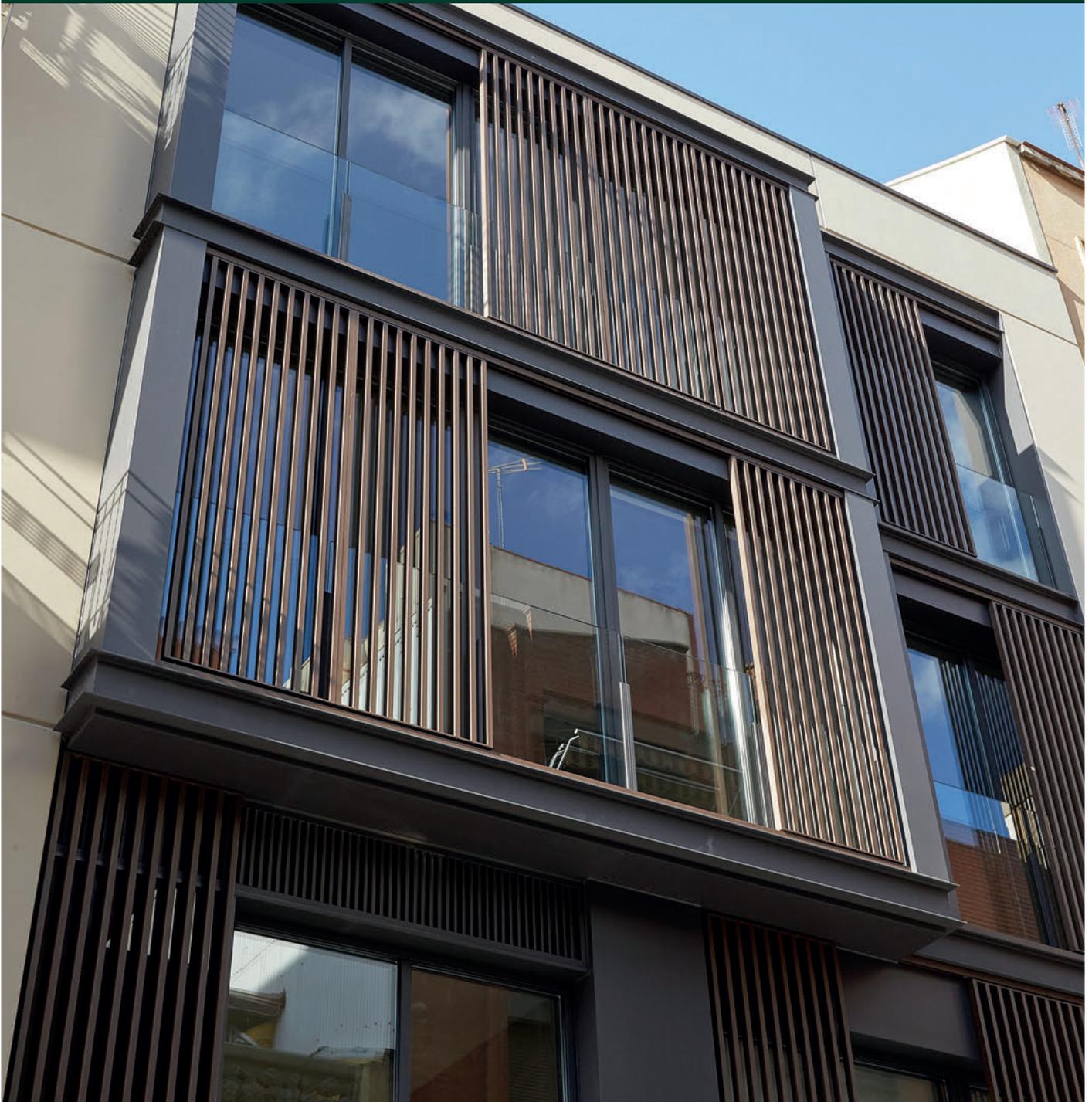




Núñez i Navarro

# NN PASSATGE NOGUÉS

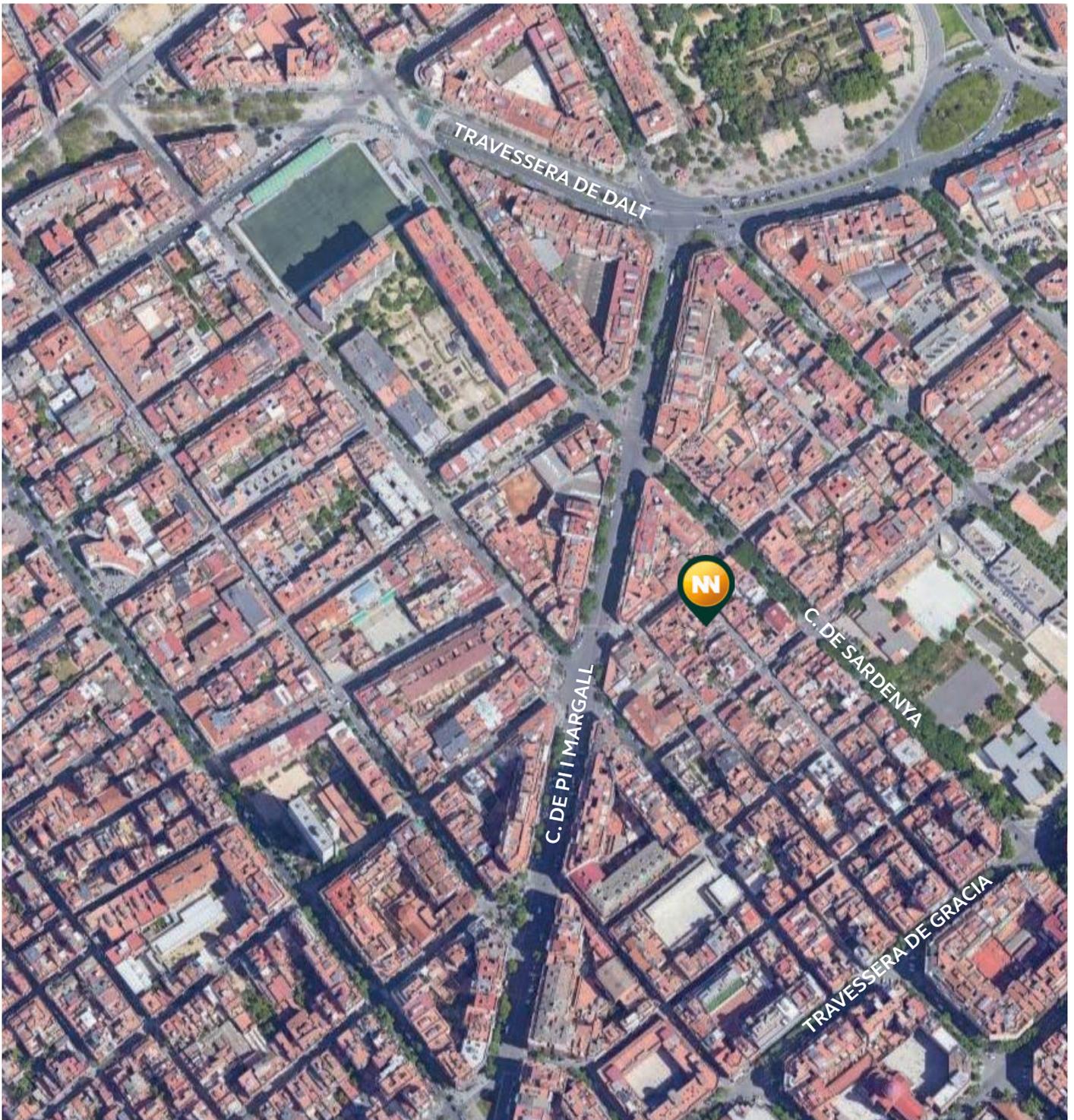
TECHNICAL SPECIFICATIONS





Location	3
General description	4
Exterior finishes	5
Common areas	7
Interior finishes	8
Technical features	13
Miscellaneous	15





NN Passatge Nogués is a small development located in the neighbourhood of Gràcia Nova i Camp d'en Grassot, a few minutes from the Sagrada Família and the Hospital de Sant Pau.

A neighbourhood with a past of farmhouses and factories that has managed to transform itself without losing its history and traditions. It is now a dynamic and enterprising area where young artists and creative people concentrate, attracted by the vitality

of its streets. The commercial centre of Gràcia Nova has numerous small local shops and the Mercat de l'Estrella.

The NN Passatge Nogués development is integrated into the urban fabric, which comprises carrer Pi i Margall, carrer Sardènia and Traversera de Gràcia, and has excellent transport links with the Ronda de Dalt through the Rovira Tunnel and with the rest of the city with metro lines and bus routes.



Multifamily building development consisting of 3 residential properties and storage rooms located at Passatge Nogués number 71 in the Barcelona 08025 postal district.

The main façade faces northeast and the rear to an interior courtyard. The design and contemporary composition of the main façade has large glazed surfaces with a system of sliding slats that provide a certain amount of privacy to the interior while providing optimum levels of natural light.

