



Núñez i Navarro

# NN ESPRONCEDA 254-274

BUILDING SPECIFICATIONS

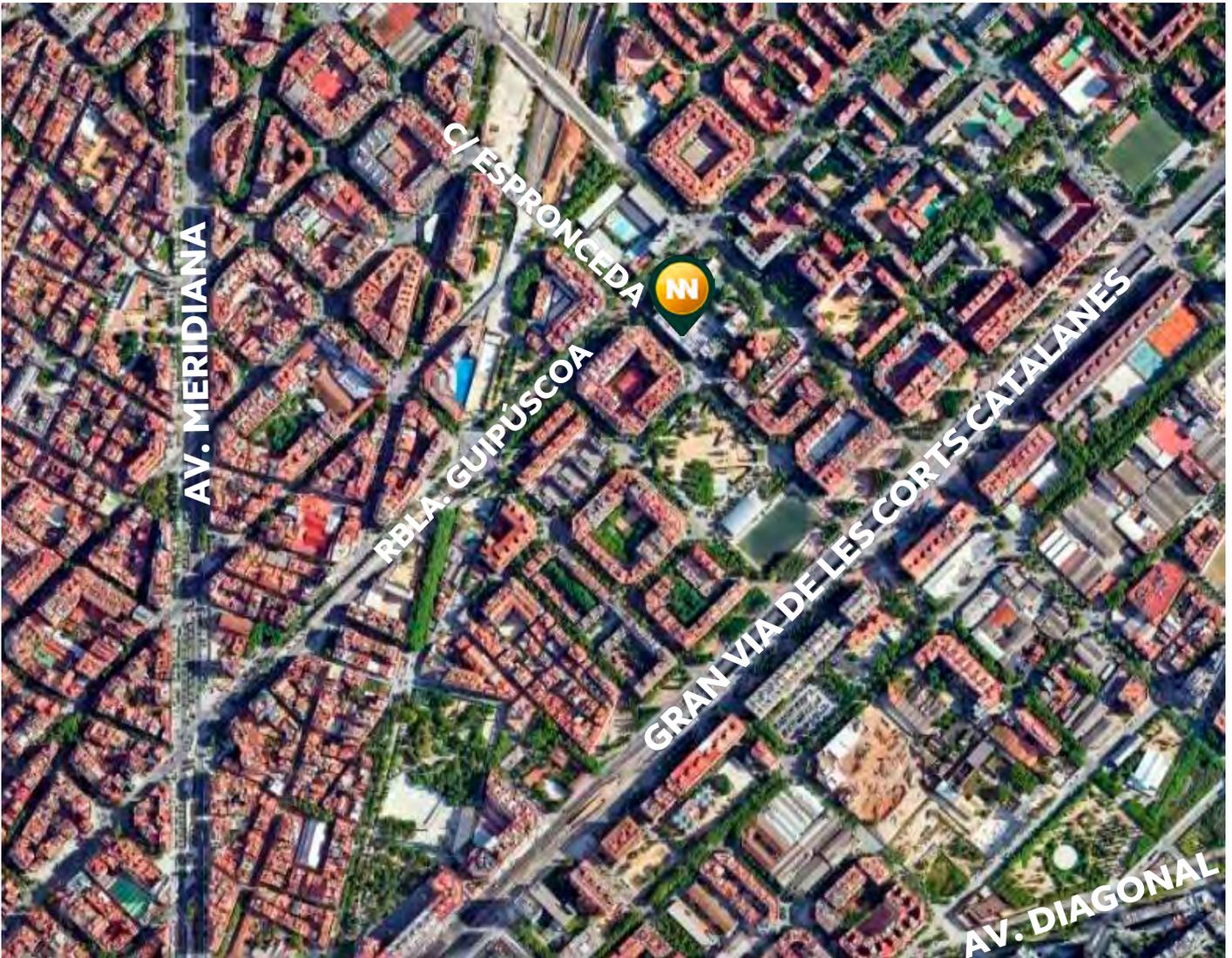


BUILDING WITH RESIDENTIAL PROPERTIES, RETAIL SPACES AND GARAGE • ESPRONCEDA 254-274 -  
BARCELONA • FEBRERO 2022



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NN Espronceda is located in the Sant Martí de Provençals neighbourhood of Barcelona, between the Rambla Guipúscoa and the Gran Via de les Corts Catalanes, close to the Plaza de las Glòries, Avenida Diagonal, and the Poble Nou neighbourhood.

The area is well connected to the city centre by the urban bus network, RENFE trains, tram network, and the L2 metro line (Bac de Roda station).

The location is in a residential area, with wide streets and grid-like blocks of housing, with landscaped interiors, and numerous sports and educational facilities nearby. It is located near the 22@ district, home to many technology companies and start-ups, a reflection of the innovation and creativity of new entrepreneurs.

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



Residential multi-family building located at 254-274 Calle Espronceda, with commercial premises, storage rooms, car parking, and an interior area of the block and a roof for communal use, with a swimming pool, garden area, children's play area, sports and relaxation area.

The development is made up of four independent entrance halls at Calle Espronceda 254, 260, 268, and 274 respectively, all with access to the interior communal area. On the ground floor of Calle Espronceda 254 and 274, there are two pedestrian accesses to the car park. Vehicle access and another pedestrian entrance directly to Basement -1 is via Plaza Victoria Kent.

The building has facades facing Rambla Guipúscoa, Calle Espronceda, and Calle Concili de Trento, facing

northwest, southwest, and southeast respectively, and rear facades facing the communal area. The design and geometric composition of the complex is complemented by large terraces with slatted aluminium enclosures.

