



**TECHNICAL SPECIFICATIONS**  
**NN AVENIR**

JULY 2017

**RESIDENTIAL BUILDING and STORAGE UNITS**  
C. Sagués 29 / Avenir-61 (Barcelona)

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## LOCATION



### Enjoy nature in the centre of Barcelona

NN Avenir is located in the Sant Gervasi neighbourhood, in the upper part of Barcelona.

With good transport links and close to Avenida Diagonal, Plaza Francesc Macià and Turó Park, it offers the advantages of the tranquillity of a residential area alongside the dynamism of the city.



## GENERAL DESCRIPTION

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NN Avenir is an exclusive project of the Nuñez i Navarro Group, with an unbeatable location in a residential area of the city.

This project is for a multi-family building with a ground floor destined for use as commercial premises. Access is via calle Sagués, 29.

The building has a basement, ground floor and 2 upper floors. The vertical communication core consists of a staircase and a lift that connects the residential floors with the access and the basement. The composition of the building is as follows:

- *Basement floor* for storage units.
- *Ground floor* for lobby and commercial premises.
- *Ground floors* for residential use.
- *Roof floor* for installations area and communal swimming pool.

The functional programme of the flats consists of one bedroom with full bathroom, open kitchen and living-dining room. Door 2 has a separate kitchen.

## EXTERIOR AREAS OF THE PROPERTY

### Lobby

Entrance hall clad with OPERA-coloured oak wood strips finished in water-based varnish and upper part in BL-000 white micro-cement with GR-015 grey border.

LEA CERAMICHE Cliffstone Taupe moher Anticata porcelain stoneware floor and skirting board (Neocerámica).

Santa & Cole Nimba 180 LED decorative central lighting, stainless steel finish, and Iguzzini Laser Blade MM78 recessed luminaires in aluminium colour.



### Roof

Flat passable roof with ATLAS CONCORDE Jerusalem Ivory 60x60cm stoneware technical flooring. Air-conditioning installation area with mortared paving.

Waterproofing with double asphalt fabric and extruded polyethylene for thermal insulation.

Swimming pool for communal use measuring approximately 4,7 x 2.45m, finished with HISBALIT 5x5cm stoneware tiles model 319B with SIENA-coloured joint and GECOL grout.

### Storage units

ATLAS CONCORDE Grey Timber 25x150cm stoneware flooring and white lacquered MDF skirting board.

Vertical walls plastered and painted with plastic paint in Valentine NCS S1005-Y20R colour.

Plasterboard false ceiling painted in RAL 9010.

## EXTERIOR FINISHES

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### Façades

Façade finished with ESCOFET architectural concrete panels tinted in BEIG colour, air chamber, laminated plasterboard interior partition wall and thermal insulation.

Technal 1013-coloured textured aluminium carpentry with thermal break. "Climalit" type glass with double glazing and intermediate air chamber 6+6/14/4/4+4.

Fixed and sliding aluminium louvred panels with textured finish in OXICOBRE colour by Technal.

Solar filter with manual operation.



## INTERIOR FINISHES

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### Paint

The vertical walls of the dwellings are finished with top quality plastic paint in VD137 Lake Stone beige colour from the Valentine colour chart.

### General flooring

Synthetic oak parquet flooring, model Perspective UF312, 18cm by QUICKSTEP. 50% matt white lacquered MDF skirting.

### Partitions

Painted gypsum plasterboard.

### Ceilings

Ceilings painted with plastic paint PL098 Antique (off-white colour) with perimeter border colour VD137 Lake stone (beige), from the Valentine colour chart.

### Interior carpentry

Entrance door lacquered in white RAL 9010 gloss on the outside and 50% matt on the inside of the property, with security panel and hinges.

Interior doors lacquered in white RAL 9010 50% matt with recast central panelling.

Cupboards in white lacquered wood RAL 9010 with recast central panelling. The interiors will be finished in EGGER H1277 Acacia de Lakeland cream ST9 melamine.

Handles finished in bright chrome by Ferreteria Bolivar.

### Lighting

Single recessed spotlights DICRO CUADRA 41 Aluminium.

Double recessed spotlights DICRO CUADRA 42 Aluminium.



## KITCHEN

### Furniture

Nolte kitchen furniture series C30 matt white Soft B01. 16mm thick doors and shelves covered with synthetic foil on all sides and edges. Holes are provided on the sides to adjust shelf height.



### Equipment

SIEMENS Electrical Appliances.

Black glass multifunction oven-microwave oven with stainless steel.

Decorative extractor hood or stainless-steel island hood.

3 zone glass ceramic hob.

BLANCO Supra 450-U sink with push-up valve.

BLANCO LINUS-S HD single-lever mixer tap.

Dishwasher integrated with kitchen furniture.

Built-in COMBI Hidrofresh refrigerator with water connection.

Built-in washer-dryer 7kg load 1400rpm (cupboard installation in property door 3).

### Surfaces

Bench and kitchen front in Silestone Blanco Zeus. Rest of vertical walls coated in top quality plastic paint, VD137 beige colour, from the Valentine colour chart.