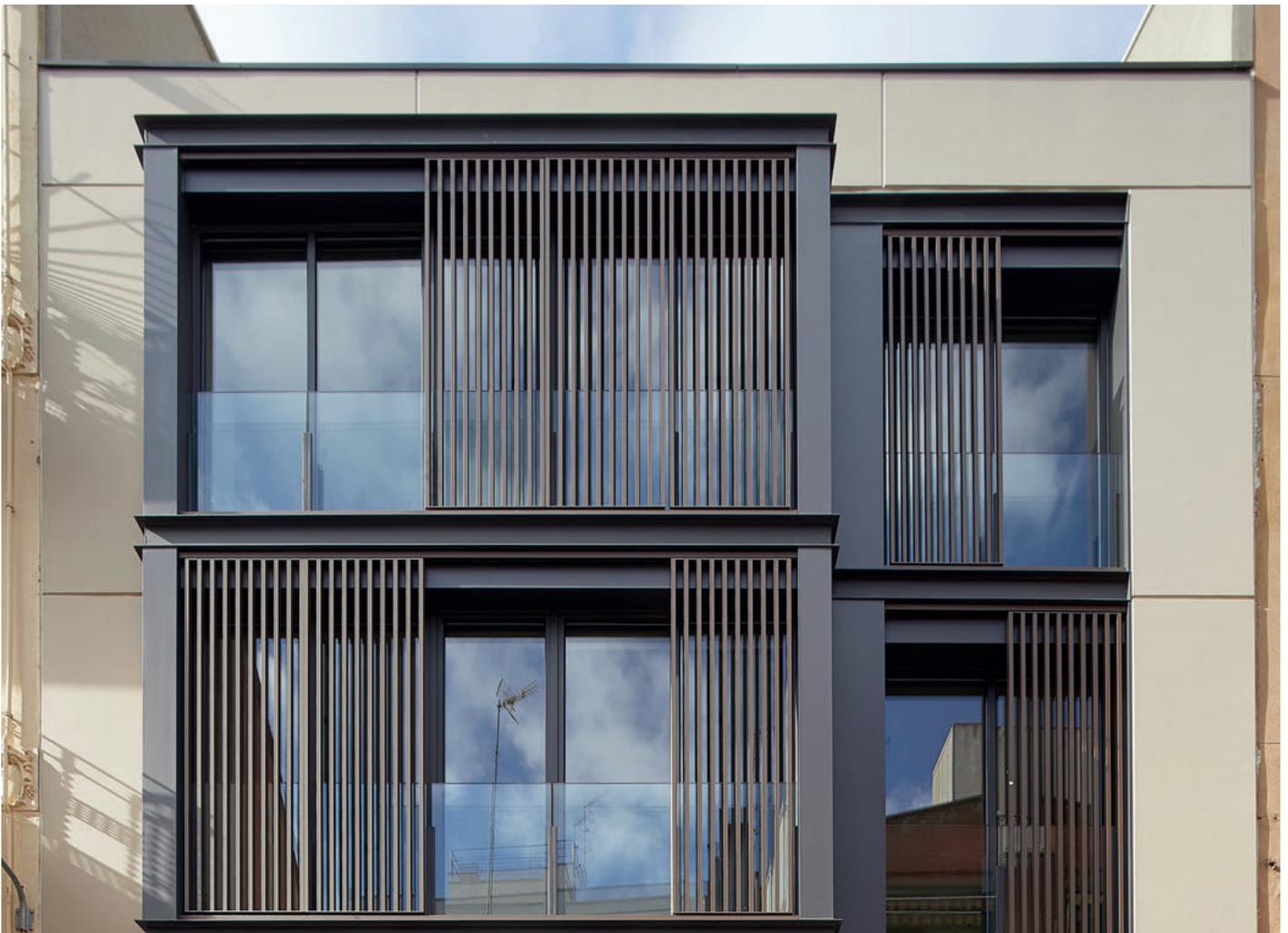
- **Basement:** with access via lift or via the stairs from the lobby. This houses the technical rooms of the building and 3 large storage rooms, one for each of the residential properties.
- **Ground floor:** this consists of the main lobby and a duplex with three bedrooms and three bathrooms, with access from the lobby. The electrical consumer unit is on the façade and is accessible from the street.

The residential property is laid out as follows:

Ground floor: a bedroom and bathroom, kitchen diner, double height living room and large terrace to inner courtyard.

Mezzanine floor: 2 bedrooms with 2 bathrooms, one of which is en suite, bedroom 2 with access to a small terrace to the rear courtyard.

- **Upper floors:** first and second floors have one residential property per landing and a communications core formed by a staircase and a lift. These homes have 2 bedrooms and 2 bathrooms, one of which is en suite, kitchen and living dining room.
- **Roof:** with access via lift or the stairs, it has a communal pool, clothes drying area and building-related machinery (telecommunications room and external air-conditioning units for the residential properties).



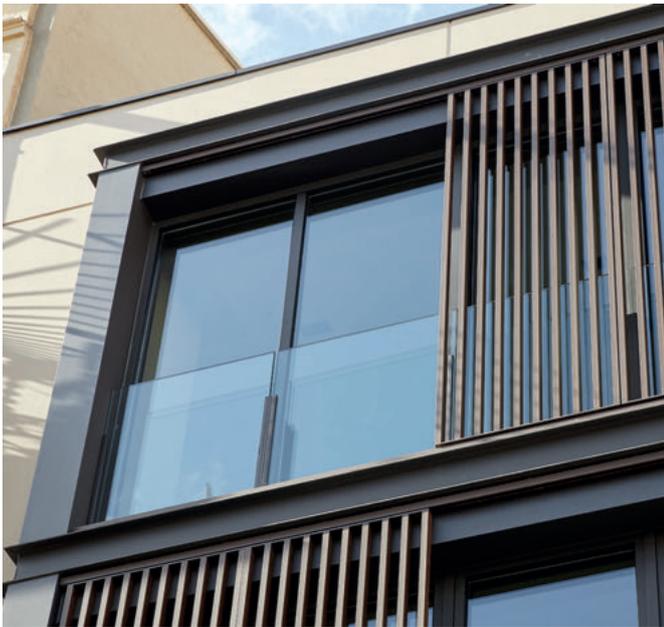


### Façade

Main façade formed by ESCOFET panels of 8cm architectural concrete, visible surface of BEIGE colour and clad in 4mm COMPOSITE panelling of MARRÓN GRANULADO colour. Metal profiles with forged edge of galvanised steel painted GREY GRAPHITE. Laminate glass railings with transparent butyral on a metal periphery.

