



**NN BRETÓN
DE LOS HERREROS 27-31**

A MOVIE-WORTHY LOCATION





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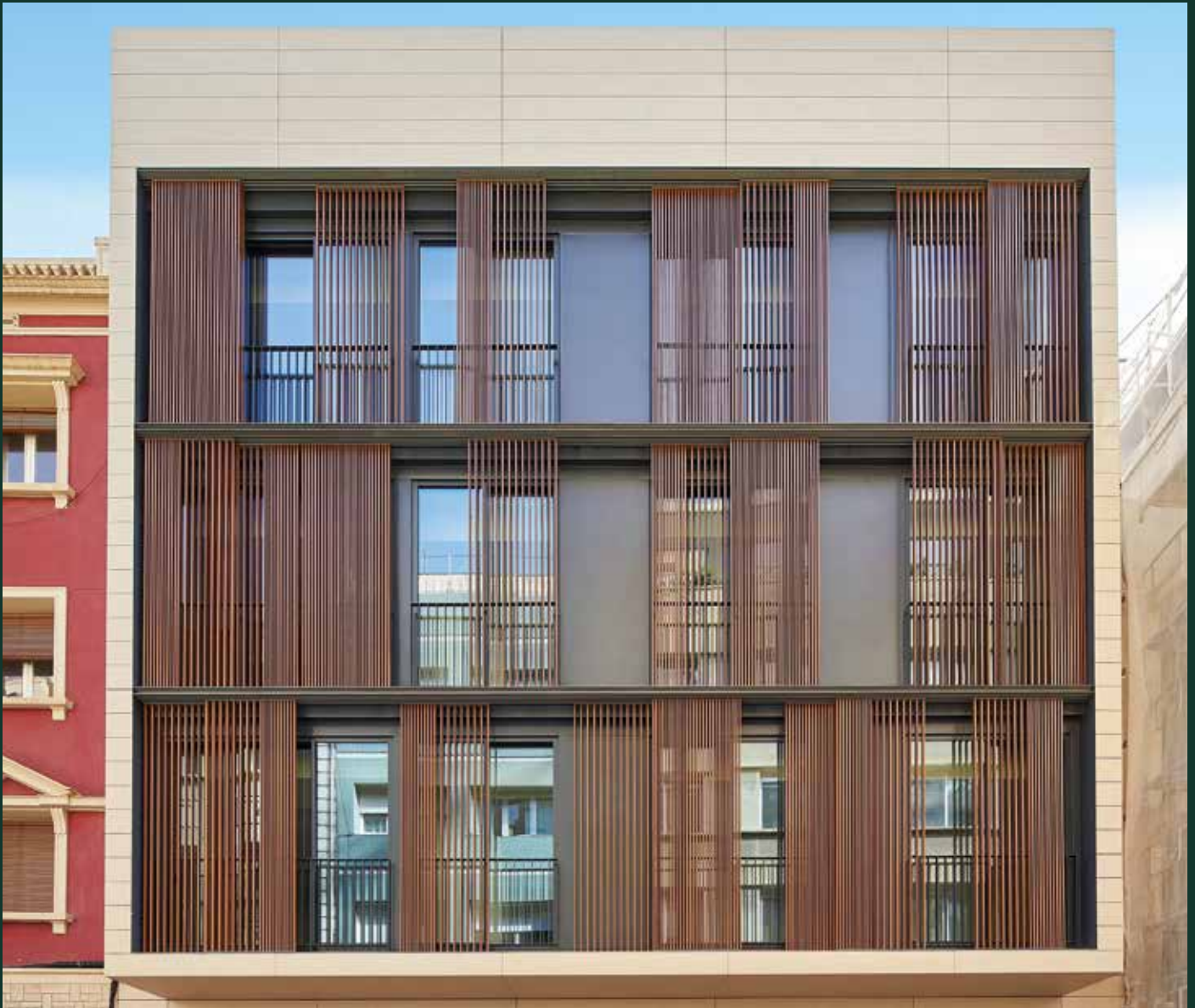
Live at NN Bretón de los Herreros, 27-31 and experience the spirit of neighbourhood life in the historic and cultural Vila de Gràcia district, along with the Sant Gervasi district, a highly desirable location, in between Carrer Gran de Gràcia and Avinguda de la Riera de Cassole streets, close to the junction with Via Augusta.

