



Núñez i Navarro

NN AMPLE

TECHNICAL SPECIFICATIONS





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The NN Ample residential complex can be found right in the heart of Barcelona's old town. It is the result of a major rehabilitation development of two historic buildings that are listed in the Catalogue of Architectural Heritage, one of which being the Neoclassical palace designed by the architect Joan Martorell, awarded the City of Barcelona's Architectural Prize in 1900.

A residential complex in the heart of the Catalan capital's Gothic Quarter, a step away from the Port Vell leisure complex and a short distance from the beaches. An

excellent opportunity for a future in the city's central area, in one of Barcelona's most historic districts. The building is located in one of the old town's quietest squares, in an area that benefits from traffic calming features. The area has excellent transport links, either by car along the Ronda Litoral or with the rest of the city by metro or bus.

The development is located in the block between carrer Ample as it passes through Plaça de la Mercè, carrer Còdols and carrer d'en Serra, in the city of Barcelona, post code 08002.

Major rehabilitation development of two listed historical buildings, with ground floors given over to commercial premises/offices and a total of 35 flats of 1, 2 and 3 bedrooms in carrer Ample as it passes through Plaça de la Mercè, in Barcelona.

The main façades open to the square face southeast, while the side façades, on carrer Còdols and carrer d'en Serra, respectively face southwest and northeast. The listed façades have been restored to their original state through an attentive restoration project agreed with the Heritage Department of the City Council of Barcelona, recovering the original appearance of the sandstone of the palace façade and the marble stucco of building no. 13, with the typical wrought-iron balconies and hinged shutters so common in the architecture of the

city's nineteenth century casas de renta. The only new section of the façade, on carrer d'en Serra, is in a clearly contemporary style, with a double façade, large windows and a continuous wooden lattice construction that provides protection from the sun.

The 35 residential properties that make up the complex are divided between the two buildings (8 buildings in the palace at no. 11 carrer Ample, 27 in the building at no. 13), although the vertical communication core, consisting of 1 staircase and 2 adapted lifts, is common to both. This is located in no. 13 and has a well-proportioned lobby, with concierge service.



COMMERCIAL PREMISES/OFFICES AT C/ AMPLE N. 11 (PALACE)

In accordance with agreements with the Barcelona City Council Department of Heritage, and with the aim of preserving the unity of the monumental spaces of this building, these premises consist of three levels: semi-basement, ground floor and upper floors.

- **Semi-basement:** this consists of a series of open-plan spaces with a vaulted ceiling, together with a core of toilet facilities in the area next to the building's dividing wall with its neighbour in carrer Còdols and receives natural light through a series of tall windows facing Plaça de la Mercè and carrer Còdols. It is accessed through an open staircase following the existing monumental staircase on the ground floor and the emergency staircase that connects the ground floor and semi-basement exclusively, in addition to the lift/goods lift that connects the three floors of premises 1 and the roof area of the building set aside for the technical facilities for these premises.

- **Ground floor:** slightly raised above street level (approximately 1.2m), this consists of a series of open-plan rooms organised around the Montjuïc stone monumental courtyard with columns on the ground floor and which is covered at the level of the first-floor ceiling with a skylight of leaded polychrome glass. It has two entrances, the main one from carrer Ample through a monumental entrance hall and marble staircase, and another service entrance from carrer Còdols with a stairlift installed that provides access for people with reduced mobility.

In addition to the two staircases mentioned above in the semi-basement, the staircase that connects the five levels of the palace above ground begins on this level, corresponding to the access from carrer Còdols. This is shared by the residential properties on the upper floors, but only in the event of fire emergencies, as the residents of the flats can only use this to descend in the event of an evacuation. Large restored wood-framed windows look on to Plaça de la Mercè. Core of toilet facilities in the area next to the building's dividing wall with its neighbour in carrer Còdols.