Consumer unit and exterior sill of ground floor residential property clad with tempered glass painted grey on interior facing.

Rear façade finished with red RENOVA C3.30.25 or beige RENOVA MARFIL fine micro stucco on expanded polystyrene SATE COTETERM panel. Mezzanine floor railings of metal plates painted with GRIS FORJA enamel.



### Carpentry

TECHNAL anodised aluminium carpentry of MARRÓN GRANULADO colour. UNICITY hinged windows and balcony doors with Climalit glass with air chamber, acoustic attenuation and low emissivity.

Jambs and drip edge flashing in lacquered aluminium COMPOSITE of MARRÓN GRANULADO colour.

Main façade, lintel forming a box with expanded XPS insulation with HFC hydrocarbon bonded on the inside and exterior finish in lacquered aluminium COMPOSITE of MARRÓN GRANULADO colour. HUNTER DOUGLAS SCREEN interior roller opaque ROLLER BLIND EOS500 with motorised drive.

Sliding slats of 50x30mm vertical tubular profiles on top and bottom 50x8mm OXICOBRE colour of lacquered extruded aluminium.



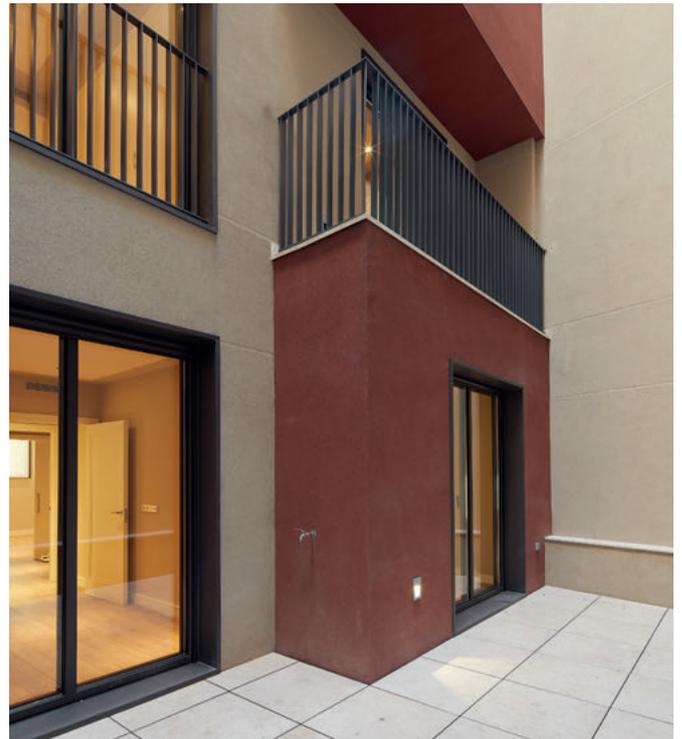
Rear façade openings framed in lacquered aluminium COMPOSITE of MARRÓN GRANULADO colour.

GRADHERMETIC Aluminicolor45 blinds of MARRÓN GRANULADO colour. Box with expanded XPS insulation with HFC hydrocarbon bonded on the inside and exterior finish in micro stucco.

### Ground floor terrace

SUNROCK Jerusalem Ivory 60x60x2cm porcelain stoneware technical flooring.

BEGA 33286 graphite colour wall lamps. Waterproof electrical socket and tap.





**Roof**

Walkable flat roof finished with 60x60cm SUNROCK Jerusalem Ivory porcelain stoneware in areas of unrestricted use. In areas containing facilities, the same finish laid with mortar.

Stainless steel and laminate glass railing with transparent butyral.

Chimneys of lacquered RAL 1013 coloured tubes over brickwork box finished with BEIGE RENOVAC3.30.2. coloured micro stucco.

Technical rooms and cabinets with doors formed by metallic profiles of graphite grey colour.

Graphite colour BEGA 33286 wall lamps recessed into wall. Access lighting using BEGA 24104 luminaires recessed into lintel.

**Communal pool**

Approximately 0.9m deep pool formed by BEIGE colour 4x4cm HISBALITH 331A tiles.

Pool surround with GRAY colour TIMBERTECH RELIABOARD synthetic surface with VERTIGRAIN finish.

VÁLIDA CELARE lifting platform integrated into flooring for adapted access.

The pool facilities consist of a waste treatment plant and dosing pump, filters and self-aspirating pumps and the pool is lit with underwater reflectors.

ASTRAPOOL Elegance stainless steel access ladder and ANGEL shower.





