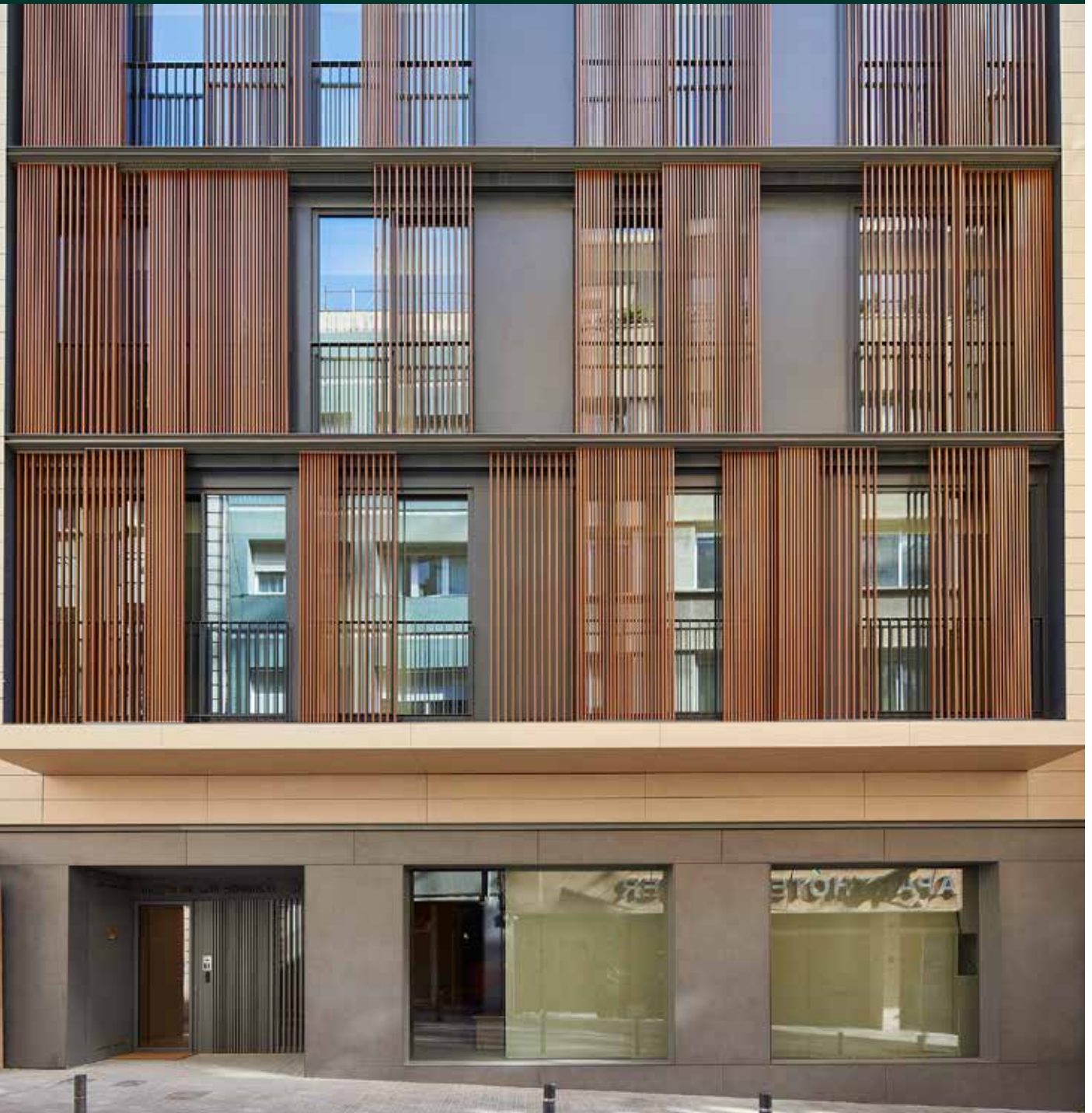




Núñez i Navarro

NN BRETÓN DE LOS HERREROS 27-29

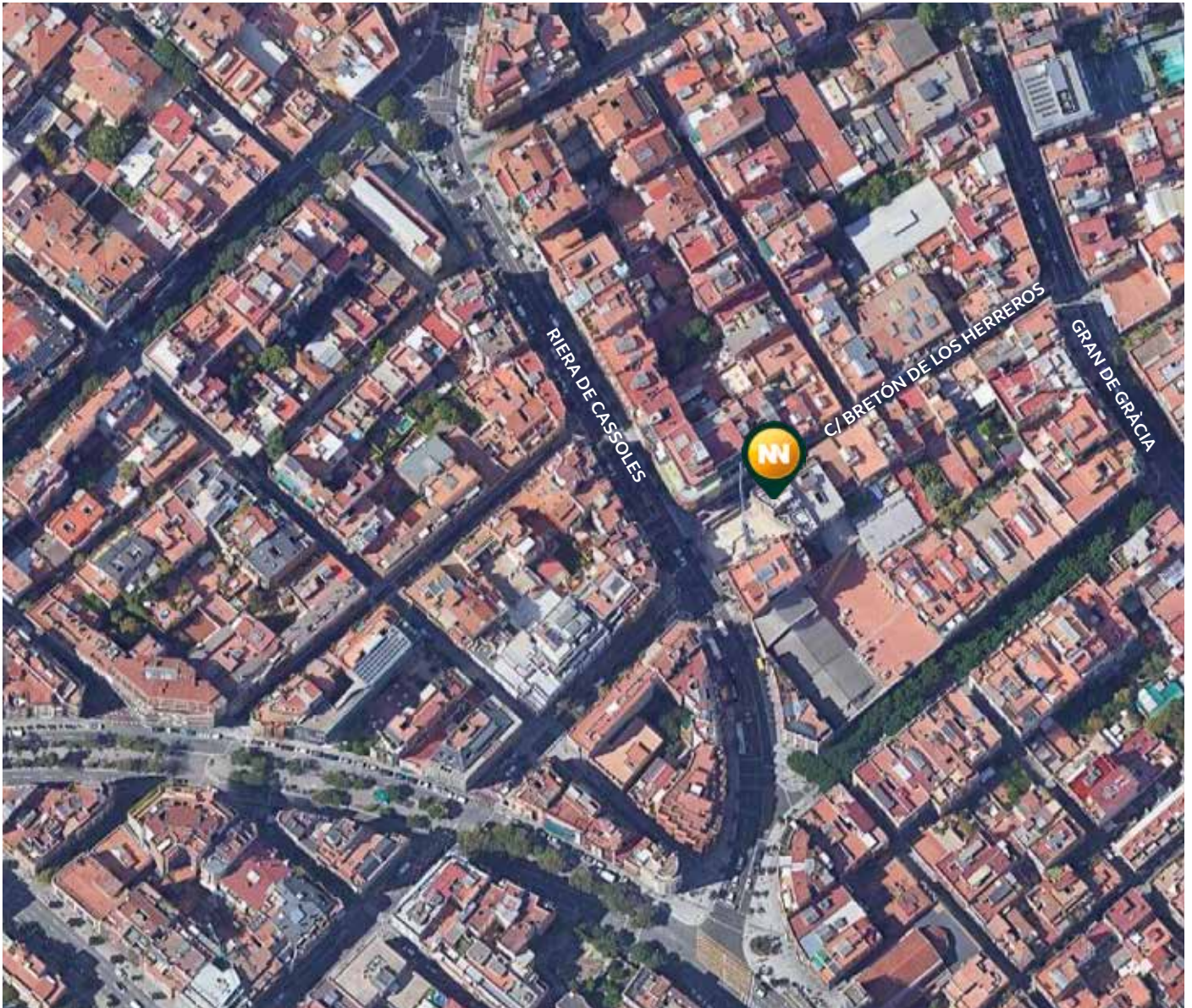
BUILDING SPECIFICATIONS





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NN Bretón de los Herreros is located in the Vila de Gràcia district of Barcelona, between Carrer Gran de Gràcia, and Avinguda de la Riera de Cassoles, close to the junction with Via Augusta.

The area is well connected to the city centre by the urban bus network, RENFE train services, tram, and L3 metro line, with Fontana station just two minutes away on foot.

The development is located in a mainly residential area, with streets about 10 metres wide and apartment blocks joined by party walls, with the ground floors designated for commercial use. The Gràcia district preserves its original urban layout, with narrow streets that lead to squares full of outdoor seating, which are a popular meeting place for the community.

An urban and dynamic environment that is an excellent option for anyone who values the atmosphere of one of the most popular and characteristic districts in Barcelona.