- **First floor:** consists of a series of open-plan rooms organised around the monumental courtyard and a large monumental room that occupies the entire width of the building on the Plaça de la Mercè front, with a ceiling decorated with paint on canvas and walls with pictorial decorations. It is accessible from the ground floor via the monumental staircase of the lobby, the general access staircase from carrer Còdols and the lift/goods lift. Large restored wood-framed windows look on to Plaça de la Mercè and carrer Còdols. Core of toilet facilities in the area next the building's dividing wall with its neighbour in carrer Còdols.

- **Roof:** commercial premises no. 1 is allocated space on the building's roof for its technical installations. Reached via the general access staircase on carrer Còdols and the lift/goods lift.





COMMERCIAL PREMISES C/ AMPLE N. 13

This consists of open-plan premises of generous height, with large semi-circular arch windows looking on to Plaça de la Mercè, where the main entrance is located, and on to carrer d'en Serra, and a more interior area of the ground floor and mezzanine, which is reached

from this street. The mezzanine is not yet accessible, and a new staircase will need to be installed. There is insufficient height for this to be habitable and it can only be used for services, such as toilet facilities, storage or changing rooms.



Transformer station

The transformer station, for the exclusive use of the electricity company, is built in to the ground floor of the building and is accessed from carrer d'en Serra.

RESIDENTIAL PROPERTIES

The 35 residential properties are located on the upper floors of the two buildings at no. 11 and no. 13 of carrer Ample, but access to them is through the lobby and the vertical communication core, which consists of 1 staircase and 2 adapted lifts, located in building no. 13.

• Ground floor

With direct access from carrer Ample, the ground floor accommodates the well-proportioned lobby for the residential properties with concierge desk and cleaning services room (from this the service patio that divides buildings no. 11 and no. 13 can be accessed). The vertical communications core, consisting of 1 staircase and 2 lifts, and the technical rooms area where the meters, various utilities and the rubbish collection area are located, are accessed directly from the reception area. The refuse collection area can be reached directly from a secondary access point on carrer d'en Serra. The central area of the lobby is lit from above through horizontal skylights, which correspond to the new open lightwell with the reform between buildings no. 11 and no. 13.

• First and second floor (building, carrer Ample n. 13)

Each one consists of 6 residential properties on a communal corridor and a communications core formed by a staircase and two lifts. Door 1 consists of 2 bedrooms, 1 bathroom, kitchen open to living room with a large balcony to carrer d'en Serra. Doors 2, 3 and 4, with the same layout, have 1 bedroom, 1 bathroom, kitchen open to the living room and balconies to Plaça de la Mercè.

Door 5 consists of 2 bedrooms, 1 bathroom, kitchen diner to living room, with balconies to Plaça de la Mercè and carrer d'en Serra.

Door 6 consists of 2 bedrooms, 1 bathroom, kitchen diner to living room, with balconies to Plaça de la Mercè.



• Third floor, building at carrer Ample n. 13, and second floor of building at carrer Ample n. 11

This level includes the floors of the two buildings that make up the complex. There is a slight difference in level between them, which has been resolved by the installation of a stairwell in the communal hall.

It consists of 10 residential properties on a communal corridor and communications core formed by a staircase and two lifts. Door 1 consists of 2 bedrooms, 1 bathroom, kitchen open to living room with large balconies to carrer d'en Serra and balcony and window to inner courtyard. Doors 2, 3 and 4, with the same layout, have 1 bedroom, 1 bathroom, kitchen diner to living room with balconies to Plaça de la Mercè and window to inner courtyard.



Door 5 consists of 2 bedrooms, 1 bathroom, kitchen diner to living room with balconies to Plaça de la Mercè and window to inner courtyard. Door 6 consists of 2 bedrooms, 1 bathroom, kitchen diner to living room with balconies to Plaça de la Mercè and window to inner courtyard. Door 7 has 3 bedrooms, one of which en suite, 2 bathrooms, kitchen through to living room with windows to Plaça de la Mercè, the monumental courtyard of the palace and the new courtyard between the buildings.

