



Núñez i Navarro

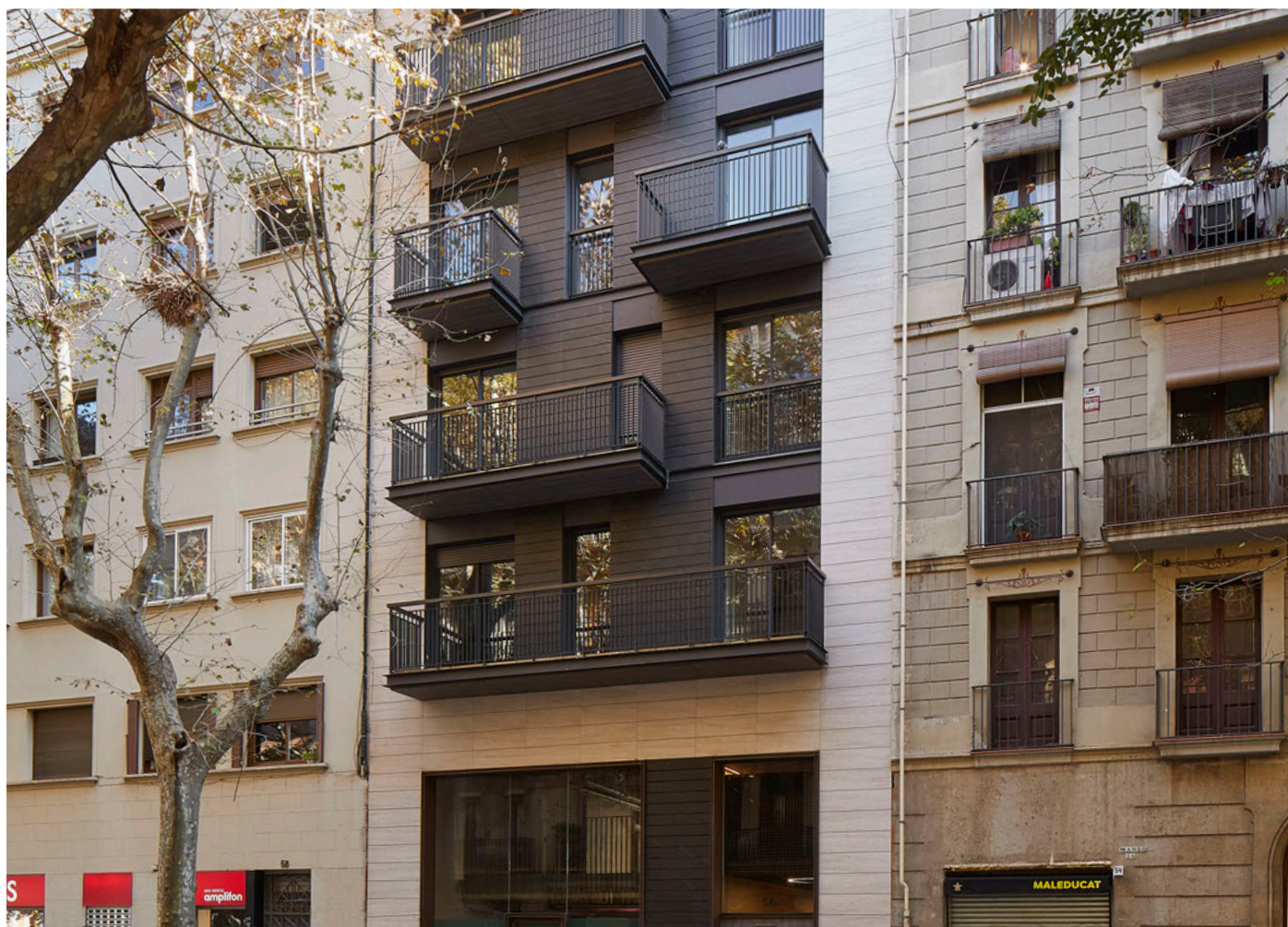
# NN MANSO 56

## TECHNICAL SPECIFICATIONS

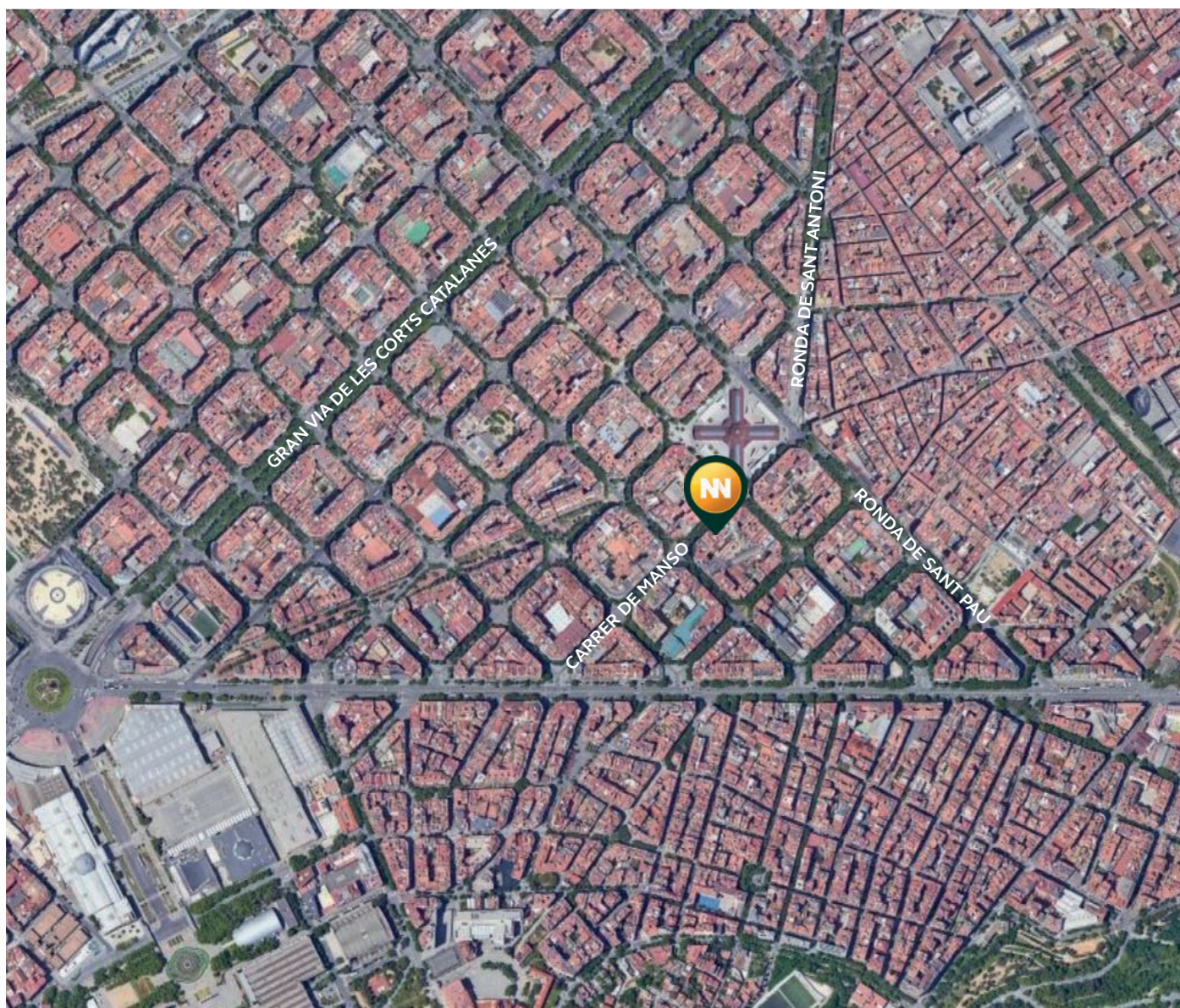




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NN Manso is located in the heart of the Sant Antoni district, in the centre of Barcelona. It is a small, up and coming area in l'Esquerra de l'Eixample situated between Avinguda del Paral·lel and the Gran Via de les Corts Catalanes and the Rondas Sant Pau and Sant Antoni. The area is located near the Sant Antoni Market, which dates back to the end of the 19th century and has a great deal of commercial activity even on Sundays, when it turns into a market for books and collector's items. It is well connected by TMB buses and metro lines L1, L2 and L3 (stations: Sant Antoni, Rocafort, Poble Sec, Universitat and Urgell). Plaça Catalunya is a 15-minute walk away, with suburban train connections and the Aerobus to the airport.