NN Bretón de los Herreros is a residential multi-family development located at numbers 27-29. The development consists of two basement floors, a ground floor, and four upper floors, with a total of eight residential properties, a retail space, and eight storage rooms in the basement (-1).

The roof terrace has a communal area with a swimming pool. The building is internally connected by basement floor (-2) with floor (-1) of the adjacent building located at Avinguda de la Riera de Cassoles 6, allowing full access to the car park, as if it were part of the building.





The functional layout of the building consists of:

Basement floor (-2)

The communal core area of the stairwell and lift reaches this level to connect with the car park on the adjoining plot.

Basement floor (-1)

This floor houses the eight storage rooms that are linked by deed to each of the flats, as follows:

- Storage room 1: linked to flat 4^o-2^a
- Storage room 2: linked to flat 1^o-1^a
- Storage room 3: linked to flat 4^o-1^a
- Storage room 4: linked to flat 2^o-1^a
- Storage room 5: linked to flat 1^o-2^a

- Storage room 6: linked to flat 3^o-2^a
- Storage room 7: linked to flat 2^o-2^a
- Storage room 8: linked to flat 3^o-1^a

Ground floor

The ground floor is where the main entrance to the building is located (no 27) with shared access to all the flats with their technical rooms and the retail space (no 29).

- Bretón de los Herreros 29: a retail space consisting of an open space and a toilet. The street facade has an access door and two large windows. The back of the space allows for natural lighting and ventilation, while giving way to a small patio on the rear facade.



First floor

Two flats per landing distributed as follows:

- Flat number 1: flat with three bedrooms, two bathrooms, kitchen, living-dining room, hallway, and a terrace facing the street.

This flat is linked to storage room 2.

- Flat number 2: flat with one bedroom, one bathroom, kitchen-living-dining room, hallway, and a terrace facing the rear patio.

This flat is linked to storage room 5.

Second floor

Two flats per landing distributed as follows:

- Flat number 1: flat with three bedrooms, two bathrooms, kitchen, living-dining room, hallway, and a terrace facing the street.

This flat is linked to storage room 4.

- Flat number 2: flat with one bedroom, one bathroom, kitchen-living-dining room, hallway, and a window facing the rear patio.

This flat is linked to storage room 7.

Third floor

Two flats per landing distributed as follows:

- Flat number 1: flat with three bedrooms, two bathrooms, kitchen, living-dining room, hallway, and a terrace facing the street.

This flat is linked to storage room 8.

- Flat number 2: flat with one bedroom, one bathroom, kitchen-living-dining room, hallway, and a window facing the rear patio.

This flat is linked to storage room 6.

Fourth floor

Two flats per landing distributed as follows:

- Flat number 1: flat with three bedrooms, two bathrooms, kitchen, living-dining room, hallway, and a terrace facing the street.

This flat is linked to storage room 3.

- Flat number 2: flat with one bedroom, one bathroom, kitchen-living-dining room, hallway, and a window facing the rear patio.

This flat is linked to storage room 1.

Rooftop floor

The rooftop floor is accessed by a lift and is divided into two different areas:

- Technical facilities area: area closed off to the public with a metal fence that includes some space for clothes lines.
- Recreation area and swimming pool: area with a small elevated pool and sun lounge area, which includes a lift for people with reduced mobility to the level of the pool deck.



**Facade**

The main facade facing the street is ventilated and finished in Neolith Pietra di Osso porcelain stoneware (cream colour) with large pieces (320 cm) and a 6 mm horizontal joint every 30 cm in height. Ground floor uses Neolith Pietra di Bombo porcelain stoneware cladding (grey colour).

Rear facade, Sate system, finished with medium granule Webber mortar, walnut colour (N630).

Frames

Technal Lumeal range aluminium frame, matte RAL 7016 lacquer with thermal break and glass with air chamber (66.1/10/44.1). Sliding frames in balconies and swinging frames in windows. On the main facade, protective lattices made of 40 x 20 mm tubular aluminium vertical profiles with a wood-effect finish are superimposed on the sliders.

Terraces

The flooring of the terraces has Gigacer porcelain stoneware, Concrete Made 2.0 model, Dust colour, placed on plots in 60 x 60 x 2.4 cm slabs.

The railings are made of galvanised steel plates painted in matt enamel, RAL 7016 colour.