Door 8 consists of 2 bedrooms, 1 bathroom, kitchen open to living room with windows to carrer Còdols. Door 9 consists of 2 bedrooms, 2 bathrooms, kitchen diner to living room with windows to Plaça de la Mercè and carrer Còdols. Door 10 consists of 2 bedrooms, 2 bathrooms, kitchen, living room with windows to Plaça de la Mercè and to the monumental courtyard.

• Fourth floor, building at carrer Ample n. 13 and third floor, building at carrer Ample n. 11

This level includes the floors of the two buildings that make up the complex. There is a slight difference in level between them, which has been resolved by the installation of a stairwell in the communal hall. It consists of 9 residential properties on a communal corridor and communications core formed by a staircase and two lifts.

Door 1 consists of 2 bedrooms, 1 bathroom, kitchen open to living room with large balconies to carrer d'en Serra and balcony and windows to inner courtyard. Doors 2, 3 and 4, with the same layout, have 1 bedroom, 1 bathroom, kitchen open to living room and balconies to carrer d'en Serra.

Door 5 consists of 2 bedrooms, 1 bathroom, kitchen diner to living room with balconies to Plaça de la Mercè and carrer d'en Serra. Door 6 consists of 2 bedrooms, 1 bathroom, kitchen diner to living room with balconies to Plaça de la Mercè and window to inner courtyard. Door 7 has 2 bedrooms, 1 bathroom, kitchen diner to living room with balcony to patio-terrace overlooking Plaça de la Mercè, with small private pool and windows to the palace's monumental patio and to the new patio between the buildings.

Door 8 consists of 2 bedrooms, 1 bathroom, kitchen open to living room with patio-terrace overlooking Plaça de la Mercè and small private pool and windows to carrer Còdols. Door 9 consists of 1 bedroom, 1 bathroom, kitchen open to living room with balcony to patio-terrace overlooking Plaça de la Mercè with small private pool and windows to the palace's monumental courtyard.



• Penthouse floor, carrer Ample n. 13 and carrer Ample n. 11

This level also includes the floors of the two buildings that make up the complex. The open stairway to the roof can be accessed from this floor.

It consists of 4 residential properties on a communal corridor and communications core formed by a staircase and 2 lifts. Door 1 consists of 2 bedrooms, 1 bathroom, kitchen open to living room with balconies to terrace with small private pool and window to new interior patio.

Door 2 consists of 1 bedroom, 1 bathroom, kitchen open to living room with balconies to terrace with small private pool. Door 3 consists of 2 bedrooms, 1 bathroom, kitchen open to living room and balconies to well-proportioned terrace with small private pool, with views to Plaça de la Mercè.

Door 4 consists of 2 bedrooms, one of which is en suite with a small wardrobe, 2 bathrooms, kitchen open to living room with balcony to terrace with views to Plaça de la Mercè, with small private pool and windows to interior patios.



• Roof

With access via one of the two lifts in the communications core and the open stairway. It has a communal swimming pool surrounded by a moveable planter with shrubs, an area set aside for clothes drying and building-related machinery (telecommunications room, aerothermal machines for domestic hot water and air conditioning for residential properties).

Façade

A micronized glass powder jet cleaning treatment has been applied to the sandstone façade of the palace at no. 11 facing carrer Ample. The filleted stucco on the carrer Còdols façade has been restored with traditional lime mortar made with slaked lime and natural pigments. The marbled stucco facing on the façade of building no. 13 has been restored using the same technique, with a top layer of slaked lime and marble powder.

Where the existing façades and the new façades in the two inner courtyards are of ceramic brick, exterior insulation has been installed with Weber Therm Placa Clima 34 insulating plates, finished with white Tene Micro plaster.

Carpentry. Marrón Granulado colour Technal lacquered aluminium carpentry. Soleal windows and balconies. Climalit 3+3/16 glass with low emission argon gas/4.

On floors 2 and 3 of building no. 11, laminated pine carpentry with Cedria Dekor Lasur varnished finish, Climaguard Premium windows (3+3 mm/ 8 mm with argon and low emission of 4mm).