The development consists of two basement floors, a ground floor, and 4, 5, or 6 upper floors, with a total of 112 homes, nine commercial premises, nine basement storage rooms, 256 car parking spaces (eight with electric charging in basement A, and one in basement B), 26 motorcycle parking spaces, and an area reserved for bicycles. On the roofs of the blocks facing Espronceda street is a leisure and sports area exclusively for the use of residents, while the roofs of the blocks on Rambla Guipúscoa and Concili de Trento are private terraces for the apartments with swimming pool.





**Basement**

Vehicle access is available directly on basement level -1, via Plaza Victoria Kent. The floors are connected by means of a vehicle ramp and six vertical communication cores. The cores corresponding to stairs A of number 274 and 254, consist of a lift; the cores of the stairs B, of two lifts and a direct staircase to the outside, and those corresponding to numbers 260 and 268, of a staircase and a lift. All the lifts connect basement level -2 with the residential floors. The transformer station that provides service to the development is located next to the vehicle gate, on basement level -1.

**Ground floor**

The ground floor houses the nine commercial premises, four lobbies with their technical rooms, two pedestrian exits from the car park, the concierge service (at Espronceda 274) and eight homes with a terrace facing the interior of the block and direct access to the community garden area, where the swimming pool and children’s play area are located.

**Espronceda 274**

Staircase A has an apartment with two bedrooms, two bathrooms, and a kitchen-living-dining room with a large terrace and exterior storage room.

Staircase B has a one-bedroom apartment with a bathroom and a kitchen-living room with a large terrace.

**Espronceda 268**

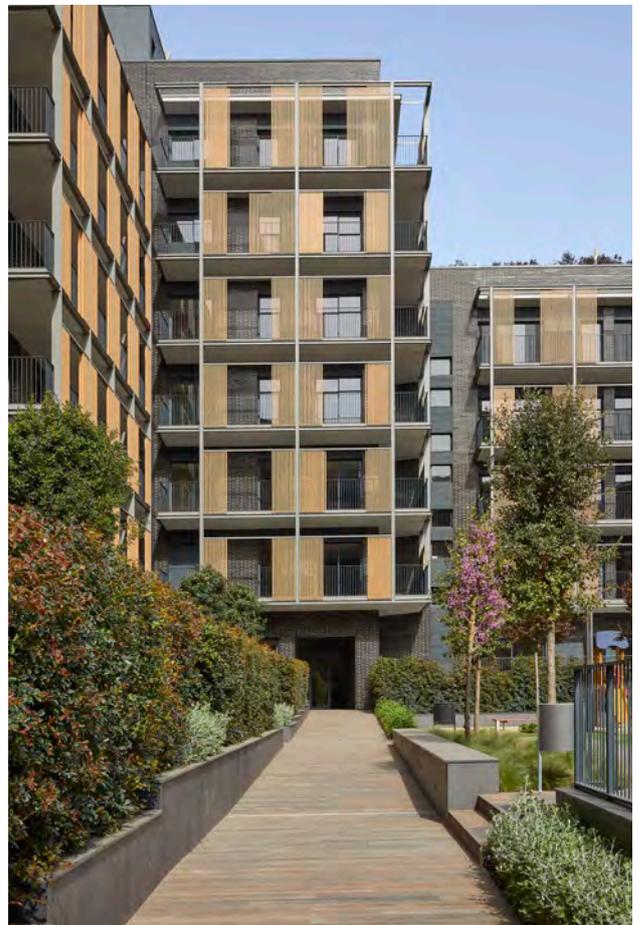
Door 1 has two bedrooms, two bathrooms, and a kitchen-living-dining room with a large terrace; door 2 has three bedrooms, two bathrooms, a utility room, a kitchen, and a living-dining room with a large terrace.

**Espronceda 260**

Door 1 has three bedrooms, two bathrooms, utility room, kitchen, and living-dining room with a large terrace; door 2 with two bedrooms, two bathrooms, and a kitchen-living-dining room with a large terrace.

**Espronceda 254**

Staircase A has an apartment with three bedrooms, two bathrooms, a kitchen, and a living-dining room with a large terrace.  
Staircase B has a one-bedroom apartment with a bathroom and a kitchen-living-dining room with a large terrace.





### Upper floors

The first to fourth floors have six communication cores made up of one or two lifts and stairs, which serve three or four apartments per landing, and are distributed as follows:

#### Espronceda 274

Staircase A has four apartments per landing. Door 1 has two double bedrooms, two bathrooms, utility room, kitchen-living-dining room, and large terrace facing the interior of the block. Door 2 has two double bedrooms, a bathroom, utility room, kitchen-living-dining room, and a terrace overlooking Rambla Guipúscoa. Door 3 has two bedrooms, two bathrooms, kitchen-living-dining room, and terrace facing Rambla Guipúscoa. Door 4 has two bedrooms, two bathrooms, kitchen-living-dining room, and a large terrace facing the interior of the block.

Staircase B has three apartments per landing. Door 1 has a bedroom, bathroom, kitchen-living-dining room, and a terrace facing the interior of the block.

Door 2 has two bedrooms, two bathrooms, kitchen, living-dining room, and a terrace facing Espronceda street. Door 3 has two bedrooms, two bathrooms, kitchen-living-dining room, and a terrace facing Calle Espronceda.

#### Espronceda 268

Doors 1 and 4 have two double bedrooms, two bathrooms, utility room, kitchen, living-dining room, and a large terrace facing the interior of the block. Doors 2 and 3 have three bedrooms, two of them connected, two bathrooms, utility room, kitchen, living room and a large terrace overlooking Calle Espronceda.