Rooftop

The flooring is Gigacer porcelain stoneware, Concrete Made 2.0 model, Dust colour, placed on plots in 120 x 60 x 2.4 cm slabs in the pool area and mortared on

slopes in the facilities area. Waterproofing with double asphalt fabric and extruded polystyrene 60 mm 35 kg/m³ as thermal insulation.

The flooring is Radica Marfil de Zirconio ceramic in 60 x 30 cm slabs.

Perimeter crowning with lacquered Adapta aluminium sheet, colour RF-1721-XW.

Stair case with walnut colour medium granule Webber mortar coating. The doors of the installation rooms have metallic profiles of galvanised steel.

PV800 lifting platform at 90° with hydraulic traction.

Swimming pool

Communal use swimming pool measuring approximately 4 x 3 m and approximately 1 m in depth, interior finished with Gigacer porcelain stoneware, Concrete Made 2.0 model in 120 x 60 x 2.4 cm format and non-slip Dust colour with beige joints. The pool facilities have a purifier and dosing pump, filters and self-priming pumps, chlorinated water treatment, and are illuminated with recessed submersible luminaires.

Shower - Astralpool Angel model.



**Lobby, landings and stairs for the residential properties**

Access to **lobbies** through glass doors and Technal aluminium frames, colour RAL9007.

Fermax Kit Video VDS 8/L video intercom in colour.

The floor is porcelain stoneware from Floor in 80 x 80 cm format, laid in 1/2 pieces with a 1 mm joint in the same colour as the stoneware. Industrial range, matte Ivory colour with a thickness of 10 mm. Floor porcelain stoneware plinth 10 cm high, 10 mm thick and matt Ivory colour. 5 mm thick top plate, matt Ivory colour, 10 x 160 cm format, Floor stoneware, Industrial range.

Vertical walls panelled with 25 x 30 mm oak slats with a 20 mm gap between them, placed on 6 mm thick oak veneered MDF board. The interior doors, and those of the installation cabinets, are lined following the same design criteria. Oak wood finish, stained and varnished according to sample Ref. Oberflex, Beige Grey Oak 328. For walls in contact with the party wall, Floor gres porcelain tile, Industrial, 120 x 240 cm with 1 mm joint in matt Ivory colour. Walls painted with Valentine Chrome Guide 07N3 ivory plastic paint. Panelled walls 6 mm thick oak veneered MDF board. Oberflex stained and varnished oak finish, Beige Grey Oak 328. Porcelain stoneware plinth Floor stoneware, Industrial, 10 cm high and 10 mm thick, matt Ivory colour and 10 x 160 cm size. 5 mm thick stainless steel top plate.

The front of the lifts, the entrance door and the frame of the mirrors are finished in stainless steel, including the openings.

The **landings** of the residential properties have Floor gres Industrial range porcelain stoneware flooring, laid with a 1/3 offset pattern in a 40 x 80 cm size, 10 mm thick and matt Ivory colour. Fire-retardant and water-repellent bleached oak veneered MDF plinth; stained and varnished wood finish reference Oberflex, Beige Grey Oak 328; height 20 cm and thickness 19 mm.

Vertical walls panelled with 20 cm oak slats with a 2 mm gap between them, placed on 6 mm thick oak veneered MDF board. The interior doors, and those of the installation cabinets, are lined following the same design criteria. Oak wood finish, stained and varnished according to the sample Ref. Oberflex, Beige Grey Oak 328. Ditto veneered plinth with plafond, 20 cm high and 19 mm thick. 5 mm thick stainless steel top plate. Ivory colour.

The front of the lifts are finished in stainless steel, including the openings.





Staircase with steps in Floor gres porcelain stoneware flooring, Industrial range, made up of a whole mitred piece, 28 x 105 cm (tread) and 17 cm riser, 10 mm thick, matt Ivory colour; Floor gres porcelain stoneware flooring, Industrial, 40 x 80 cm size, 10 mm thick, matt Ivory colour; and Floor porcelain stoneware plinth 10 cm high, 10 mm thick and matt Ivory colour. Walls and ceiling painted with Valentine Chrome Guide 07N3 plastic paint. Staircase door veneered in oak wood, stained and varnished according to the sample Ref. Oberflex, Beige Grey Oak 328. Railing in steel plate painted in the colour RAL 9007.

The general lighting of the lobbies, landings and stairs has recessed lights, Laser Blade XS by Iguzzini, colour temperature 2700K-24°. Permanent lighting in the lift, Iguzzini Laser Blade MM75 model and Daisalux Izar N30 emergency lights in silver grey.