On the ground floor and first floor of no.11, restoration of existing wooden carpentry, finished with satin enamel paint. New Climaguard Premium glazing (3+3 mm/ 8 mm with argon and low emission of 4mm).

Hinged shutters on the façade of building no. 13 in Flanders wood, in compliance with UNE-EN- 13659-1:04. Interior with folding doors in oak veneer and white roller screen.

Mallorcan shutters in penthouse flats, with 4100 PT slats. On the new façade on carrer d'en Serra, folding lattices of chestnut, ash and yellow pine painted with satin enamel Ral 8019.

Commercial premises at carrer Ample 13 have doors of fireproof yellow pine with varnish finish and 10+10 safety glass.

Fakro DXW DU6 120 passable square skylights on the ceiling of the entrance lobby.

CI-System Prefire Lamilux PR-60 skylight in leaded polychrome glass, with built-in smoke outlets for open space on ground and first floors of building no.

Penthouse terraces. Wood flooring of WPC Timber Tech slats over battens.

Partition walls between terraces consist of a 1.1m high lower wall plastered and painted, and an upper section of satin stainless-steel platen newel posts and horizontal tubes of carpentry colour lacquered steel.

Walkie wall washer lights on private terrace and iGuzzini iPro projectors.

Plaxilon coated mini pools with built-in ladder, self-supporting with metal structure, equipped with 10w Led Slim. Astralpool Millenium side filters, Saci Optima filtration pumps with Navalcarnero FIL II electronic Bluetooth panel.





Roof. Walkable flat roof with pool and solarium finished with platform of wood flooring of WPC Timber Tech slats over battens. In installations area finished with slimline ceramic bricks. In open staircase area and lift lobby 30x60cm PURE colour Argenta Kursaal porcelain stone flooring.

1.1m high railing of 40x10 galvanised-steel vertical bars of solid plate painted anthracite grey colour.

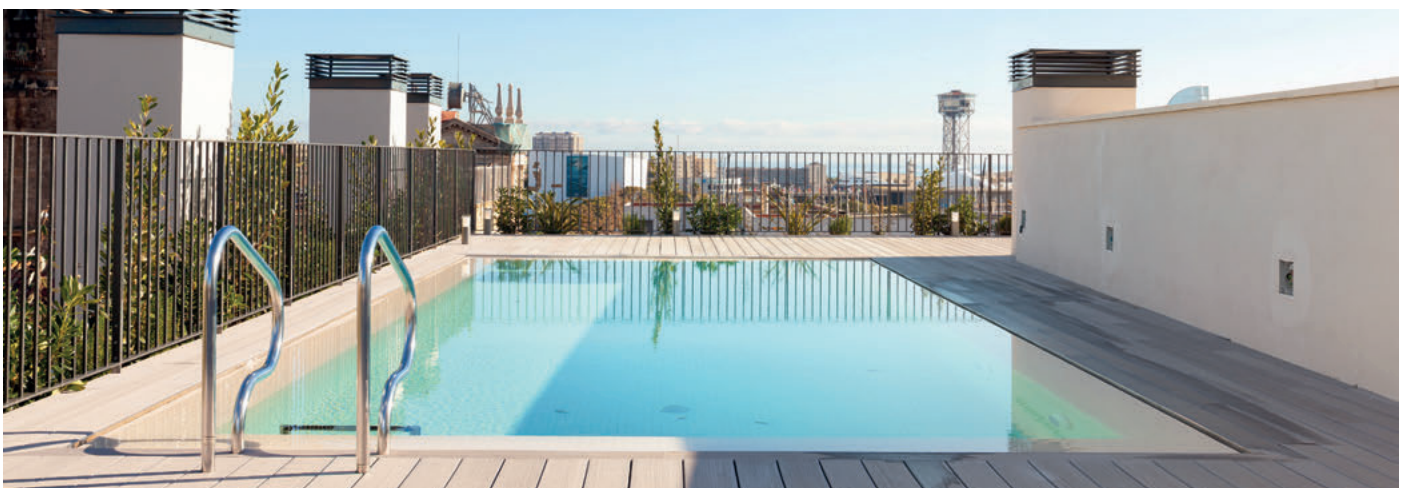
90cm deep communal pool finished with glitter antislip Gresite Hisbalit Unicolor 331 40. Astralpool dosing pump, filter and meter. Astralpool LumiPlus Rapid VI White waterproof spotlights.