The perfect fusion between the tranquility of a residential area and easy access to the downtown area and other strategic points around Barcelona, via the urban bus network, the RENFE train network, and the L3 metro line at Fontana station, just a two minute walk away.

An urban and dynamic environment, with squares full of outdoor seating that are the meeting place for locals, an ideal option for anyone who values the atmosphere of one of the most popular and characteristic districts in Barcelona.



RESIDENTIAL BUILDING WITH STORAGE ROOMS, COMMUNAL SWIMMING POOL AND RETAIL SPACE ON THE GROUND FLOOR



NN Bretón de los Herreros is a new construction development of 8 flats with one or three bedrooms and one or two bathrooms. Each flat also benefits from a large storage room in the basement floor (-1).

On the fourth floor is a penthouse flat boasting one bedroom plus an en-suite bathroom, a utility room, an open-plan kitchen-living-dining room, and the crown jewel of the property, a terrace of over 40 m² with access from all rooms.

The three-bedroom flats have separate kitchens, and the one-bedroom flats have an open plan kitchen-living-dining room.

The flats on the first floor have large interior patios with porcelain stoneware floors.

Interior woodwork; entrance door with security lock and electronic opening via mobile app.

There is ducted air conditioning and heating in all the rooms and the hot water heating system is produced by aerothermal energy.

LED lighting and aluminium frames, with thermal break and glass with an air chamber, in all rooms. For greater thermo-acoustic comfort, roller blinds have been installed inside, and exterior lattices installed on the main facade, which regulate the entry of sunlight and prevent solar radiation.

In addition, the building has a communal pool on the roof and optional parking connected to the adjacent building by lift via the basement (-2) level.



KITCHEN

Kitchens are equipped with an oven, microwave, induction hob, and extractor hood. Ceramic flooring. Silestone countertop and ceramic tiling.

BEDROOMS

Spacious and bright bedrooms equipped with fitted wardrobes. High performance window systems, finished with parquet flooring, wooden doors, and roller blinds in street-facing bedrooms.



BATHROOMS

Fully-equipped bathrooms that spare no detail: toilet paper roll holders, towel rails, glass partition, anti-fog mirrors and electric towel rail. Wall hung toilet and bidet. The three-bedroom flats have a shower and bath, and the one-bedroom flats have a shower. Porcelain stoneware flooring and walls.



ROOFTOP TERRACE

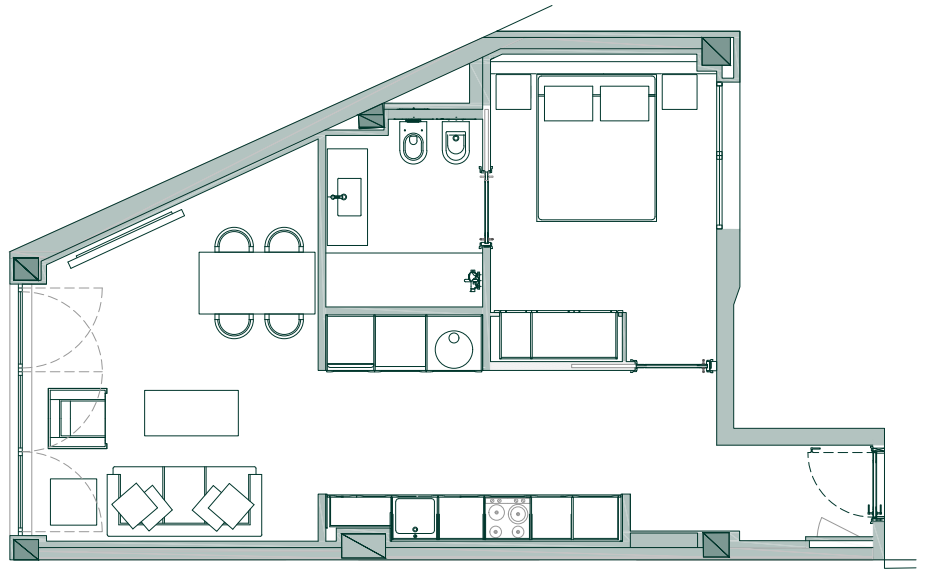
Connected to the flats by lift. Divided into two spaces: technical facilities area and solarium area with swimming pool and sun loungers. 4x3 m pool for communal use with interior lighting and porcelain stoneware flooring.