Lifts

Schindler electric lifts, according to Current Accessibility Regulations, with compact engine and automatic stainless steel opening doors.

Cab interior finished in brushed stainless steel, including mirror, handrail, digital keypad and ceiling with recessed lighting. Grey artificial granite flooring.

Technical rooms

Marazzi Stonework Grey C2 30 x 60 cm flooring and walls tiled with 20 x 20 cm white tiles.

Lighting with RZB LED IP66 37W luminaires.



Basement

Staircase and communal services

The flooring, the steps and the plinth of the stairwells are in ivory cream marble.

Walls plastered and painted with Valentine Chrome Guide 07N3 plastic paint; ceiling painted with Valentine Chrome Guide 07N3 plastic paint. Plasterboard slab and ceiling painted in the same colour.

Steel plate railing painted with enamel, colour 9007.

Suspended ceiling lighting with LED strip, Deltalight Reo X92733 S1 recessed spotlights and Deltalight Supernova XS 260 wall light.

Storage areas

The flooring in the storage rooms and hallway is in Floor gres porcelain stoneware, Industrial range, laid with 1/2 joint breakers, in a 30 x 60 cm format, 10 mm thick, matt Ivory colour.

Floor stoneware, porcelain stoneware plinth, 10 cm high, 10 mm thick, matt Ivory colour.

Walls plastered and painted in Valentine Chrome Guide 07N3 colour.

Plasterboard suspended ceiling painted in the same colour. Lighting with RZB LED IP66 37W luminaires.





Flooring in the residential properties

The general flooring is Quickstep Signature floating laminate parquet in natural warm brushed oak SIG4762, planks measure 138 x 21.2 x 9 mm with bevel, placed with a free joint on a 3 mm polyethylene sheet, in all rooms except wet rooms.

Paint

The vertical plasterboard walls of the flats are smoothed and prepared for painting with matt plastic paint in Valentine Chrome Guide 07N3 colour. Continuous plasterboard suspended ceiling painted in the same colour, Valentine Chrome Guide 07N3. The lock is painted with an anti-oxidant primer for protection and subsequently enamelled in grey RAL 7016.

Dividing walls

Between the residential properties and communal areas, with a perforated brick wall finished on both sides with cladding, with plasterboard on a structure of galvanised steel profiles, with mineral wool insulation. Interior layout with plasterboard plates of varying thickness according to installation passage requirements.

Interior carpentry

Reinforced entrance door to the residential properties,



with anti-lever fittings and bolts, wide-angle optical peephole and three-point security lock. Oak wood finish stained on its exterior face and lacquered in RAL 9010 colour. Internal doors and flaps according to design, lacquered in RAL 9010 colour.

Opaque and transparent glass interior doors, hinges and flaps with RAL 9010 lacquered wood finish. JNF IN.00145 handles in satin stainless steel finish.

Hinged door cabinets with perimeter frame, recessed ceiling and MDF covers, RAL 9010 lacquered finish. Satin stainless steel handles, ref. 2704M002INXX0 from Bolivar. Interior of wardrobe and shelves in Olmo Bovary 98P Gamela melamine.

Lighting

- Individual downlight Dicrocuadra I aluminium colour.
1 Master LEDSpot LV 7W GU5.3 AC24° 2700K, Phillips.
- Double downlight Dicrocuadra II aluminium colour.
1 Master LEDSpot LV 7W GU5.3 AC24° 2700K, Phillips.
- Individual downlight REO OK 92733 S1. Grey aluminium colour, 33°, 2700K, Deltalight.
- Jung Alpine White LS990 push buttons.





KITCHEN

Flooring

Marazzi ceramic flooring, Stonework range, Taupe colour, 30 x 60 cm size. Laid at 1/2 offset.

Cladding

White Silestone countertop Zeus Extreme Cosentino. Kitchen overhang is tiled with Cevica ceramic tiles, bevelled Marengo Craquele range, 7.5 x 15 cm, laid discontinuously with white grout.

Vertical plasterboard walls smoothed and prepared for painting with matt plastic paint in the colour Valentine Chrome Guide 07N3.

Suspended ceiling in smooth continuous plasterboard to be painted with colour ref. 07N3 Chroma Guide Valentine.