Chimney stacks of white painted plastered brick, with a 1.5mm thick grey anthracite colour Hotpint Piscis sheet steel hood with kiln-fired finish.

3mm thick galvanised steel plate planter with aromatic shrubs.

Walkie wall washer lights and iGuzzini iPoint marker lights.

Technical room with door formed of white painted metal frames and interior cladding of 20x20cm white ceramic tiles.



Lobby, landings and residential staircases

Access to the lobby through yellow pinewood door with fireproof varnish finish and 10+10 safety glass. Abb Welcome video intercom. Mutina Puzzle Edge Steel porcelain stoneware flooring. Walls finished with Microcolor Microcement colour Marfill NT- 037. Panelling and mailboxes in concierge area in fireproof oak veneered MDF. Reception desk in three-ply oak veneer with fireproof varnish. Pladur false ceiling made of plasterboard with white plastic paint. Lighting with iGuzzini Underscore Grazer Led strip lighting recessed in perimeter of false ceiling, iGuzzini Laser recessed lights, BK27 iPro de iGuzzini BK27 iPro projectors, iGuzzini QA02 Laser hanging lamps over reception desk and Luceplan MeshD86 Led suspended lamps.

Corridors-halls of residential properties with 14oraitaliana XO Uniti porcelain stoneware flooring. MDF wainscotting with workshop primer to paint on

site and oak veneer door assembly, all lacquered with white Ral 9016 open-pore semi-satin paint. Walls and ceilings of plasterboard painted with Ral 7002 matt plastic paint. Lighting: Bega 22816 wall lights on doors with lighting/numbering assembly. iGuzzini Underscore Grazer Led strips in plasterboard false ceiling moulding. iGuzzini model 351 recessed luminaires with MY24 lens.

PR-260 Stock stairlift platform on floors 3 and 4.

Staircase with 30x60cm Pure-colour Argenta Kursaal porcelain stoneware. Plastered walls finished with Ral 9016 smooth matt plastic paint. iGuzzini Motus wall lights.

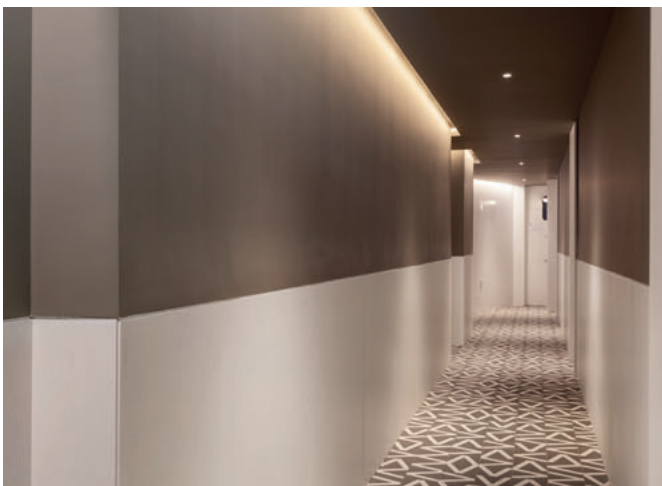
Lifts

Otis Gen2 Comfort electric lifts, with compact machinery and automatic opening stainless-steel doors. Surface of lift box and installations cabinets in white Ral 9016 painted steel sheet. Cabin decoration with mirrors, handrails and designer ceiling. 14oraitaliana XO Uniti porcelain stoneware flooring.

Technical rooms

Stylnul 20x20cm white tile technical rooms with Lea Ceramiche Cliffstone Taupe Mohe 60x30cm flooring.

White painted plasterboard ceiling. Garda white cleaner's sink with stainless steel grid.