### Lobby and residential landings

Lobby with 90x60cm MOLEANOS limestone flooring with aged finish.

Walls panelled with 30x25cm varnished oak slats. Rest of walls covered in matt Microcolor MARFIL NT-037 micro cement.

PLADUR false ceiling painted with matt VALENTINE EXTRAMATE plastic paint, colour 26A3.

PKM DICUADRA recessed aluminium colour DOWNLIGHTS and DELTALIGHT SUPER-OH! 120 SBL DIM5 ceiling luminaires.

Residential landing and staircase with 90x60cm MOLEANOS limestone flooring with aged finish. Special format on stair steps.

Walls panelled with 30x25cm varnished oak slats. Rest of walls covered in matt Microcolor MARFIL NT-037 micro cement, with doors integrated into surroundings.



Aluminium coloured recessed PKM DICUADRA DOWNLIGHTS.

Railing formed by uprights and tubular stainless-steel handrail and 60x1.5mm FINSA FLEXONET architectural mesh.

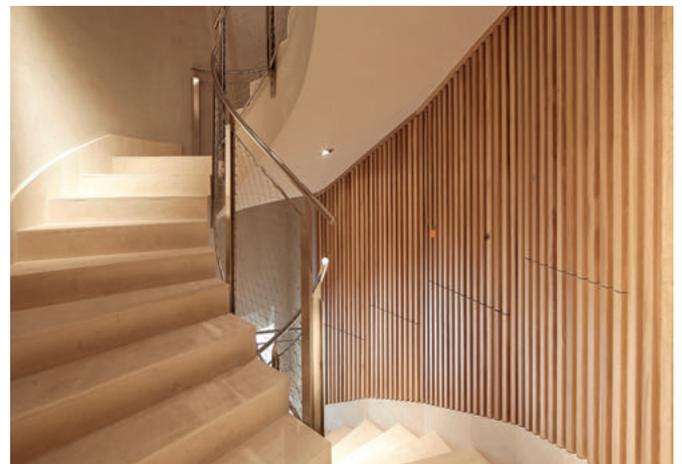
### Lift

SCHINDLER 3300 electric lift with compact machinery and automatically opening stainless steel doors.

Cabin decoration in brushed stainless steel. Matt SUNROCK JERUSALEM IVORY CREAM OAK porcelain stoneware flooring.

### Technical rooms

Technical rooms with white 20x20cm tiles and 33x33cm grey ceramic flooring. Accessible false ceiling with 20cm ERCO slats in white lacquered aluminium.





### Flooring in residential properties

QUICK STEP PERSPECTIVE UF312 floating oiled old oak laminate flooring laid in random pattern over a polyethylene sheet in all rooms except bathrooms and kitchens.

### Vertical and horizontal surfaces

Laminated plasterboard vertical surfaces painted with VALENTINE 10N2 matt plastic paint.

False ceiling throughout the property with VALENTINE 05W1 chroma guide plastic paint and VALENTINE 10N2 perimeter strip.

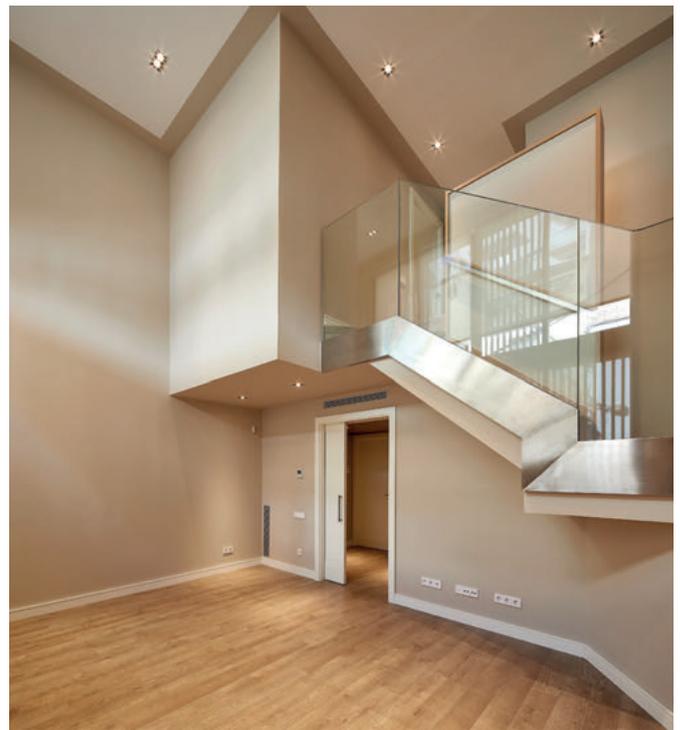
### Interior carpentry

Entrance doors to the residential properties with interior finish of lacquered MDF, RAL9010 colour, and exterior of oak veneer. Hardware with anti-lever bolts,

wide-angle optical sight glass and three-point security lock. Stainless steel knob and handles.

Interior doors with satin lacquered white RAL9010 finish and grooved perimeter. System with rubber perimeter seal and hidden ventilation system in frame. JNF IN Stout handles.