TYPE OF FLATS

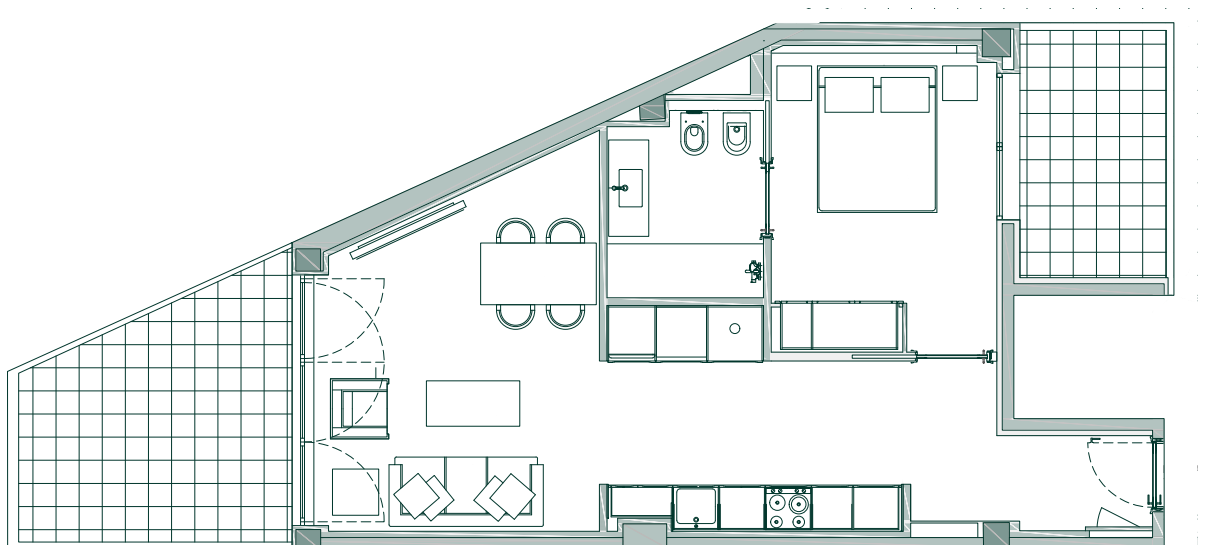
ONE BEDROOM FLATS

One-bedroom flats facing the interior of the block, with an en-suite bathroom, and an open-plan kitchen-living-dining room.



