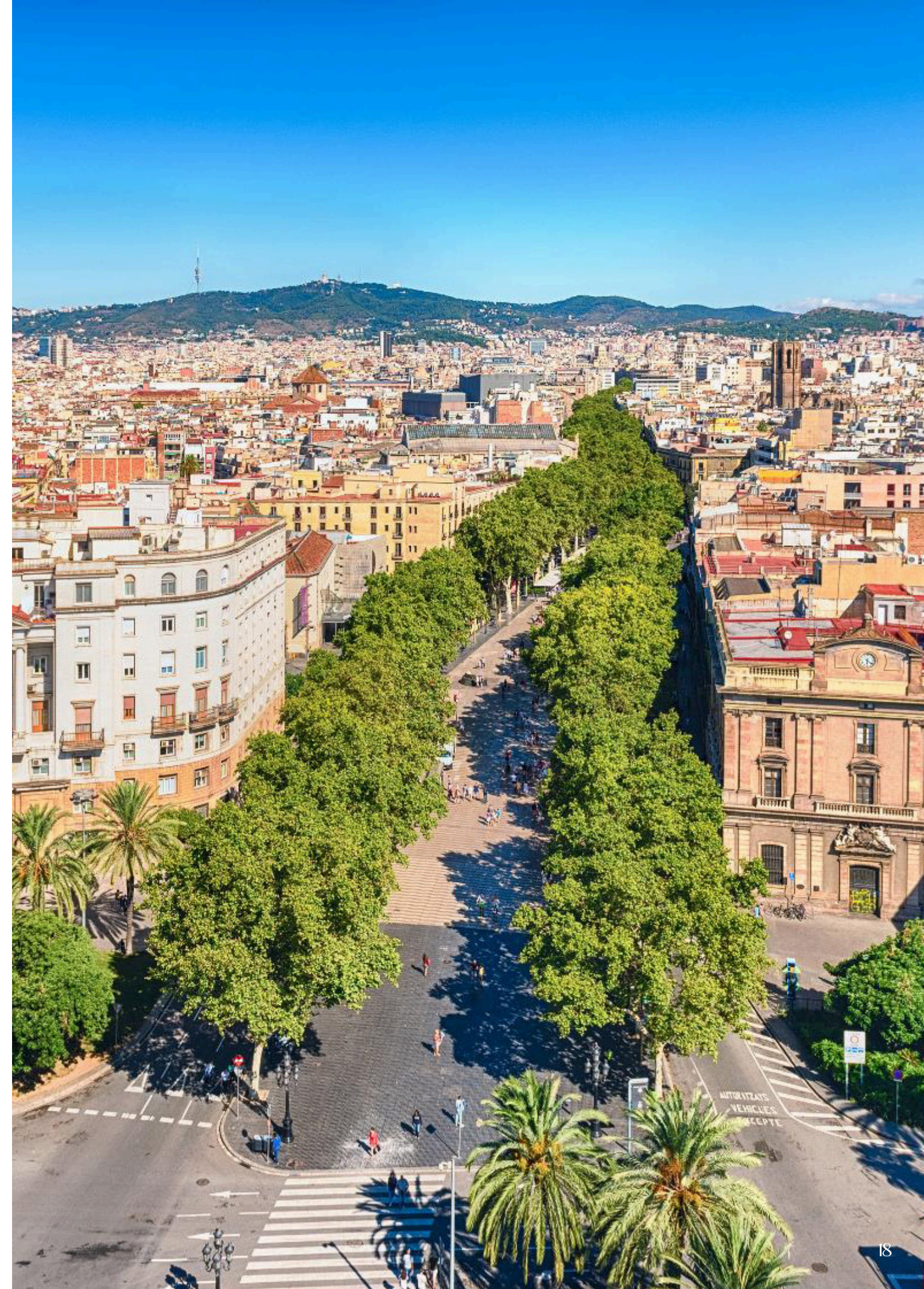
Gymnasium on the
ground floor with
direct access from the
landscaped courtyard.



Coworking space on
the ground floor with
direct access from the
landscaped courtyard.



2 communal
terraces with
solarium.





THE INTERIOR PATIO AS THE SOUL OF THE BUILDING The communal areas of Barcelona Ramblas reflect a sophisticated and unique lifestyle.

Conceived as an urban oasis, the landscaped courtyard connects the two historic buildings, becoming the focal point for generating community. It is here that people meet and share experiences, promoting interaction and coexistence.



GYM

A functional and efficient space for those looking for a quiet and relaxing environment to train without having to leave the building itself. Impregnated with natural light through its large windows overlooking the landscaped courtyard, it invites you to disconnect from daily stress and to concentrate on wellbeing.