Hinged-door cupboards and satin lacquered MDF veneers, RAL 9010 colour. The exterior face of the door has a perimeter groove with a recess in the centre. The interior finish is OLM BOVARY 98P GAMELA melanin. PIET BOON PB195/96 matt stainless-steel handles.





## KITCHEN

### Flooring

KRONOS CERAMICHE OAK NAT 120x19.5cm porcelain stoneware flooring laid with 1/3 slats with SAND MAPEI grouting.

### Surfaces

Countertop and vertical surfaces with 5cm front Silestone BLANCO ZEUS EXTREME.

5x10cm white ADEX series NERI tiling ADNE 2024 model laid discontinuously, white grouting. Rest of walls smooth and painted with VALENTINE 10N2 plastic paint.

### Furniture

NOLTE H42 HOME kitchen furniture finished with matt white lacquer. Drawers and stainless-steel guides over and under counter tops. Shelves with synthetic laminate and hidden stainless-steel hinges, the same as the handles.

Integrated worktop lighting under furniture.

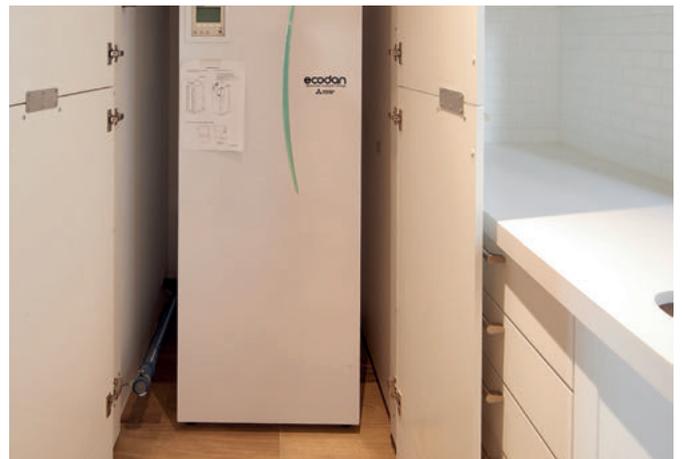
### Equipment

- SIEMENS glass-fronted, built-in electric oven and microwave. SIEMENS integrate extractor hood.
- SIEMENS integrated fridge.
- SIEMENS induction hob.
- BLANCO SUPRA 450-U stainless-steel sink.
- BLANCO LINUS chrome mixer tap on ground floor, FRANKE NEPTUNE STYLE swivel spout tap on first and second floor.
- SIEMENS integrated dishwasher
- SIEMENS washer dryer.

### Laundry room

Ceramic wall and floor tiles.

False ceiling painted with matt plastic paint, colour VALENTINE 10N2.





## BATHROOM 1

### Flooring

KRONOS CERAMICHE OAK NAT 120x19.5cm porcelain stoneware flooring laid with 1/3 slats with PORCELANOSA TOSCANA rectified ceramic perimeter.

### Surfaces

PORCELANOSA TOSCANA rectified ceramic up to 133 cm. Rest of wall in EQUIPE EVOLUTION COLORSTUCK BUTECH 10x10cm porcelain stoneware, white with black grouting.

Silestone Blanco ZEUS above bath tub.

White SOLID SURFACE DURIAN washbasin countertop.

### Ceiling

Accessible false ceiling with ERCO slats in lacquered aluminium, RAL 9010 white, and perimeter cornice in water-resistant MDF veneered in oak-stained finish.

### Sanitaryware

Suspended white DURAVIT ME sanitaryware with GEBERIT frame. White DURAVIT D-CODE bath tub.

White KYRIA ELBA washbasin.

### Taps

Chrome DURAVIT B2-M mixer tap on basin and bidet and chrome BOSSINI-CRISTINA UP&DOWN plug mechanism.

Chrome GROHE ESSENCE mixer tap for bath tub and shower.

Shower unit with GROHE EUPHORIA 110 MASSAGE bar.

Chrome finish RAMON SOLER DRAKO shut-off valves

### Miscellaneous

Removable grey oak veneer finish unit below basin.

Anti-fog mirror framed with stainless steel.

White finish BRANDONI BAGNO electric towel rail.

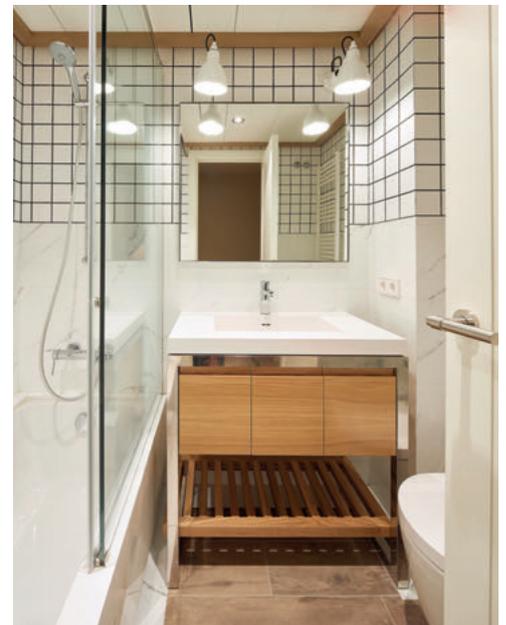
Chrome finish WATER EVOLUTION DEEP accessories.