The neighbourhood follows the urbanism of the Cerdà Plan, with wide streets and residential blocks in a grid

formation, maintaining the traditional architectural design of the Eixample, but with a certain contemporary touch. It has numerous block interiors which have been converted into quiet gardens with playgrounds for children, as well as numerous schools and the historic building of the University of Barcelona, which houses the Mathematics and Philology Faculties. It is a busy area with many small stores, supermarkets, restaurants and bars while various pedestrian streets provide areas for leisure and walking. It is a popular neighbourhood that maintains its essence with a lot of associative life and a great community spirit. A complete urban and dynamic environment that is an excellent option for those who wish to enjoy neighbourhood life and live in the city centre.





This multifamily building development comprises 15 homes and commercial premises located at 56 Manso Street in Barcelona, postal district 08015.

The main façade faces north and the rear façade faces the interior area of a block. The design of the main

façade combines the classic proportion of the Eixample with a contemporary design of stone finishes and balconies with metal railings. The rear façade, which is south-facing, has large windows that provide great luminosity to the interior.





**Ground floor**

This consists of the main lobby and a commercial premise with a large inner block terrace and 2 floors (ground floor and mezzanine floor) connected by an inner staircase typical of the premises. The house connection box is located on the façade and is accessible from the street.

**Upper floors**

The first to fifth floors have three residential properties per landing and a communications core formed by a staircase and a lift. The functional programme consists of:

- Door 1: three bedrooms (two doubles and one single) and two bathrooms, kitchen, laundry room and living room with a terrace on the main façade (Manso street).

- Door 2: one bedroom and one bathroom, kitchen and living room with large terrace on the interior façade of the block.

- Door 3: two bedrooms and one bathroom, kitchen and living room with large terrace on the interior façade of the block.

**Roof**

With access via the 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 with floating stone cladding in Crema Moka and central section in NEOLITH CALATORAO. Metal profiles with forged edge of galvanised steel painted GRAFITO GREY.

Railings of metallic plates painted with GRAFITO GREY enamel and wooden handrails. False ceiling terraces in TRESPA Greyed Cedar Matt.

The house connection box is integrated into the first-floor façade.

Rear façade finished with fine beige micro stucco RENOVA F6.10.70. Attic floor railings made of laminated glass with transparent butyral on stainless steel profiles.

The rest of the floors: metal plates and painted with GRAFITO GREY enamel.

Solar protection of vertical slats formed by tubular profiles of lacquered aluminium colour RAPANUI RT-8107-I letter Adapta.