#### Espronceda 260

Doors 1 and 4 have two double bedrooms, two bathrooms, utility room, kitchen, living-dining room, and a large terrace facing the interior of the block. Doors 2 and 3 have three bedrooms, two of them connected, two bathrooms, utility room, kitchen, living room, and a large terrace overlooking Calle Espronceda.

#### Espronceda 254

Staircase A has three apartments per landing. Door 1 has four bedrooms, two of them connected, two bathrooms, kitchen, living-dining room, and terraces facing three directions. Door 2 has two double bedrooms, a bathroom, utility room, kitchen-living-dining room, and a terrace facing Calle Concili de Trento.





Door 3 has two double bedrooms, two bathrooms, utility room, kitchen-living-dining room, and terrace facing the interior of the block. Staircase B has three apartments per landing. Door 1 has two bedrooms, two bathrooms, kitchen-living-dining room, and terrace facing Calle Espronceda. Door 2 has two bedrooms, two bathrooms, kitchen, living-dining room, and terrace facing Calle Espronceda. Door 3 has a bedroom, bathroom, kitchen-living-dining room, and terrace facing the interior of the block.

### Fifth floor

Four apartments per landing distributed as follows:

#### Espronceda 274

Staircase B: door 1 has a bedroom, bathroom, kitchen-living-dining room, and terrace facing the interior of the block. Door 2 has two bedrooms, two bathrooms, kitchen, living-dining room, and terrace facing Calle Espronceda. Door 3 has two bedrooms, two bathrooms, kitchen-living-dining room, and terrace facing Calle Espronceda.

Door 4 has four bedrooms, two bathrooms, kitchen, living-dining room, and a large terrace facing three directions, with a private pool, garden area and large outdoor spaces.

#### Espronceda 268

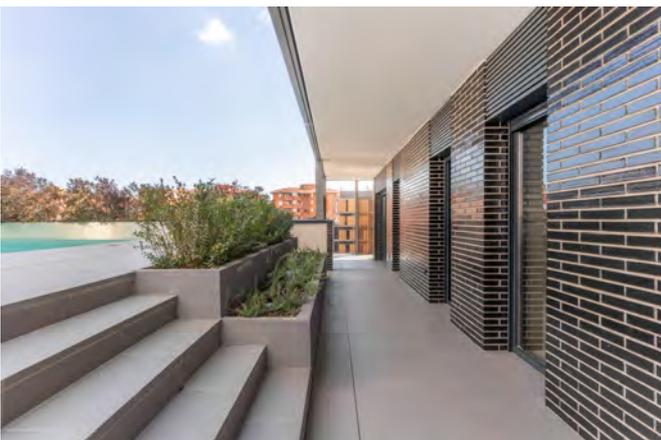
Doors 1 and 4 have two double bedrooms, two bathrooms, utility room, kitchen, living-dining room, and large terrace facing the interior of the block. Doors 2 and 3 have three bedrooms, two of them connected, two bathrooms, utility room, kitchen, living-dining room, and large terrace overlooking Calle Espronceda.

#### Espronceda 260

Doors 1 and 4 have two double bedrooms, two bathrooms, utility room, kitchen, living-dining room, and large terrace facing the interior of the block. Doors 2 and 3 have three bedrooms, two of them connected, two bathrooms, laundry room, kitchen, living-dining room, and large terrace overlooking Calle Espronceda.

#### Espronceda 254

Staircase B: door 1 has four bedrooms, two bathrooms, kitchen, living-dining room, and a large terrace facing three directions, with a private swimming pool, garden area, and large outdoor spaces. Door 2 has two bedrooms, two bathrooms, kitchen-living-dining room, and terrace facing Calle Espronceda. Door 3 has two bedrooms, two bathrooms, kitchen, living-dining room, and terrace facing Calle Espronceda. Door 4 has a bedroom, bathroom, kitchen-living-dining room, and terrace facing the interior of the block.





**Sixth floor**

Two apartments per landing distributed as follows:

**Espronceda 274**

Staircase B: door 1 has two bedrooms, two bathrooms, kitchen-living-dining room, and terrace facing Calle Espronceda. Door 2 has four bedrooms, two bathrooms, kitchen, living-dining room, and large terrace facing three directions.

**Espronceda 254**

Staircase B: door 1 has four bedrooms, two bathrooms, kitchen, living-dining room, and a large terrace facing three directions. Door 2 has two bedrooms, two bathrooms, kitchen-living-dining room, and terrace facing Calle Espronceda.

**Covered floor**

Integrates the facilities and ventilation of the building.

**Espronceda 274**

Staircase B has a technical area for facilities, space for clotheslines, and a recreation area, with artificial grass and seats, closed to public access with a metal fence.

**Espronceda 268 y 260**

Also accessible through staircase B in Espronceda 274 and 254. Consists of the facilities area, a recreation area with artificial grass, garden, and seating, closed to public access with Tarimatec C Annapurna decorative profiles.

The Espronceda facade includes a sports area including a running track, Barmania Pro Calisthenics bars, and Hags outdoor fitness equipment, as well as Ping-Pong tables.

**Espronceda 254**

Staircase B has a technical area for facilities, space for clotheslines, and a recreation area, with artificial grass and seats, closed to public access with a metal fence.



**Facade**

La Paloma 28x14x5 cm brick facade enamelled in black with grey Promsa mortar. Falkit corrugated aluminium panel cladding by Alustock (model Tristan) matt lacquered RAL 7016.

**Windows**

Technal Unicity and Lumeal series aluminium carpentry, matt RAL 7016 lacquered with thermal cut and glass with air chamber. Handle colour RAL 7016 matt.