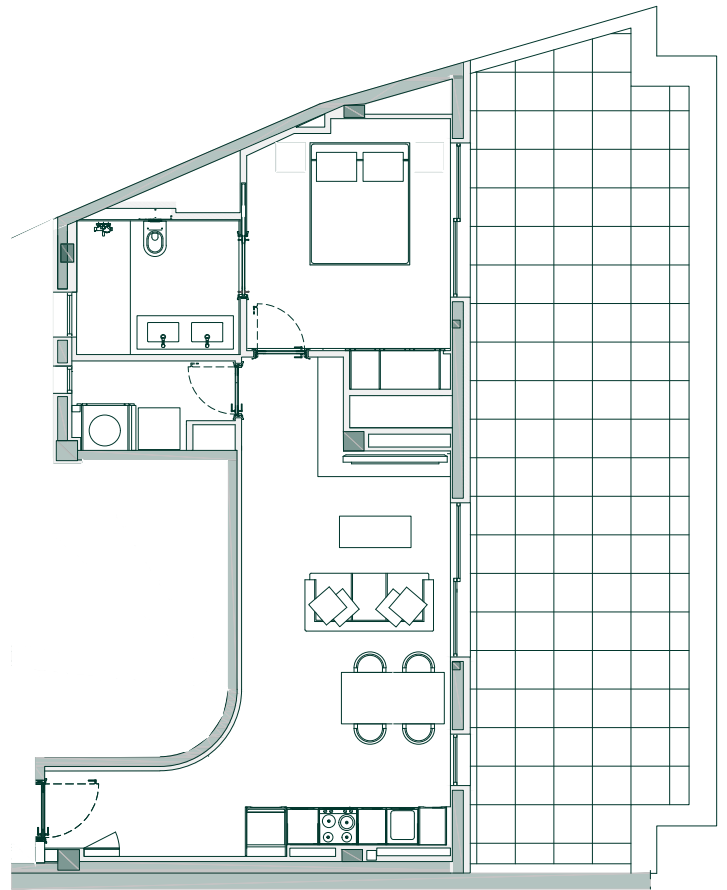
ONE BEDROOM FLAT WITH PATIO

Available only on the first floor.



ONE BEDROOM FLAT WITH TERRACE (4^{01a})

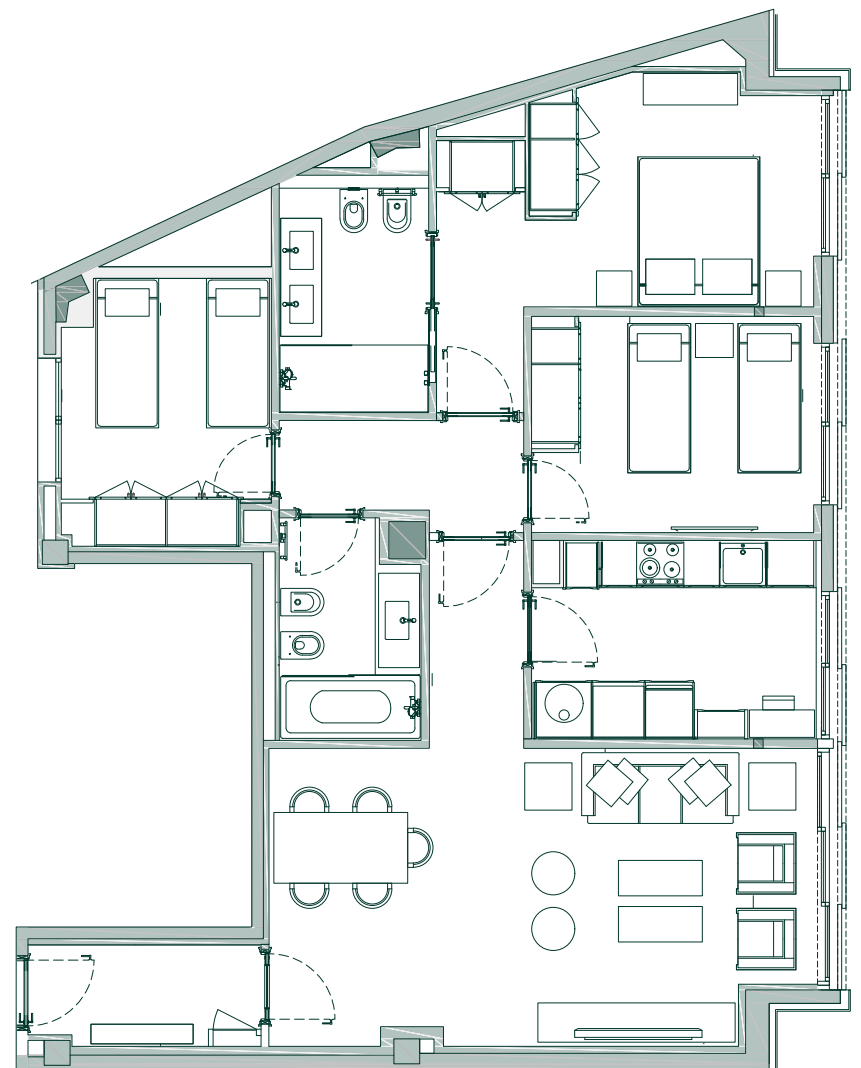
One-bedroom flat facing the street with an en-suite bathroom and an open-plan kitchen-living-dining room; both rooms with access to a terrace of over 40 m². In addition, the property has a utility room.



THREE BEDROOM FLATS

Street-facing flats with three bedrooms, two fully-equipped bathrooms, one of them en suite, and an independent kitchen.