**Residential properties flooring**

Quick Step floating laminated synthetic parquet flooring, Impressive Ultra Imu1847 laminate, oak finish, laid in random pattern over a 3mm polyethylene sheet, in all rooms except bathrooms and terraces.

Paint

Vertical and horizontal surfaces in residential properties painted with Valentine V D 137 colour matt plastic paint.

Walls

Between properties, with double-structure plasterboard sheets of galvanised steel profiles with sound-absorbent insulation and intermediate sheet of galvanised steel with a total thickness of 17cm. Interior walls with 8/11cm plasterboard sheets. Water-resistant MDF skirtings within the thickness of the plasterboard wall.

False plasterboard ceilings throughout the property painted with Valentine V D 137 matt plastic paint.

Interior carpentry

Entrance doors to homes with interior finish in lacquered Ral 9010 colour MDF. Exterior finish of oak veneer, lacquered finish with semi-satin open pore white Ral 9016. Hardware with anti-lever bolts, wide-angle optical sights glass and three-point security lock. Stainless-steel knob and handles.

Opaque doors with white Ral 9010 lacquered satin finish. Carré system with perimeter rubber seal and hidden ventilation system. Sliding Kroma system in bathrooms. Saheco SF Roller sliding doors integrated in wardrobes with RA shock absorber system. MDF doors painted in enamel in installations cupboards.

Built-in wardrobes and separating dividers between rooms are hinged doors in Davos Natural Oak wood. Interior finish is Egger H3131 melanin. Touch opening system.





KITCHENS

All kitchens are open-plan or kitchen diner to living room.

Flooring

Quick Step floating laminated synthetic parquet flooring, Impressive Ultra IMU1847 laid in random pattern over a 3mm polyethylene sheet.

Surfaces

Silestone Blanco Zeus Extreme 2cm worktop and vertical surfaces.

Furniture

Kitchen furniture under worktops with drawers and guides in stainless steel, Nolte Küchen S19 Soft Lack 76W D04 LMW PWD. Led Set-2 integrated lighting.

Exterior of doors in matt white laminated poly and interior and shelves in synthetic laminate and hidden stainless-steel hinges, with handles.

Equipment

Siemens electric oven and glass-fronted built-in microwave.

Pando stainless-steel decorative insulated extractor hood integrated into Evo furniture.

Integrated Siemens refrigerator

Siemens iQ100 induction hob.

Stainless-steel Blanco Supra 500-U sink. Blanco Linus mixer tap.

Integrated Siemens dishwasher.

Laundry-installations cupboard

Ceramic wall surfaces, flooring depending on location: parquet in common areas, porcelain stoneware in bathrooms.

Painted plasterboard false ceiling with white matt plastic paint.





BATHROOMS

Flooring

Porcelanosa Antislip Oxford Blanco 14.3x90cm porcelain stoneware with bleached wood finish laid to random joints.

Surfaces

Walls tiled with 10x10cm glossy black glazed tiles, with white grouting.

Rest of wall painted with Valentine Chroma Guide 05W1 plastic paint.

Ceiling

Accessible false ceiling of slats and perimeter cornice in water-resistant MDF, white enamel paint finish.

Sanitaryware

White Zero suspended sanitaryware with Geberit frame. Zero Domino 100x50cm suspended washbasin, with overflow and tap base.

Taps

Hansgrohe Metris mixer tap. Hansgrohe Axor Uno hand shower with flex and bar.

Miscellaneous

Wooden furniture with anti-fog mirror and bathroom cabinet, laminated board door, coordinated Roble Davos Natural edging.

Chrome finish Water Evolution Deep towel rail.

Chrome finish Water Evolution Deep toilet roll holder.

Chrome finish Gessi Emporio Via Manzoni hanger.

Vidrio Berni Estel glass shower screen consisting of one fixed and one moveable door.

Stout technical cupboard handle, stainless-steel finish, D 16 mm

Stout sliding door handle, stainless-steel finish, D 30 mm.

Delta Light recessed downlights.