**Terraces**

The flooring of the terraces is made from 60x60x1 cm pieces of Azteca porcelain stoneware model Minimal Dry Anthracite, matt rectified.

The private terraces on the 5th floor, with technical flooring in the cantilevered cushioned pool area, feature 60x60 cm pieces of Azteca porcelain stoneware, Minimal Dry Anthracite model, matt rectified.

The railings are made up of galvanized steel plates and bars painted with matt RAL 7016 enamel.

**Covering**

The flooring in the installation areas is Azteca porcelain stoneware, Minimal Dry Anthracite model, matt rectified in 60x60x1 cm pieces, with mortared installation on slopes.

Waterproofing with double asphalt fabric and extruded polystyrene of 60 mm 35kg/m<sup>3</sup>, as thermal insulation.

The communal area has Mykonos porcelain stoneware technical flooring, Atrium Coal model in 60x60x2 cm pieces, on adjustable pivots.

Artificial turf areas use Elite Premium model. Perimeter crowning with Composite-type aluminium sheet lacquered in RAL 7016.

Stairwells clad with composite panels in matt 7016 lacquered aluminium.

Equipment room doors with galvanised steel metal profiles.

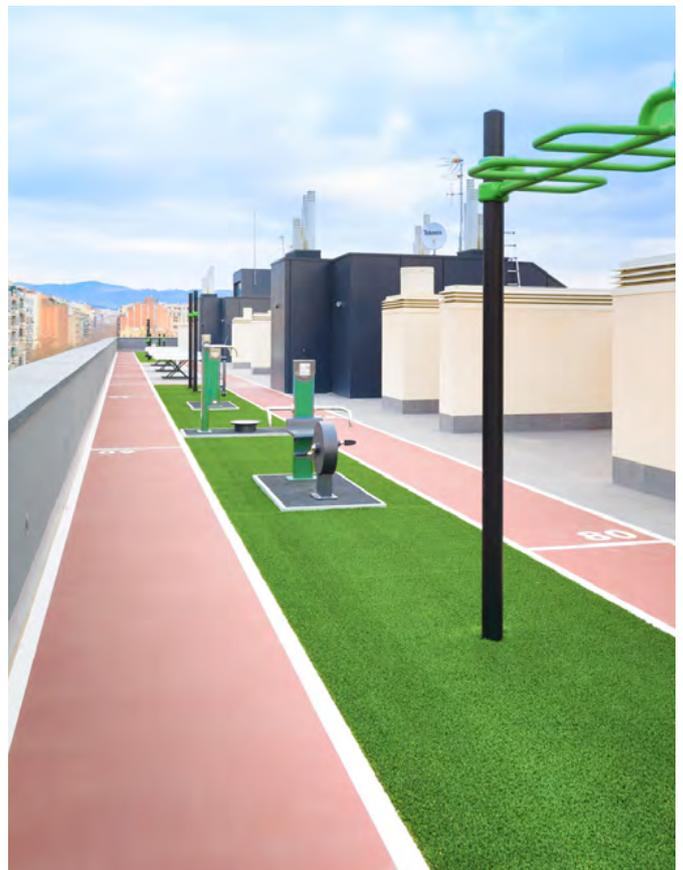
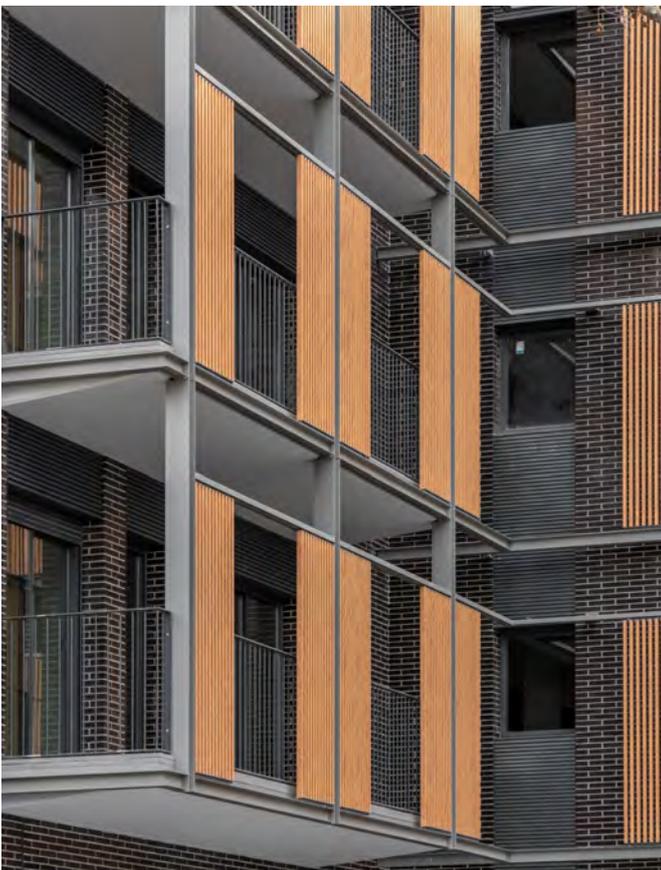
150 m long running track with red Lotum Sport Basic rubber flooring and artificial grass interior.

Fitness and training area made up of Barmania Pro Calisthenics bars, Urbadep anti-vandal ping-pong tables, Hags Denfit Bike, Denfit Cross Fit, and Denfit Gym Twist gym equipment.

Vestre furniture, Bloc chairs and loungers, and picnic tables with metal structure painted in RAL 7016 colour.

Kettal loungers and table and Vestre Buzz picnic table.

Valida Metrum stairlift with hydraulic traction.