Chrome COSMIC ARCHITECT double hanger.

Downlights recessed in false ceiling, waterproof in bath area.

Transparent sliding glass screen.

White JUNG LS990 switches.



**BATHROOMS 2 AND 3**

**Flooring**

KRONOS CERAMICHE OAK NAT 120x19.5cm porcelain stoneware flooring laid with 1/3 slats with PORCELANOSA TOSCANA rectified ceramic perimeter.

**Surfaces**

PORCELANOSA TOSCANA rectified ceramic up to 133 cm. Rest of wall in EQUIPE EVOLUTION COLORSTUCK BUTECH 10x10cm porcelain stoneware, white with black grouting.

**Ceiling**

Accessible false ceiling with ERCO slats in lacquered aluminium, RAL 9010 white, and perimeter cornice in water-resistant MDF veneered in oak-stained finish.

**Sanitaryware**

Suspended white DURAVIT ME sanitaryware with GEBERIT frame.

Slate textured white frameless HIDROBOX NATURE SCENE shower tray and square stainless-steel drain cover. White DURAVIT DURASQUARE 45x35cm washbasin with metal console and white finish tray.

**Taps**

Chrome DURAVIT B2-M mixer tap on basin and bidet and chrome BOSSINI-CRISTINA UP&DOWN plug mechanism.

Chrome GROHE ESSENCE mixer tap for shower. Shower unit with GROHE EUPHORIA 110 MASSAGE bar.

Chrome finish RAMON SOLER DRAKO shut-off valves.

**Miscellaneous**

Anti-fog mirror framed with stainless steel.

Chrome finish BRANDONI BAGNO electric towel rail.

Chrome finish WATER EVOLUTION DEEP accessories.

Chrome COSMIC ARCHITECT double hanger.

Downlights recessed in false ceiling, waterproof in bath area.

Transparent sliding glass screen.

White JUNG LS990 switches.





## STORAGE ROOM

### Flooring

ATLAS CONCORDE GREY TIMBER 150x25x1cm  
porcelain stoneware flooring and skirting.

### Surfaces

Smooth walls painted with plastic paint, colour 05W1  
(ISAVAL M-18).

