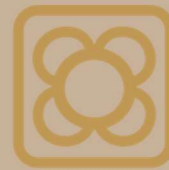




BARCELONA
•RAMBLAS•

• EXCEPTIONAL LIVING •



QUALITY SPECIFICATIONS

QUALITY SPECIFICATIONS

EXTERIOR	Structure Envelope Exterior Carpentry
INTERIOR	Partition Walls False Ceilings Interior Carpentry
CLADDINGS	Wall cladding Flooring
FIXTURES	Sanitary ware Faucets Kitchen
INSTALLATIONS	HVAC Lighting
RESTORED ELEMENTS	Facades Communal Areas (Xucla Street) Internal house finishing

QUALITY SPECIFICATIONS

EXTERIOR

Structure

- Xucla Street building: The structure of this block of the existing building is composed of load-bearing masonry walls. In the original structure of this part of the building, the slab is formed by wooden beams and ceramic infill vaults. Instead, the upper floors have slabs composed of metal beams. All the entire existing structure has been repaired and reinforced with metal profiles to comply with current law and regulations.
- Elisabets Street building: The structure of this block of the existing building is composed of load-bearing masonry walls. On the ground floor, the slab is formed by wooden beams and ceramic infill vaults. Instead, the upper floors have slabs composed of prefabricated concrete beams. All the entire existing structure has been repaired and reinforced with metal profiles to comply with current law and regulations.

Envelope

- The facade restores its original composition, maintaining the painted colour and finish. The existing facade has been preserved, but an interior lining has been added, ensuring thermal and acoustic isolation in accordance with the requirements of the Technical Building Code (CTE). The insulation is provided by rock wool, a rigid material which does not burn, as it is an inert material. The inner lining offers additional insulation and greater flexibility for installations and smooth surfaces.

Exterior carpentry

- Exterior Wood Carpentry: The original carpentry is replaced with wood carpentry with thermal channel breakage profiles, with fixed, hinged, and/or combined leaves according to design, with double glazing and an interior air chamber in all rooms. The glass will have solar control and low emissivity.
- Wooden Shutters: The existing wooden shutters on the facade are replaced with new wooden shutters.
- Building Entrance Door: The original large wooden door is restored.



QUALITY SPECIFICATIONS

INTERIOR

Interior partitions

- Separation between dwellings, is mostly composed of self-supporting partition walls with laminated plasterboard panels equipped with interior insulation for better acoustic and thermal characteristics, according to technical specifications that comply with current law and regulations.
- Interior partitions made with self-supporting partition walls with laminated plasterboard panels equipped with interior insulation for better acoustic and thermal characteristics, according to technical specifications that comply with current law and regulations.

Suspended ceilings

- False ceiling made of laminated plasterboard panels with plastic paint finishing.
- Exposed ceiling. In some dwellings, the original ceiling has been left exposed, showing the beams, whether made of wood or metal.

Interior carpentry

- Interior doors. Smooth and lacquered, with stainless steel hardware. The main entrance doors to the dwellings are panelled and reinforced, with stainless steel hardware and high-security locks.
- Built-in wardrobes with smooth lacquered doors, interior finish lined with melamine and equipped with hanging bars and built-in drawers and shelves.



QUALITY SPECIFICATIONS

CLADDINGS

Vertical surfaces

- Wall finishes. Smooth paint throughout the entire dwelling.
- Bathrooms and toilets. Wet areas will be covered with rectified porcelain material, combined with painted walls, according to the project design.

Floorings

- Interior dwellings flooring. Square-format porcelain stoneware. In some dwellings, the original hydraulic flooring has been restored
- Exterior dwellings flooring in ceramic brick
- Common areas in Xucla Building. In the entrance lobby and noble storeys P1 and P2, the interior marble flooring has been preserved, as well as the stairs on the Ground Floor and the noble storeys P1 and P2. In the rest of the floors, large-format porcelain stoneware flooring has been used.
- Common areas in Elisabets Building. Flooring of lobbies and staircase in large-format porcelain stoneware.