### Swimming pool

Communal swimming pool measuring approximately 20x7 m and approximately 1.20 m deep, interior finished with 2.5 x 2.5 cm tiles, Hisbalit Unicolor 222A model, non-slip with white jointing. The pool facilities are maintained with a purifier and a dosing pump, self-priming filters and pumps, a saline electrolysis system and illuminated with recessed submersible lights. Beach area with technical flooring in Nordic Cognac porcelain stoneware 30x120x2 cm. Astralpool model Angel shower.

### Garden area

Communal garden area, with artificial grass, trees and different shrubby plants that define spaces and shaded areas.

Evergreen trees: Schinus molle, Chamarops humilis, Pistacia lentiscus, Quercus ilex.

Shrub plants: Pennisetum sataceum rubrum, Nasella tenuissima, Syzygium australe, Teucrium fruticans, Lonícera japónica, Abelia floribunda, Teucrium fruticans, Escallonia rubra.

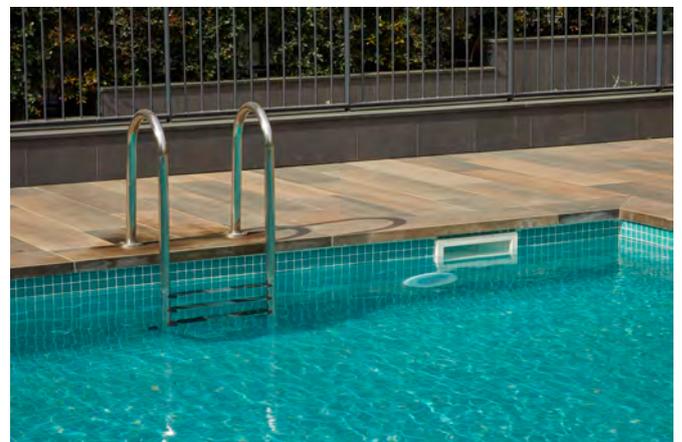
Santa & Cole benches, Harpo model in tropical wood.

Santa & Cole litter bin, Rambla model. Iguzzini lighting, IWay bollards, Walky recessed luminaires in accesses and IPro projectors. Simes Stelo lamppost in children's play area.

### Children's play area

Kompan children's elements on continuous yellow rubber flooring.

Tower with bar and roof, red Racer and yellow Stinger springs, and sway bar.



**Lobby, landings, and staircase of the apartments**

Access to lobby through glass doors and aluminium frames in RAL 7016 colour. Niessen Wellcome video intercom.

Living Ceramics microcement flooring, Gubi Cloud model, 60x60 cm.

Walls covered with mirrors and Panbeton Concrete plates model Shui colour 200.

Open pore lacquered oak veneered MDF doors in Valentine 11N3 colour.

False ceiling in continuous smooth plasterboard painted with Valentine 11N3 plastic paint with perimeter moulding and black border.

Opera coloured stained oak veneered mailboxes. The entrance mat is in synthetic coconut Topmat Grigio Topo.

Home landings with Living Ceramics Bera&Beren floor tiles, Beren Biscuit model, 60x30 cm, and light scraped oak veneered MDF plinth.

Vertical walls finished with microcement Microcolour Ivory NT-037.

The front of the lifts is finished in stainless steel and the frame in clear scraped oak veneer. The rest of the wood fittings, residential doors, fireproof doors, and installation registers, in light scraped oak veneered MDF, forming vertical strips and plinth.

Continuous plasterboard false ceiling, with perimeter moulding, smoothed and painted with plastic paint Valentine 07N3.

Staircase with ivory cream marble flooring and plinth. The ceiling and slab walls painted with plastic Valentine VD112 Gray Terra.

Stair-facing door in Valentine VD112 lacquered MDF.

Glass railing with matte stainless-steel profiles.

The general lighting of the lobbies, landings and staircases is with double recessed luminaires. PKM Lighting model Dicrocuadra II, steel colour.

Permanent lighting of the Iguzzini Laser Blade MM75 lift and Daisalux Izar N30 emergency luminaires in silver grey.

**Lifts**

Schindler electric lifts, according to Current Accessibility Regulations, with a compact machine and automatically opening stainless steel doors. Cabin decoration with stainless steel, mirror, handrails, and design ceiling.

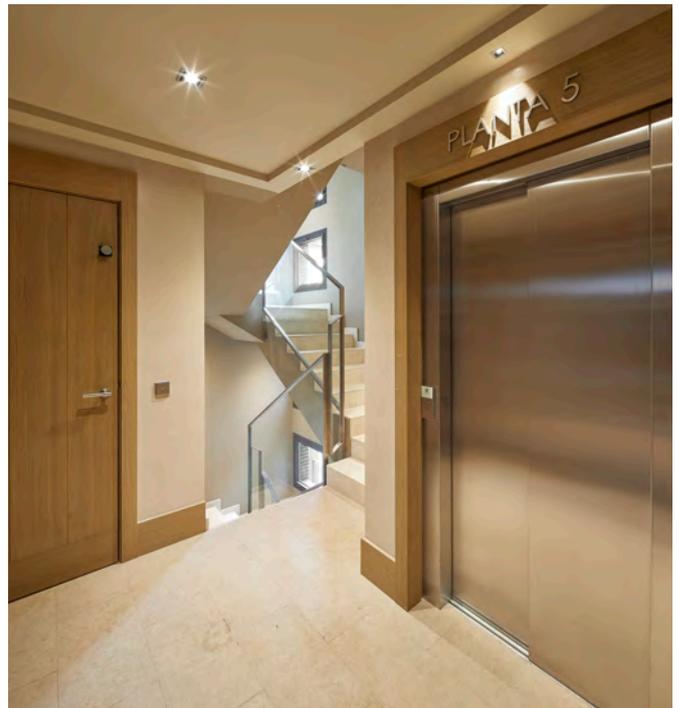
Living Ceramics flooring, model Gubi Cloud.