COWORKING SPACE A modern workspace designed for people, responding to the needs of an increasingly flexible and connected lifestyle, encouraging collaboration and productive work.

TWO COMMON USE TERRACES WITH SOLARIUM

A quiet place in the open air where you can relax, read a book or simply disconnect from the outside world.

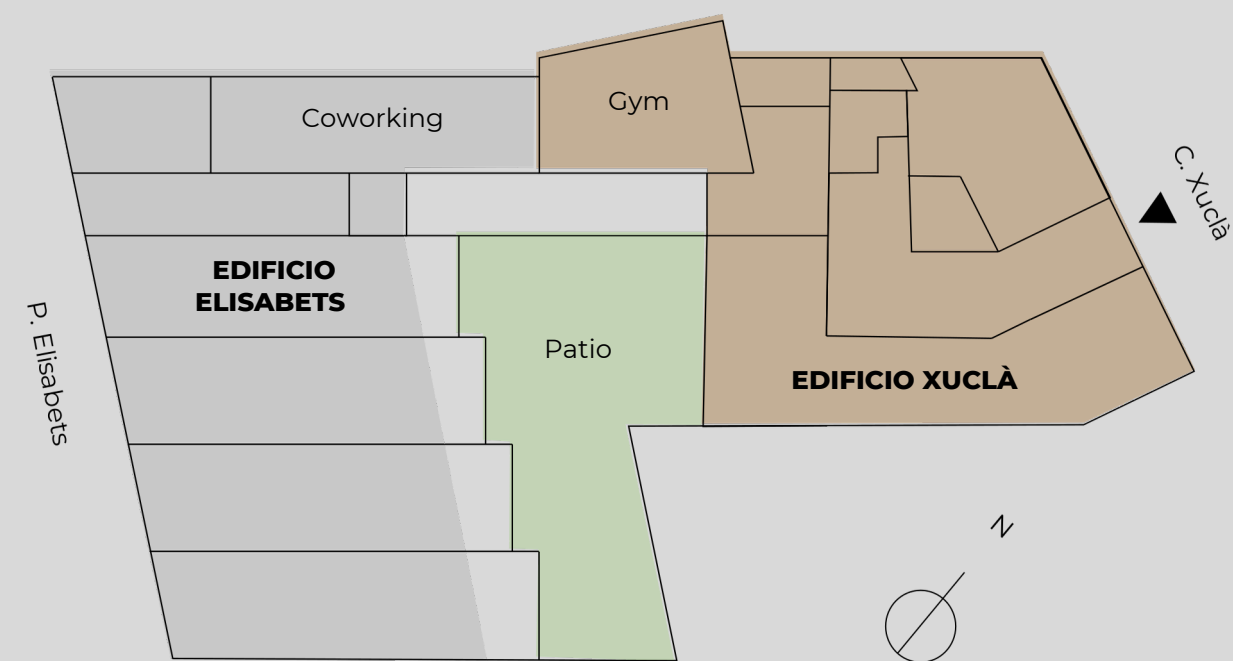
In addition, it fosters a sense of community where you can share experiences and create a warmer, more welcoming atmosphere.



ELISABET BUILDING TERRACE



TERRACE XUCLÀ BUILDING



PLANS



QUALITY
SPECIFICATIONS

TPOLOGIES.



1 bedroom - 17 dwellings.
(6 open space)

- Acceso Elisabets: 1 open space.
- Acceso Xuclà: 5 open spaces + 11 viviendas.



2 rooms - 10 flats.
-Access Elisabets: 4 duplexes + 2 flats.
-Xuclà access: 4 dwellings.



3 bedrooms - 1 flat.
- Access Elisabets.



HOUSES FROM 1 TO 3 BEDROOMS

Every corner of Barcelona Ramblas has been carefully designed to offer maximum comfort.

The high quality finishes and the functional distribution of the spaces allow you to enjoy a comfortable and sophisticated life in the heart of the city.

AN ARCHITECTURAL JEWEL

One of the flats, the former atelier of the famous artist Sebastià Antón Pascual, preserves an impressive original vault as a unique piece that adds a historical and singular touch to the space.

A corner where creativity and history merge

**OPEN SPACE**

A design concept that integrates different rooms, kitchen, living room and dining room into a single open and bright space. It creates a feeling of spaciousness and fluidity, allowing greater circulation of natural light and greater flexibility to adapt the space to different lifestyles.



DUPLEX

Flats with two levels connected by an internal staircase.

This distribution allows to optimise space, ventilation and natural light, a perfect option for those looking for a modern lifestyle and dynamic.

They have an access to an interior courtyard on the ground floor and a private terrace outside on the upper floor.





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PLANS



QUALITY
SPECIFICATIONS

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