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LIVING HISTORY





# LIVING HISTORY



NN Ample is a new development of rental apartments and commercial properties located right at the heart of Barcelona's old town.

The development is the result of a large-scale refurbishment project of two historic buildings listed in the Architectural Heritage Catalogue, one of which is the Neo-Classical mansion built by the architect Joan Martorell i Montells, who received the City of Barcelona Architecture Award in 1900.

A residential complex at the heart of the Barri Gòtic neighbourhood of the Catalan capital, just a stone's throw from the Port Vell leisure complex and a short walk from the city's beaches. An excellent choice with a bright future

at the very centre of the city, in one of the most historic neighbourhoods of Barcelona.

The building is located in one of the quietest squares in the old town, Plaça de la Mercè, in an area with traffic calming measures in place.

A location with unbeatable transport links, both by car, with easy access to the Ronda Litoral, and by metro and bus to the rest of the city.

The development forms part of the block between Carrer Ample, as it runs across Plaça de la Mercè, Carrer dels Còdols and Carrer d'en Serra.



## RENTAL APARTMENTS IN A LISTED ARCHITECTURAL COMPLEX, WITH COMMUNAL SWIMMING POOL AND SOLARIUM

The residential complex consists of eight residential properties in the mansion at number 11 on Carrer Ample, and 27 in the building at number 13. The complex also includes two large commercial premises.

The mansion has three floors, with a semi-basement, ground and first floor, as well as a light and spacious commercial premises on the corner at number 13.

- 35 one-, two- and three-bedroom apartments, with 1 or 2 bathrooms; fully equipped kitchen diner or open kitchens, and storage room in some apartments. All the apartments are outward-facing with plenty of natural daylight on the façade overlooking the Plaça de la Mercè and in the top-floor apartments, with access to the communal swimming pool on the roof.

- All the top-floor apartments have large terraces with panoramic views over the square, the Church of La Mercè

and the rooftops of the old town. They also have small private swimming pools.

- All the apartments are fitted with parquet flooring, except in the bathrooms, and air-conditioning and central heating through ducts. Wifi integrated in homes and throughout the residential.

- The listed façades of the two buildings have been returned to their original state through a painstaking restoration project, to retrieve the original appearance of the sandstone of the mansion's façade and the marbled stucco of the building at number 13, with the traditional wrought iron balconies and shutters that are so typical of the architecture of 19th Century rental properties in the city.





## KITCHEN

Kitchen diner or open kitchen with lots of daylight and laminated parquet flooring. White Zeus Silestone countertops and lacquered white wooden units. Fully equipped with refrigerator, dishwasher, oven, induction cooker and extractor hood. All the apartments also have a washer-dryer.

## LIVING ROOM

Spacious with plenty of daylight and top-quality finishing touches. Fitted furniture with a wooden finish. Laminated parquet flooring. Glossy white lacquered doors.

Apartments 7, 8 and 9 on the fourth floor and the top floor properties have direct access to a private terrace.





## BEDROOMS

Bedrooms with laminated parquet flooring, fitted wardrobes with a wooden finish and glossy white doors. Many of the bedrooms open straight onto the living room through broad sliding doors.

## BATHROOMS

The bathrooms are fitted with all the latest comforts, with laminated oak units, showers with glass screens, wood-effect porcelain stoneware flooring and rectangular black ceramic tiles on the walls. False aluminium slat ceiling. All the bathrooms have an electric towel rail, and many have an airing cupboard with the boiler and washing machine in (in other cases, it is in the communal areas).





## SECOND FLOOR

2-5 (show apartment for the 1st, 2nd, 3rd and 4th floors)

2-bedroom flat, with one bedroom opening onto the living room, with views over the Plaça de la Mercè and Carrer d'en Serra. Kitchen diner and one bathroom.



## THIRD FLOOR

3-9

2-bedroom flat with 2 bathrooms, kitchen diner opening onto the living room, with views over the Plaça de la Mercè and Carrer dels Còdols.





## FOURTH FLOOR

4-7

2-bedroom flat with 1 bathroom, kitchen diner opening on to living room, with access to a large terrace and small private swimming pool, all overlooking the Plaça Plaza de la Mercè and windows with views of the impressive courtyard of the mansion.