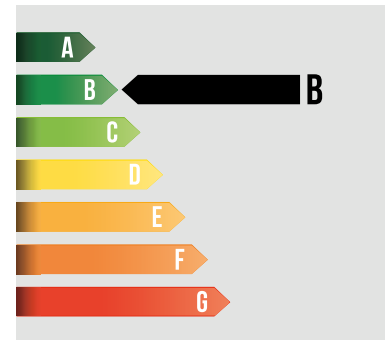
The first floor flat also has an interior patio.



EFFICIENCY AND SUSTAINABILITY IN ALL THE DETAILS

The building with 8 residential properties on Calle Bretón de los Herreros, 27-31 has been designed **to optimise energy consumption** and use the most appropriate solutions for the climatic conditions of our city.

The **building has a B-rated energy certification** in non-renewable primary energy consumption and in carbon dioxide emissions, an impressive efficiency level considering that this is a pre-existing building that had previously served another purpose.



EXTERIOR FACADE

- Facades with **double thermal insulation**, on the outside and extradosed interior. **Ventilated facade system** facing the street and interior facades with a plaster finish using the SATE system, which **significantly improves thermal performance** compared to a stone facade and traditional plaster finish.
- Moveable solar protections with locks on the street-facing facade, which prevent the overheating of the outer shell of the building.
- **High-performance aluminium frames**, with thermal break and watertightness and low-emissivity glass and **great acoustic attenuation** for maximum comfort inside the flats.
- The aluminium used for the frames is by Technal, with Hydro Circal, which is an aluminium of which at least 75% is produced from **recycled windows**, guaranteeing a significant reduction in carbon dioxide emissions..

ENERGY EFFICIENCY

Natural lighting

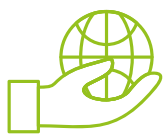
- Generous openings to provide **maximum natural light** inside the flats.
- Solar control and views through sliding protective screens with imitation wood aluminium slats on the main facade. Black-out interior roller blinds fitted in the bedrooms on the main facade, while in the rest of the interior facade, traditional roller blinds with interior insulation of the panel box and shutter housing.

Lighting and electrical consumption

- High-end Siemens and Pando appliances (A+, A++, A+++ & ECO).
- Low consumption LED lighting with luminaires and warm tones.

Lifts

- Low consumption **LED lighting** with automatic shutdown, offering significant energy savings.
- Low voltage control panel.
- Maximum energy efficiency rating.



Our projects incorporate Hydro CIRCAL recycled aluminium, with which we contribute significantly to reducing our carbon footprint.



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



THERMAL PERFORMANCE

Natural ventilation

- The generous exterior perimeter of the flats and their large openings promote the **natural ventilation** of their interiors. In addition, all flats have windows on two opposite facing facades (courtyard and facade), which guarantees **cross ventilation** producing a **chimney effect** that cools the rooms in a totally sustainable way at the hottest times of year.
- Energy efficiency in the **Siber double-flow ventilation** is guaranteed by intermediating the passage of air in two different ducts, one for intake and the other for extraction, improving interior temperatures. This system improves efficiency compared to micro-ventilation through windows, as the air temperature is regulated by its passage through the machine, rather than receiving the air directly from the interior environment.

High efficiency

DHW production and HVAC equipment

- The HVAC systems for the properties (heating and cooling), as well as the production of domestic hot water are generated with a **single high-efficiency machine** with an individual unit for each flat, located

on the roof. This is an aérothermal heat pump, which uses **ambient air as a renewable energy**. A HVAC unit is installed inside the flat, as well as a hot water production unit, with the accumulator located in the kitchen of the flat.

- High efficiency air conditioning and heating (low consumption and high performance) through soundproof ducts, with adjustable bars, according to the needs of each room.

WATER OPTIMISATION

- All taps have aerators to reduce water consumption.
- All toilets are equipped with cisterns with dual flush buttons, to optimise water consumption as needed.



We apply various measures to reduce energy consumption, achieving significant economic savings in this way.



We promote the rational use of water through automatic drip irrigation.






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DE LOS HERREROS 27-31**

Carrer de Bretón de los Herreros, 27-31
BARCELONA



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