Structure

The existing structure of building no. 11 consists of masonry walls of varying thickness, slabs of metal joists and ceramic filler block, except for the semi-basement, which has brick vaulting.

The existing structure of building no. 13 consists of brick walls of varying thickness around the building perimeter and HEB metal columns that form metal portals in two directions, with one-way slabs with 60 to 70 cm distances between and ceramic beam filling sections.

The renovation project has consisted of reinforcing this existing structure in accordance with the needs of the layout, with metal and reinforced concrete elements, as required. The most important work has focussed on the opening up of two new interior courtyards in the existing architectural structure, the installation of the new staircase for the residential properties and the communal pool on the roof.

The entire structure has been carried out in accordance with CTE DB SE Structural Safety of RD 314/2006 and EHE-08 Structural Concrete Instruction, EHE-80 and EHE-82. The works control execution and the corresponding quality control tests have been carried out in approved specialist laboratories.





Electricity

Electrical installation in compliance with RBT-2002.

Plumbing

Water installation inside residential properties in multi-layer pipe with aluminium foil of various diameters depending on its use, in accordance with UNE-ENISO 15875-2.

General stopcock on the vertical pipe located in the common services on each floor.

All wet areas (kitchens, bathrooms and laundries) have a hot and cold-water cut-off valve.

The supply of hot domestic water, individual for each residential property, uses aerothermal equipment, also used for air conditioning. Inside each unit, a 100 or 150 litre hot water tank, according to demand, in the laundry area.

Lighting

iGuzzini Laser individual or double Led luminaires recessed in false ceiling in all rooms. In wooden skylight, type 2 wooden separator, iGuzzini Tray suspended luminaire.

Steel or white Jung LS990 switches.

Air conditioning

Air conditioning supply (and domestic hot water) in each residential property is provided by aerothermal equipment, consisting of an external unit with a high-efficiency air to air heat pump located on the roof and a De Dietrich hydraulic module, with Climaveneta distribution ducts embedded in supply and return grilles in each room.

This aerothermal equipment is an alternative to solar panels and has high levels of efficiency to resolve the supply of domestic hot water and air conditioning in a single system. Each resident can run the system in summer or winter, according to their needs at the time.





Audiovisual installations

In compliance with ICT regulations.

Aerial sockets for TV, FM and satellite in the living room, kitchen and bedrooms.

Provision for digital television channels. Telephone points in living room, kitchen and bedrooms.

Abb Welcome video intercom with camera in the entrance hall of the building and receiver monitor adjacent to entrance in each property.

Alarm and video security

All properties have an alarm system. Optional contracting by the customer of connection and maintenance service from the BP security company.

Video security system in all lobbies.





Service guarantee

Quality control.

Structural (walls, pillars and slabs) control by approved company.

Control and management of installations by approved company. Façade sealing control by approved company.

Control of lifts by approved company.

Quality control of materials by approved company.

AENOR certification

Grupo Núñez i Navarro has AENOR Certification for Integrated Management Systems for Quality, Safety and the Environment and guarantees the continuous improvement of design, construction and sales processes.



Energy certification

The building will have Energy Certification defined with the letter A for emissions and non-renewable primary energy consumption.

QUALIFICACIÓ ENERGÈTICA DE L'EDIFICI ACABAT ETIQUETA

DADES DE L'EDIFICI

Normativa vigent construcció/rehabilitació	Tipus d'edifici	Bloc d'habitatges
CTE 2013	Adreça	Passatge Nogués 71
Referència cadastral	Municipi	Barcelona
0246505DF3804E0001DP	C.P.	08025
	C. Autònoma	Catalunya

ESCALA DE LA QUALIFICACIÓ ENERGÈTICA

	Consum d'energia	Emissions
	kg CO ₂ / m ² any	kg CO ₂ / m ² any
A més eficient		5
B		0
C		
D		
E		
F		
G menys eficient		

REGISTRE

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Vàlid fins

26/09/2029

Generalitat de Catalunya
Institut Català d'Energia

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Núñez i Navarro

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