QUALITY SPECIFICATIONS

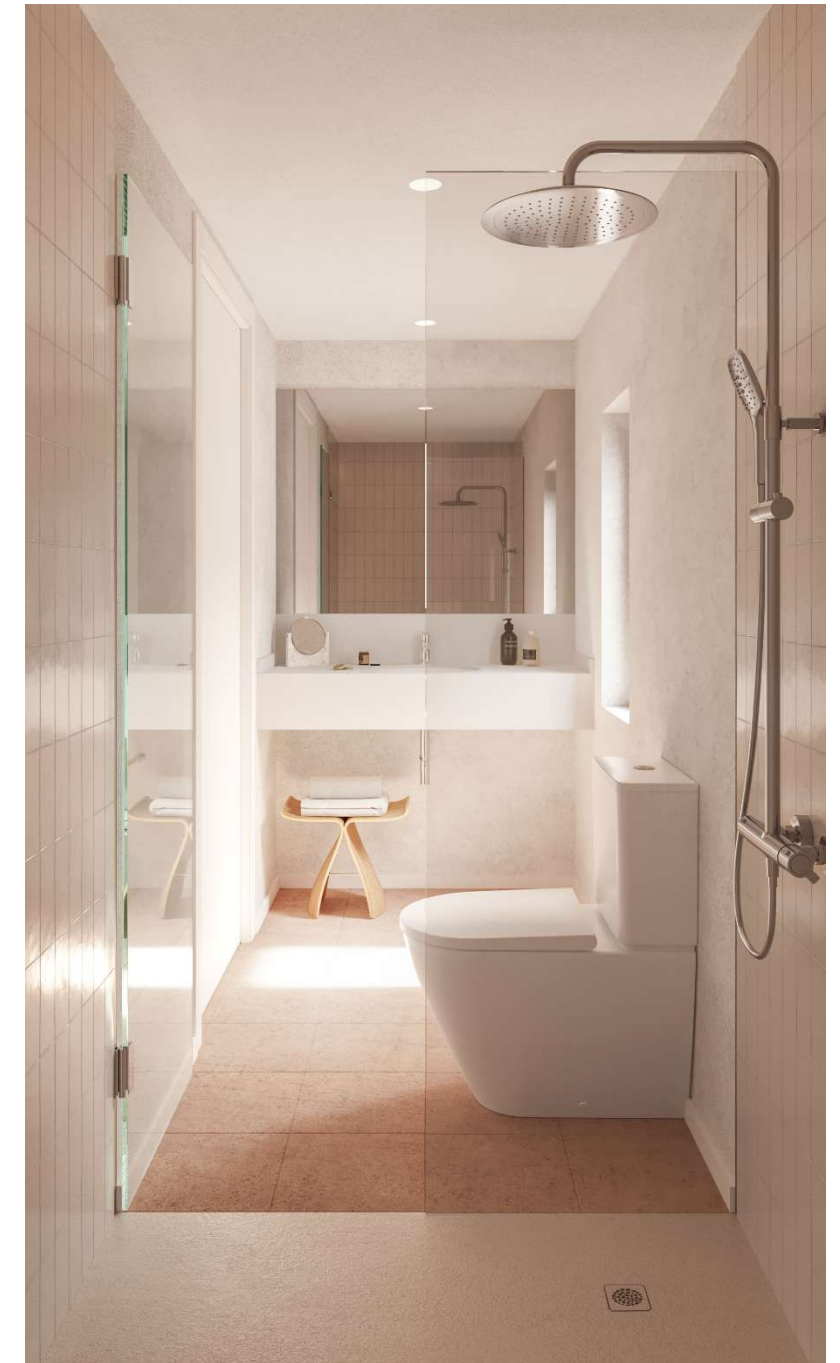
FIXTURES

Bathrooms

- Floor-standing sanitary fixtures attached to the wall.
- Resin shower tray with a siphon cup, according to project specifications
- Chromium-plated single-lever mixed faucets. In the shower, it will be placed a thermostatic column
- Build-in design furniture with countertop, mirror and shower screen.

Kitchen furnishing

- High-quality upper and lower cabinets, lacquered in white.
- Countertop surface and front panel with Silestone, according to project specifications. The rest of the walls will be painted with acrylic paint.
- The kitchens will include MIDEA brand appliances, including an induction cooktop, extractor hood, electric oven, panelled combi refrigerator, panelled dishwasher, washing machine and microwave.