### Flooring

QUICKSTEP Perspective UF312 synthetic oak parquet flooring.



## BATHROOM

### Sanitary ware

Wall hung DURAVIT sanitary ware, model ME by Starck in white.  
Rectangular recessed washbasin DURAVIT VERO in white.  
KALDEWEI bathtub Avantgarde Conoduo series 170x75cm.



### Flooring

FLOORGRES porcelain stoneware flooring in 40x80 cm pieces,  
TAUPE MATTE model.



### Surfaces

1m high wainscoting in Silestone Blanco Zeus.  
Rest of vertical surface in FLOORGRES TAUPE SOFT porcelain  
stoneware in pieces of 120x60 cm.  
Top and front of bathtub/washbasin in Silestone Blanco Zeus.

### Taps

Via Bagutta single-lever mixer taps by GESSI EMPORIO in  
chrome finish.



### Ceilings

ERCO suspended ceiling made of 40 cm wide aluminium slats  
lacquered in white RAL 9010 with perimeter cornice.

### Various

Mirror recessed in the wall.  
White lacquered wooden underdrawer unit with drawer unit.



## TECHNICAL CHARACTERISTICS

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### STRUCTURE

Structure with reinforced concrete pillars and metal profile, when space reduction requirements have made it necessary.

Lightened concrete waffle slabs using hollow concrete blocks and reinforced slabs on roofs, with metal beams when space requirements have made it necessary. Concrete (HA-25) of Portland cement with a minimum dosage of 275Kg/m<sup>3</sup>.

Quality control according to "*Instrucción de Hormigón Estructural EHE*" (Instruction on Structural Concrete EHE) and CTE from specialised laboratories.

### INSTALLATIONS

#### Electricity

The electrical installation complies with the "*Reglamento Electrotécnico de Baja Tensión y Normas Complementarias*" (Low Voltage Electrotechnical Regulations and Complementary Standards). The dwellings have a control and protection panel, with the corresponding I.C.P., I.G.A., differentials and P.I.A.S. from where the different circuits will start.

Each home has independent circuits for lighting, sockets, dishwasher, washer-dryer, oven, microwave, hob, air conditioning and home automation.

#### Heating

There are electric towel rail radiators in all bathrooms.

#### Air conditioning

Air conditioning (except in bathrooms) by means of ducted evaporator units. Outdoor units fitted on the roof. The indoor units are located in the false ceilings of the bathrooms and the air ducts are located in the ceiling.

### Lighting

The lights inside the dwellings are of the square dichroic type with 7W LED lamps which are embedded in the false ceilings of the property.

### Plumbing

The installation is composed of multilayer pipes with an aluminium core. The cold water installation starts at the water meter cabinet and supplies the kitchen and bathrooms.

The hot water installation starts from the exchange unit of the aerothermal system to the taps in the bathrooms, kitchens, washing machines, dishwashers, bathtubs and bidets.

### Audio visual facilities

The current "I.C.T." regulations are complied with. Antenna sockets for TV, FM and satellite dish in the living room and bedrooms. Provision for the reception of digital TV channels. Telephone points in dining room and bedrooms. Video intercom with camera located at the lobby entrance. Monitor receiver in each house.



### Swimming pool

The pool installation on the roof is equipped with a purifier, filters and self-priming pump and is illuminated by an underwater reflector.

## ENERGY SAVING MEASURES

### Domotics

Installation of water leakage control system in kitchen and bathrooms. Telephone line for the home automation centre to connect to an alarm centre. Volumetric security detectors.

Microprocessor control unit with keypad.

### Ventilation

Individual remote controlled mechanical ventilation system (VMC) for each dwelling. Air supply to each room by micro-ventilation through the aluminium carpentry and extraction through bathrooms and kitchens to the roof. This system provides comfort in terms of air quality and energy savings for the ventilation exchange.

### Aerothermal

This system provides direct expansion heating and DHW in winter and summer, direct expansion cooling and free domestic hot water due to heat recovery.

The installation in each of the properties is designed with self-contained air-conditioning units, consisting of an indoor unit located on the ceiling of the bathrooms in each dwelling and an outdoor unit located on the roof. Each dwelling also has a HYDROBOX DUO exchange unit with a plate heat exchanger to heat the water in the 200-litre tank.

## VARIOUS

The project provides for the requirements that buildings must comply with in relation to the basic safety and habitability requirements established in the LOE and regulated by the Technical Building Code (CTE). The project includes the habitability requirements that comply with Decree 141/2012 "on the habitability conditions of dwellings and the Certificate of Habitability".

## SERVICE GUARANTEE

### On-site quality control

- Structural management (walls, pillars and slabs)
- Installation management
- Façade sealing management
- Quality control of materials

### AENOR Certification

JOSEL SLU (NÚÑEZ I NAVARRO) holds the AENOR Quality, Safety and Environmental Management System Certification (ISO 9001:2015, OHSAS 18.001, ISO 14.001:2015) which guarantees the continuous improvement of its project design, construction and sales processes.