**Equipment room**

Marazzi Stonework Gray C2 flooring, 30x60 cm, and walls tiled with 30x60 cm beige tiles.

False accessible ceiling made of white lacquered galvanised steel slats.

Lighting with waterproof luminaire RZB Led IP66 37W.





## BASEMENT

### Parking

Metal door finished in RAL 7016 aluminium, motorised with remote control and accessible from Plaza Victoria Kent.

Circulation flooring and concrete ramp finished with anti-slip varnish.

Seats painted with RAL 7022 coloured epoxy paint on a clear RAL 9002 background and coloured stripe with the place number.

Pillars painted in light colour RAL 9002.

Lift cores, stairs, and metal doors painted in different colours according to floor number (RAL 3013 basement A, RAL 5018 basement B).

Roof painted with plastic paint colour RAL 9002.

### Lifts and communal services

Ivory cream marble floor and plinth. Walls plastered and painted Valentine VD112 Gray Terra.

Concrete slab and ceiling painted in the same colour.

Railing with metal bars painted with RAL 7022 enamel.

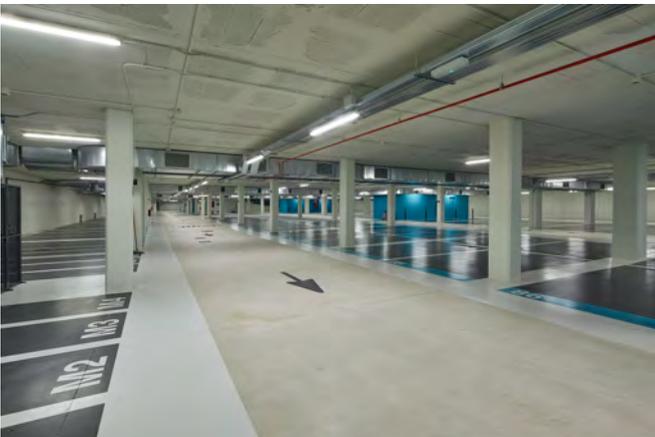
Lighting with Sylvania Start ECO Surface Dualtone wall light.

### Storage

Polyurethane resin flooring painted with RAL 9002.

Walls plastered and painted with RAL 9002 colour and RAL 9002 painted concrete ceiling.

Lighting with waterproof luminaire RZB Led IP66 37W.





### Apartment flooring

General Quickstep floating laminate parquet flooring, old oak type, model Perspective Series UF312, placed with a free joint on a 3 mm polyethylene sheet in all rooms, except in the kitchen area, bathrooms, utility rooms, and terraces.

RAL 9010 white satin lacquered MDF skirting boards.

### Paint

The vertical walls of the apartments are smoothed and prepared for painting with Valentine Piedra de Lago VD137 plastic paint.

False ceiling in continuous plasterboard painted 05W1 with perimeter border Valance Piedra de Lago, colour VD137.

The lock is painted with an antioxidant primer for protection and subsequently enamelled.

### Dividers

Between apartments, plasterboard plates with a double structure of galvanized steel profiles with mineral wool insulation. Interior distribution with

plasterboard plates of different thicknesses and wet masonry walls with ceramic masonry placed with mortar or plaster for compartmentalisation areas.

### Interior furnishings

Armoured entrance door to the apartments, with anti-lever fittings and bolts, wide-angle optical peephole and three-point security lock. RAL 9010 white satin lacquered finish on the interior.

Opaque and glass interior doors with a satin lacquered wood finish in white RAL 9010 and a variable-width leaf. JNF In Stout handles with satin stainless-steel finish.

Wardrobes with hinged doors with perimeter grooving and RAL 9010 white satin lacquered wood covers. The interior is finished in Olmo Bovary 98P Atlas melamine, and Formani One Piet Boon handles in a matt stainless steel finish.





## KITCHEN

### Flooring

Viva Sabia Lappato porcelain stoneware flooring in grey 30x60 cm pieces, arranged in offset layout.

### Tiling

Silestone White Storm worktop.

Metro Marengo Craquelle cem17 bevelled ceramic tile front, 7.5x15 cm, arranged in offset layout with white jointing.

Rest of walls painted with Valentine plastic paint, colour Lake Stone VD137.

False ceiling painted with plastic colour RAL 05W1

### Furnishings

Nolte Kuchen kitchen furniture model F20 Focus with perimeter frame, doors, unit fronts, and interior in white lacquered polymer.

Matte stainless-steel handles.

75 cm high base units with white recast plinth.

Upper cabinets 90 cm high with integrated lower lighting.

## Fixtures

- Balay multifunction electric oven with folding front 3HB5000N1.
- Balay 20 L microwave with frameless black glass front 3CP4002X0.
- Pando IES SEC System in stainless steel, 90 cm integrated extractor hood, or PANDO P-825 90 cm stainless steel front panelled hood.
- Balay 60 cm induction 3EB864ER.
- White Linus 514019 swivel mixer tap.
- Blanco Andano 500-U undercounter sink.
- Fully integrated Balay dishwasher, 60 cm 3VF301NP, or 45 cm 3VT304NA.
- Fully integrated 177x60 cm Balay 3KIB1820 combi refrigerator.
- Balay 3TW776B fully integrated front-loading washer-dryer or Teka TK4 1270 and TKS1 710 C free-standing column washer-dryer, white colour, front-loading.