Furniture

Nolte Küchen kitchen furniture, F20 Focus model, with perimeter frame; doors, fronts and interior in white lacquered polymer. Handles reference 7EA, stainless steel finish. 75 cm high kitchen worktop unit with

recessed white plinth. Upper cabinet 90 cm high with integrated lower lighting. Distributor A. Solanes 2010.

Appliances

- Siemens (HB514ERO) multifunction electric oven with folding front, black glass and stainless steel.
- Siemens (BF634RGS1) 21L microwave with frameless black glass front in flats 1º 1ª, 2º 1ª, and 3º 1ª.
- Siemens (BF634LGS1) 21L microwave with frameless black glass front, in flats 1º 2ª, 2º 2ª, 3º 2ª, 4º 1ª, and 4ª 2ª.
- Pando ES/90 integrated extractable extractor hood IX 730 FIX 230/50 Ref. 9958.
- Siemens induction hob 60 cm, model EU631BJB2E.
- Blanco Lenora swivel mixer tap in brushed stainless steel Ref. 523122.
- Blanco Andano 500-U undercounter sink.



BATHROOMS

Flooring

Viva Made Tórtora Lappato porcelain stoneware flooring, 20 x 80 cm size. Laid at 1/3 offset.

Cladding

Lower strip of wall cladding in Viva Made Tórtora Lappato porcelain stoneware, 30 x 60 cm size, vertical position.

The upper strip of the wall is clad in Floor gres porcelain stoneware, 20 x 80 cm size, matt Ivory colour, in a horizontal position.

Ceiling

Suspended ceiling with 21.5 cm accessible slats in water-repellent MDF veneered in oak, stained and varnished.

Sanitaryware

- White Duravit ME model wall-hung toilet and bidet with slow close cover, Geberit Duofix frame and Geberit Sigma 30 double flush button in bright chrome.

- Sink countertop with built-in washbasin Durian Solid Surface model, in white, and lower structure cabinet in stainless steel, with drawers in water-repellent MDF veneered in stained oak.

- Hidrobox shower tray, Nature model, made of Scene Materia, white, slate texture finish and round stainless steel grid.

Taps

- Single-lever sink and bidet mixers without automatic waste, model C1 – M Duravit chrome finish.

- 1/2" Essence single-lever shower mixer tap. Grohe. Ref.: 3363001. Shower set with bar New Tempesta 100, Ref. 27794001, Grohe chrome finish.

- Recessed stopcocks. Chrome finish Ref. 33073/4 Ramón Soler.



Miscellaneous

- Water Evolution Deep series toilet roll holder, ref. A2.30, chrome finish.
- Water Evolution Deep series bidet towel rail, ref. A2.30, chrome finish.
- Double hanger. Chrome finish. Cosmic Architect Collection.
- Water Evolution Deep series shower towel rail, ref. A2.12 Bright Chrome.
- 6 mm mirror with anti-fog sheet framed on a 40 mm stainless steel plate.
- Glass partition with one fixed pane and another sliding pane. Duscholux.

- Toso electric towel rail. Model SR 1200/450. Chrome finish.
- Deltalight REO OK 92733 S1 spotlight in aluminium colour. LED 1032lm/10 /105lm/W 2700K
- Deltalight REO X 92733 S1 spotlight in aluminium colour. LED 1032lm/10 W/106lm/W 2700K.
- PRIM wall lights ref. A-155 chrome finish 2700k IP44 LED 17kW.
- Jung LS990 Alpine White push buttons.





Structure

The structure of the building is uni-directional, formed by edge reinforced concrete girders and pre-tensioned concrete joists. The existing vertical structure is made of *in-situ* reinforced concrete pillars.

Pillar reinforcements have been made using metal braces, as well as the replacement of the cantilevered joists with Noubau-type structural systems and flat bars.

Specifically, in some areas, such as the previous position of the staircase, collaborating sheet metal slabs have been made. The stair slabs and the formation of steps are made with concrete *in-situ*.

At the foundation level, the new micropile screen for the construction of a new basement level (S-2) is noteworthy, as is the necessary reinforcement of the footings of the affected pillars, which have been underpinned by means of micropiles and metal pile caps. HA-25/B/20/IIa concrete is used for the construction of the structure. The entire structure has been carried out in accordance with the "CTE DB SE Structural Safety of RD 314/2006" and the "EHE08 Structural Concrete Guidelines"; and the commissioning, control and testing have been carried out in specialised and approved laboratories.