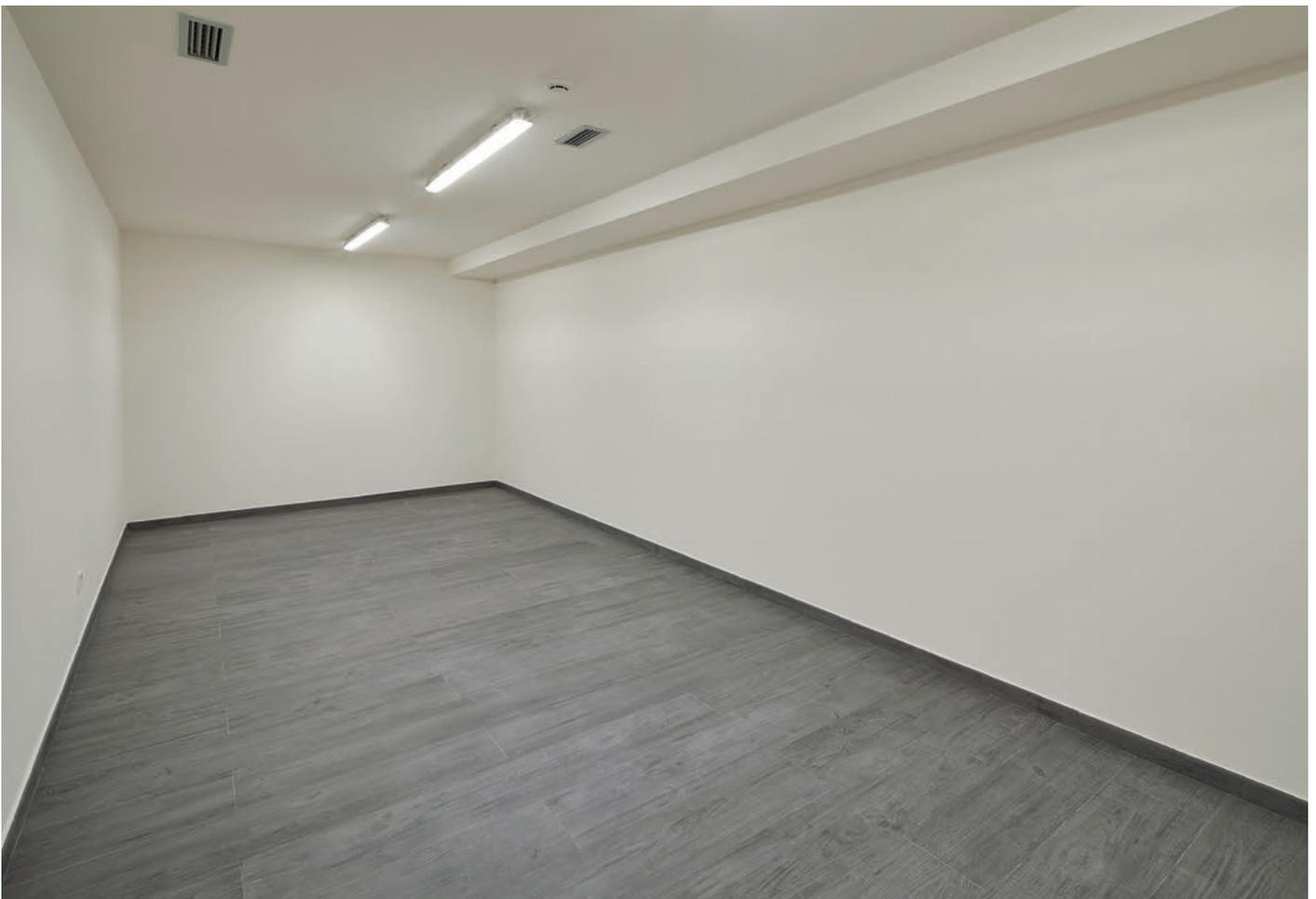
### Ceiling

False ceiling of plasterboard panels painted with plastic  
paint, colour 05W1 (ISAVAL M-18).

### Miscellaneous

SYLVANIA SYLPROOF 600mm waterproof fluorescents  
attached to the ceiling.

Steel JUNG LS990 switches.





## STRUCTURE

HA-25 concrete has been used in the construction process of the structure. The vertical structure comprises reinforced concrete pillars and in places with metal frames. The horizontal structure is made from lightened reticular slabs with concrete cases, solidified in certain areas. The staircase consists of a solid reinforced concrete slab.

The entire structure has been constructed in accordance with “CTE DB SE Structural Safety of Royal Decree 314/2006” and “EHE-08 Structural Concrete Instruction”. The control of works and the corresponding quality control tests have been carried out in approved specialist laboratories.

## INSTALLATIONS

### Electricity

Electrical installation in compliance with RBT-2002.



### Plumbing

Water installation within residential properties with 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. Chrome-plated brass stopcock inside residential property. All wet areas (kitchens and bathrooms) have a hot and cold-water cut-off valve.

### Lighting

Individual or double DICUADRA PKM LED luminaires recessed into false ceilings in all rooms. In bathrooms, DOWNLIGHT LED DELTALIGHT REO OK 92733 S1 (ref 20237811922A), REO X 92733 S1 (ref 20225811922A) waterproof in shower/bath tub areas. White LAMPEGRAS 304 Bathroom mirror lights. LED EBL Chip 68 Emotion under cupboard kitchen counter top lighting. White JUNG LS990 switches.





**Air conditioning**

MITSUBISHI cold-heat air conditioning system with evaporating and condensing unit and CLIMAVER NETO and supply and return grilles in each room.

**Aerothermal**

This system allows direct expansion heating and DHW (domestic hot water) with heat recovery.

The installation in each residential property uses independent air conditioning equipment, consisting of an indoor unit located in the ceiling of the bathrooms in each property and an outdoor unit located on the roof.

Each property also has a HYDROBOX exchange unit composed of a plate exchanger to heat the water in a 200-litre tank located inside.

**Audiovisual installations**

In compliance with ICT regulations.

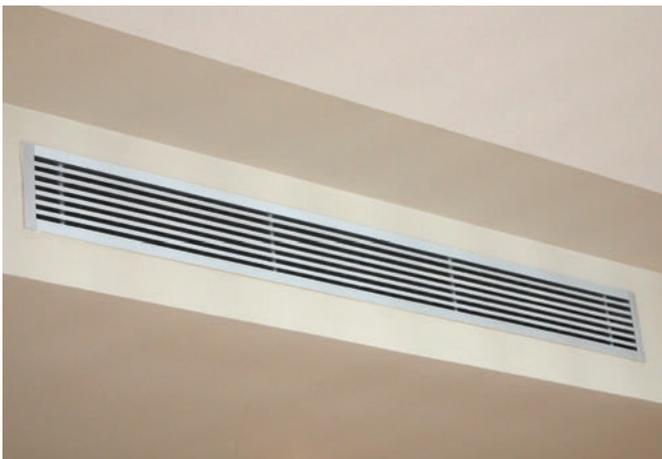
Aerial sockets for TV, FM and satellite in the living room, kitchen and bedrooms.

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

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

**Alarm**

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





**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 has Energy Certification for new-build constructions defined with the letter A.

**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 kWh/m <sup>2</sup> any	Emissions kg CO <sub>2</sub> / m <sup>2</sup> any
<b>A</b> més eficient		<b>5</b>
<b>B</b>	<b>30</b>	
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menys eficient		

REGISTRE: 8F8B1RJ3N Valid fins: 26/09/2029

Generalitat de Catalunya Institut Català d'Energia ESPAÑA Directiva 2010 / 31 / UE



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