## BATHROOM 1

### Flooring

Azteca Delhi 20 Almond matt rectified porcelain floor tiles, 120 x 19.4 cm.

### Tiling

Walls clad in Mykonos Cerámica Marmi rectified gloss tiles, 90 x 30 cm.

Zeus White Silestone bathtub enclosure.

### Ceiling

Suspended ceiling THU model Murano accessible with galvanised steel slats lacquered in RAL 9010 colour on perimeter wooden cornice.

### Bathroom fixtures

White Duravit Me wall-hung toilet and bidet with cushioned lid drop and Geberit Duofix frame. Geberit Sigma 30 double discharge push button in polished chrome.

Kyria Elba model countertop washbasin in Durian Solid Surface with cabinet with polished stainless steel structure towel rail and drawer unit with lower shelf in stained oak veneer.

Duravit Vero washbasin on metal console in polished stainless steel in small bathrooms.

Duravit D-Code white bathtub.

### Fittings

Duravit B2 Chrome single-lever mixer for sink and bidet.

Grohe Essence bathtub faucet with automatic diverter.

Grohe Euphoria shower set with massage hand shower, 1.75 m hose, 90 cm bar and soap dish.

Ramon Soler Drako series chrome finish taps.

### Various

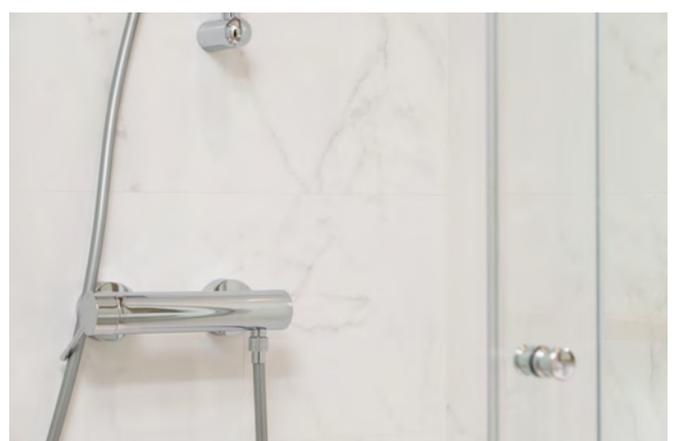
Water Evolution Deep series toilet roll holder, chrome finish. Anti-fog mirror framed in oak.

Duscholux Gravity model sliding bathtub screen in transparent glass and profile with a super gloss Platinum finish.

Toso Radiatori SR 1200/500 electric towel rail in white.

Individual Dicrosquare recessed downlight luminaires and Weber&Ducre model Deep IP45, both in white.

Mechanisms Jung LS990 Alpine White.





## BATHROOM 2

### Flooring

Azteca Delhi 20 Almond matt rectified porcelain floor tiles 120 x 19.4 cm.

### Tiling

Walls clad in Mykonos Ceramica Marmi rectified gloss tiles, 90 x 30 cm.

### Ceiling

Suspended ceiling THU model Murano accessible, with galvanised steel slats lacquered in RAL 9010 colour on perimeter wooden cornice.

### Bathroom installations

Wall-hung toilet and bidet (where applicable) Duravit Me brand in white, with cushioned lid drop and Geberit Duofix frame.

Geberit Sigma 30 double discharge push button polished chrome. Duravit Vero washbasin on metallic stainless-steel console, with gloss in small bathrooms. In the rest of the type 2 bathrooms, the Kyria Elba washbasin, countertop model, in Durian Solid Surface

with a cabinet with a polished stainless steel structure towel rail and drawer unit with a lower shelf in stained oak veneer.

Hydrobox Nature frameless shower tray in white and slate texture.

### Fittings

Duravit B2 single-lever chrome basin and bidet mixer. Grohe Essence single-lever mixer and Grohe Tempesta 100 shower set with 3-jet hand shower, 1.75 m flexible hose and 60 cm bar.

Ramon Soler Drako series chrome finish taps.

### Various

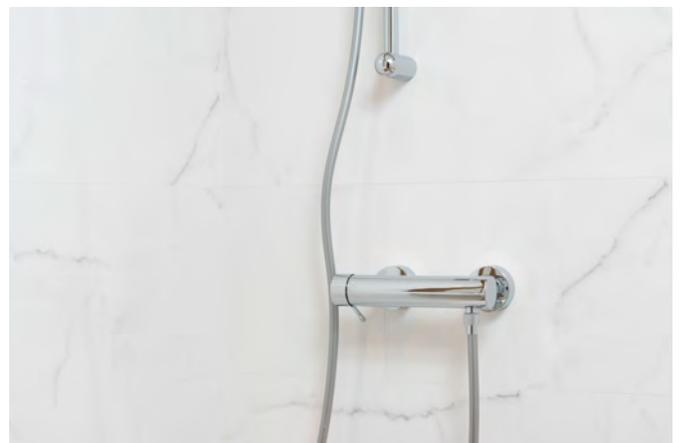
Water Evolution Deep series toilet roll holder, chrome finish. Anti-fog mirror framed in oak.

Transparent glass sliding screen.

Toso Radiatori SR 1200/500 electric towel rail in white.

Individual Dicrosquare recessed downlight luminaires and Weber&Ducre model Deep IP45, both in white.

Jung LS990 Mechanisms Alpine White.



**Estructura**

The horizontal structure comprises reinforced concrete latticed ceilings "in situ" lightened with non-recoverable hollow concrete bricks. The ceiling of floor -1 is comprised of solid slabs of reinforced concrete "in situ". The vertical structure is created with reinforced concrete pillars "in situ". A metallic structure and slabs of sheet metal are used sporadically for the stairs leading up to the roof terrace.