Installations

Electricity: Electrical installation in compliance with the Spanish Low Voltage Electro-Technical Regulation 2002.

Lighting: Recessed PKM Dicuadra I or II luminaires in suspended ceiling in all non-wet rooms. Jung model LS990 push buttons in steel or white. Adjustable lighting in master bedroom and living-dining room.

Plumbing: Water installation distributed inside the residential properties with multilayer pipe, thermal insulation of varying diameters depending on its use, according to the Regulation of Thermal Installations in Buildings (RITE). Multilayer cross-linked polyethylene pipe in general uprights.

General stopcock to the vertical post located in general services area of each floor. General stopcock for each property located in a cupboard in the kitchen or bathroom. Each wet area (kitchen, utility room, bathrooms) has a stopcock for hot and cold water. All sanitaryware, except bathtubs and showers, have individual stopcocks for hot and cold water. Dishwasher and washing machine with hot and cold water connection.

Air conditioning and heating: Air conditioning, heating and DHW production system generated by aero-thermal

heat pump, individual for each residential property, made up of:

- Mitsubishi outdoor air and water generating unit Ecodan PUHZ-SW100AA, SUZSWM60VA and SUZSWM80VA with R-410A refrigerant.
- Ducted fan coil type indoor unit, Mitsubishi i-HWD2 2T range, models 102 and 202. (i-HWD2 2T DLIO 102 and i-HWD2 2T DLIO 202).
- Climaver Net fibre duct network and linear air diffusion (supply/return) grilles in aluminium.
- Indoor DHW production equipment by the brand Mitsubishi Hydrobox ERST20CVM2D, ERST17DVM2D, combined with a DHW storage tank of 200L or 170L built-in respectively.

To control the system and monitor consumption, the equipment has an FTC5 control system that allows for the calculation of the consumption of electrical energy for heating, cooling, domestic hot water and Legionella. For this calculation, the Hydrobox model has an outlet temperature sensor, a return temperature sensor and a flow metre. Wall-mounted thermostat in largest room.

Simple flow controlled mechanical ventilation system equipped with extraction outlets in kitchens and bathrooms.





Audiovisual installations: In compliance with ICT regulations.

Aerial sockets for TV, FM and satellite in the living room and bedrooms. Satellite dish sockets in the living room and the main bedroom. Provision for the reception of digital television channels. Telephone points in the dining room, kitchen, and bedrooms.

Fermax Loft VDS range video intercom in colour with 3.5” screen, with a camera located at the entrance to the building and a receiver monitor near the entrance to each property.

CCTV alarm and video surveillance system: installed in all residential properties. Optional to purchase the connection and maintenance service with the security company Grup Barna Porters at client's expense.

Video surveillance system with cameras in all the hallways, in accesses from the street, in the access to the car park of the adjoining building, and on the rooftop.





Service Guarantee

- Quality control.
- Control of the structure (walls, pillars and slabs) by a certified company.
- Control and management of installations by a certified company.
- Control of facade water-tightness by a certified company.
- Control of lifts by a certified company.
- Quality control of materials by a certified company.

AENOR Certification

Grupo Núñez i Navarro has the AENOR Certification for its Comprehensive Quality, Safety and Environmental Management System and guarantees the continuous improvement of design, construction and sales processes.



ER-0797/2011



GA-2011/0371




SST-0164/2011



Energy certification

The building holds the B Energy Certification for new construction buildings.

QUALIFICACIÓ ENERGÈTICA DE L'EDIFICI ACABAT ETIQUETA



DADES DE L'EDIFICI

Normativa vigent construcció/rehabilitació	Tipus d'edifici	Bloc d'habitatges
CTE 2013	Adreça	Carrer BRETÓN DE LOS HERREROS 27 31
Referència cadastral	Municipi	Barcelona
9139702DF2893G0001US	C.P.	08012
	C. Autònoma	Catalunya

ESCALA DE LA QUALIFICACIÓ ENERGÈTICA

	Consum d'energia kWh/m ² any	Emissions kg CO ₂ /m ² any
A més eficient		
B	39	6
C		
D		
E		
F		
G menys eficient		

REGISTRE Vàlid fins

SR40XHW5 **07/10/2032**

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



Núñez i Navarro

Construimos juntos Barcelona

Comte d'Urgell, 230 · 08036 · Barcelona

93 405 01 01 - www.nyn.es

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