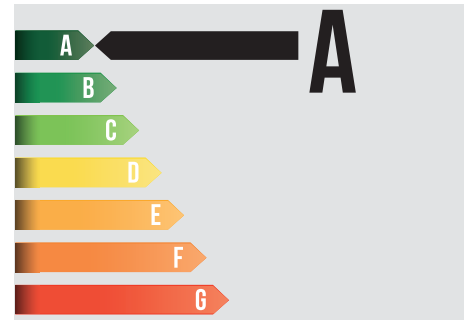
## TOP FLOOR - 3

2-bedroom flat with 1 bathroom, kitchen opening onto the living room with access through balcony doors onto a large terrace with a small swimming private pool, overlooking the Plaça de la Mercè.



# EFFICIENCY AND SUSTAINABILITY IN ALL THE DETAILS

The apartments on Carrer Ample are the result of a refurbishment project of a listed complex, in accordance with the principles of **eco-efficiency**, using the most **effective energy technologies**, for which the development has been awarded an **A rating**.



## SMART ARCHITECTURE

- Existing stone façades improved with internal heat insulation. New masonry façades with double heat insulation on the outside and inside.
- Sun protection system with movable slats with wooden shutter, perfectly in line with the typical style of traditional Barcelona architecture.
- Designer aluminium frames with optimal performance in terms of air permeability and waterproofing, with thermal break, combined with low emission, noise reduction glass for greater comfort inside the properties.
- Rooftop garden area with box planters integrated around the perimeter of the communal area, with shrubs to create a setting that promotes the environment and the biodiversity of the native flora.
- Traditional finishes on the restored façades, such as lime mortar.



The rehabilitation of existing heritage is the clearest example of sustainable constructions, enabling us to contribute significantly towards reducing the carbon footprint of the development

## ENERGY EFFICIENCY

### Natural Lighting

- Sun control using wooden shutters with mobile slats, screens and internal solid wooden shutters.

### Lighting and electricity consumption

- Lighting in the communal and entrance area with movement detectors, to guarantee the maximum energy saving.
- Top-class appliances (oven, dishwasher, fridge, microwave, washing machine, tumble dryer; A+, A++, A+++ and ECO) , integrated in cupboards.
- Low consumption LEDS with warm tones.
- Personalized adjustment of lighting level in the main bedroom and living room.

### Hot water

- 50% reduction in hot sanitary water consumption thanks to the high-efficiency aerothermal system.

### Elevators

- LED lighting with automatic shut-off, generating a 75% energy saving.
- Low voltage control system.
- Designed to minimize maintenance management.
- Maximum energy efficiency rating.



The rational use of the most advanced technologies enables us to achieve a high degree of energy efficiency



## ELECTRICAL PERFORMANCE

### Natural ventilation

- Lightwells and ventilation shafts integrated within the historical architectural structure to guarantee cross-ventilation in 65% of the apartments.

### Comfortable Temperature

- The central heating and air-condition system is designed to be regulated in each room, offering the maximum benefits of comfort in terms of the temperature, energy savings and flexibility in the levels of heat and cold in the different rooms.
- The resident of each apartment can use the aerothermal system in the summer or winter, depending on their specific needs at any given time.

### Energy saving

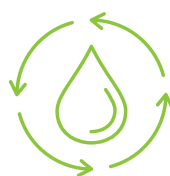
- The use of the aerothermal system, with a high-efficiency external air source heat pump, to produce the hot sanitary water and the water for the central heating system generates a great saving from an energy perspective.



**We apply a range of energy consumption reduction measures, thereby achieving a significant financial saving**

## WATER OPTIMIZATION

- All the taps have flow regulators fitted, which disperse and mix air with the water to increase the pressure while reducing water consumption, generating a saving of 40-60%.
- Pressure regulation system to prevent significant increases that would cause excessive water consumption.
- On the communal terrace of the apartments, native Mediterranean plant species have been planted, with an automatic watering system.
- Sustainable control of water usage thanks to an automatic drip watering system.



**We promote the efficient use of water through sustainable practices and measures to prevent excessive consumption**



# AMPLE 11 13

Carrer Ample, 11-13  
BARCELONA



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