Slab stairs and step formation made with concrete "in-situ". Some sections are created using a metallic structure.

Surface foundations with separate footings at the foot of the pillars. The retaining walls are created using built-in screen walls in the ground. The pillars spaced around the perimeter of the building rise up to the capstone beams of the screen walls.

To create the structure, HA-25/B/20/IIa concrete was used except for several sporadic elements where higher strength concrete was required. The whole structure has been built in accordance with the Spanish Technical Building Code CTE-DB-SE on Structural Safety of Royal Decree 314/2006 and "EHE08 Structural Concrete regulations", with the installation, control and tests carried out in accredited specialist laboratories.

**Installations**

**Electricity**

Electrical installation in compliance with RBT-2002.

**Lighting**

Recessed spotlights in a false PKM Dicuadra I or II ceiling in every room. In the bathrooms, Delta Light REO OK, watertight model, in the bath/shower area. The Jung push-buttons are model LS990 in a steel or white colour.

Controlled lighting in the main bedroom and lounge-diner.

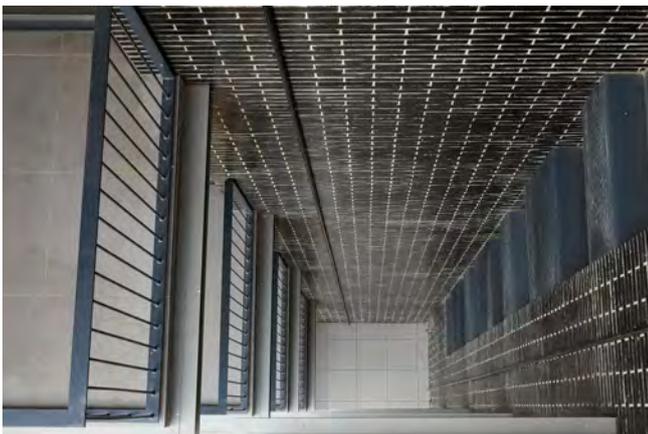
**Plumbing**

Internally fitted water pipes throughout the property with composite pipes with thermal insulation of different diameters depending on their use, in accordance with the Spanish Regulation on Thermal Installations in Buildings (RITE using its Spanish acronym). Cross-linked polyethylene composite pipes in general studs.

The general stopcock is situated in the vertical stud wall located in the communal services on each floor. The general stopcock for each property is in the kitchen cupboard or utility room.

All wet areas (kitchens and bathrooms) have a hot and cold water cut-off valve. All sanitaryware, except bathtubs and showers, have an individual stopcock 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 aerothermal heat pump, specific to each home, consisting of:

- Mitsubishi Ecodan PUHZ-SW100VAA, PUHZ-SW75VAA and PUHZ- external air and water generator unit SW50VKA with refrigerant R-410A.
- Ducted fan coil type indoor unit, Mitsubishi PEAD-RP71JAQR1, i-HWD2 2T range, DLIO 102, 302, 402 models.
- Network of Climaver Neto fibre ducts and linear aluminium air diffusion grilles (supply/return).
- Mitsubishi Hydrobox EHSC-VM2C, ERST20C-VM2C-S and ERST20C-VM2C-S internal DHW production equipment combined with a 140 L storage tank with a built-in 200 L DHW storage tank.

To control the system and monitor consumption, the equipment has an FTC5 control system that allows 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 flowmeter. Wall thermostat in main room.

Simple flow controlled mechanical ventilation system, equipped with extraction outlets in kitchens and bathrooms, Zehnder model Confofan S425 ventilation extraction motor on the kitchen-laundry room ceiling.

**Audiovisual installations**

"I.C.T." regulations are complied with. Aerial sockets for TV, FM, and satellite, in living room, kitchen, and bedrooms. Provision for reception of digital television channels. Telephone points in the dining room, kitchen, and bedrooms. Nielssen ABB Welcome M model video entry phone with camera located at the entrance of the building and receiver monitor at the entrance of each dwelling.

**Alarm and video surveillance (CCTV)**

Alarm system installed in all homes. Option to contract a connection and maintenance service with the security company, Grup Barna Porters, at client's expense. Video surveillance system with cameras in all the halls, and accesses from the street, interior garden, and roof. Controlled from the central security unit located in the lobby of Espronceda 274.





### Service guarantee

- Quality Control.
- Control of the structure (walls, pillars, and slabs) by an approved company.
- Control and management of the facilities by an approved company.
- Control of watertightness of facades by approved company.
- Control of the lifts by an approved company.
- Quality control of the materials by an approved company.

### AENOR Certification

The Núñez i Navarro Group has the AENOR certification for the Comprehensive Quality, Safety, and Environment Management system, and guarantees the continuous improvement of the design, construction, and sales processes.



0797/2011



0371/2011



0164/2011



### Energy certification

**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 Espronceda 254 274
Referència catastral	Municipi	Barcelona
2752701DF3825B000101	C.P.	08018
	C. Autònoma	Catalunya

ESCALA DE LA QUALIFICACIÓ ENERGÈTICA

Qualificació	Consum d'energia kWh/m <sup>2</sup> any	Emissions kg CO <sub>2</sub> / m <sup>2</sup> any
A més eficient		5
B	31	
C		
D		
E		
F		
G menys eficient		

REGISTRE

Vàlid fins: 10/03/2032

9JSD77GWG

Generalitat de Catalunya Institut Català d'Energia

ESPAÑA Directiva 2010 / 31 / UE



**Núñez i Navarro**

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