QUALITY SPECIFICATIONS

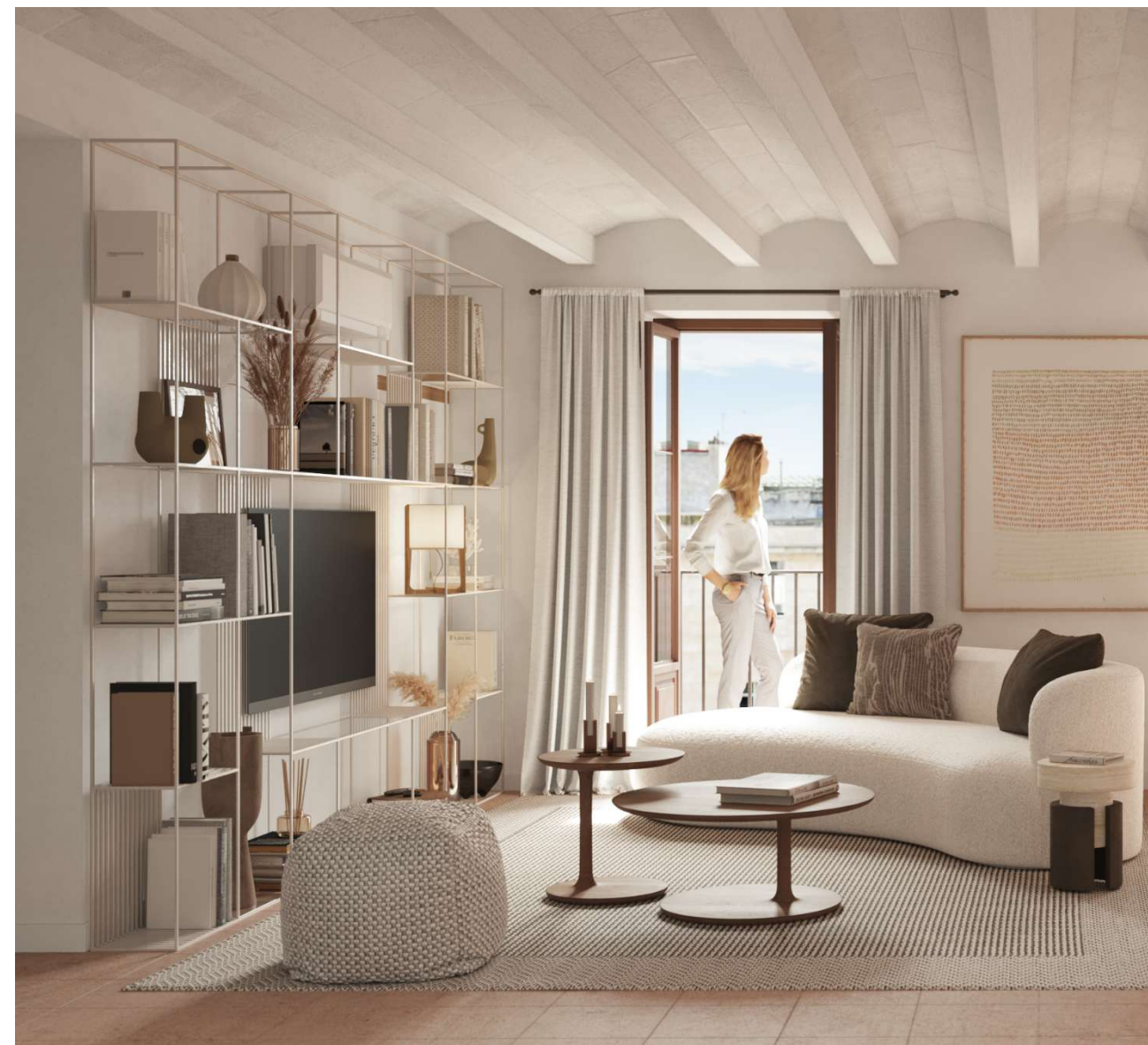
INSTALLATIONS

HVAC INSTALLATION

- Heat production, cooling and domestic hot water using aerothermal energy.
- Installation for heat production, cooling and domestic hot water using Aerothermal system. Heat and cooling production and emission through ducts in the false ceiling or individual units in the rooms (depending on the dwelling) with independent room control, enhancing the system's performance and improving thermal comfort. Prevision of electrical plug, for the future installation of an electric towel radiator
- Mechanical ventilation through a double-flow system with heat recovery

Lighting and telecommunications

- LED Lighting according to room distribution, with wall washer lights, indirect line lighting and outdoor signal beacons.
- Complete telecommunications installation with connections in all rooms except bathrooms and technical rooms.
- Video intercom installation with screen-operating door opening,



QUALITY SPECIFICATIONS

RESTORED ELEMENTS

Facades and envelope

- The facade maintains its original composition, maintaining the painted colours and finishes.
- On the main facade of Xuclà, the exterior wooden shutters with slats are restored. Additionally, the interior wooden shutters are also restored in the areas where they were originally located.
- On the balconies, the original wrought iron railings are preserved and restored.

Communal areas Xuclà Street

- In the entrance lobby of Block Xuclà, the maximum number of architectural elements of heritage interest have been restored, such as ceiling and wall mouldings, decorative capitals, baseboards and original paintings. Additionally, the original wooden beams have been left exposed.
- On the noble floors, which are the ground, first, and second floors, the interior marble flooring has been preserved and the original staircase has been maintained, restoring the marble steps and the wrought iron railing.
- On the upper floors, the flooring in common areas and staircase has been replaced, but the original wrought iron railing has been restored.

Interior of dwelling

- Dwellings interior. The maximum number of architectural elements of interest, as well as the structural elements and original flooring, have been restored.
- Ceilings. In some dwellings, the original beams, whether wooden or metal with ceramic infill, have been left exposed. The entire existing structure has been repaired and reinforced with metal profiles to comply with current regulations.
- Flooring. In some dwellings, the original hydraulic flooring has been restored. The rest of the interior flooring in the dwellings is square-format porcelain stoneware.