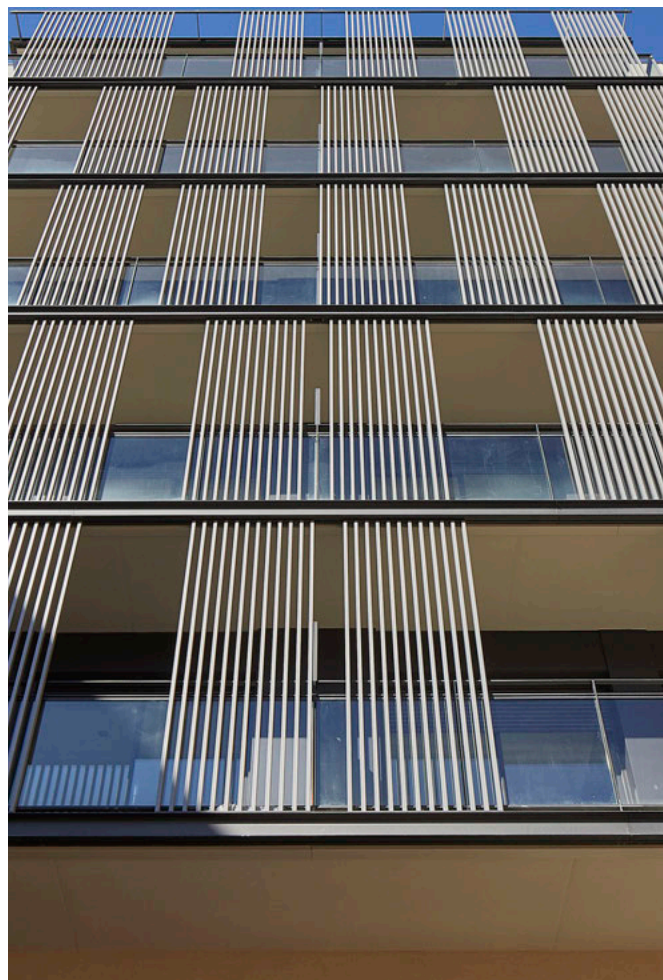
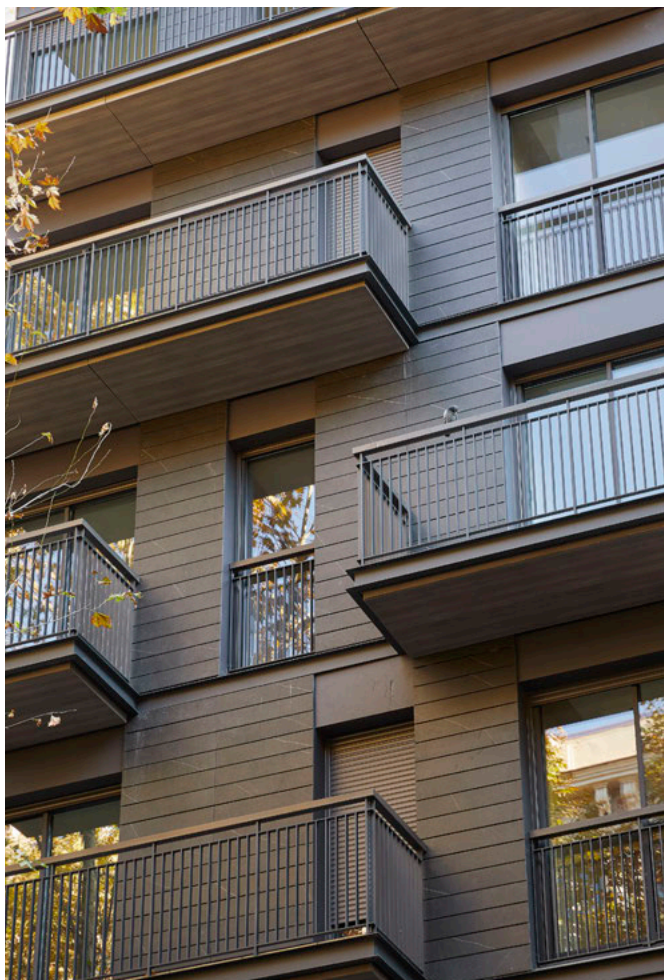
### Carpentry

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

COMPOSITE door jambs and drip edge flashing in lacquered aluminium MARRÓN GRANULADO by Technal.

GRADHERMETIC MC45 blinds, MARRÓN GRANULADO colour.

Box with expanded XPS insulation with HFC hydrocarbon bonded on the inside and exterior finish in micro stucco.





### Roof

Walkable flat roof finished with 60x60cm SUNROCK Jerusalem Ivory technical porcelain tile in areas of unrestricted use. The installations area has the same finish laid with mortar.

Stainless steel and laminated glass railing with transparent butyral.

Chimneys of lacquered RAL 1013 coloured tubes over brickwork box finished with RENOVA F6.10.70 coloured micro stucco.

Technical rooms and cabinets with doors formed by metallic profiles painted DF-9908-XW MOONWALKER letter ADAPTA.

Lighting includes DELTALIGHT MONTUR mini M wall lights. Lighting of accesses by means of BEGA 24104 luminaries recessed in the lintel.

### Communal pool

Pool of approximately 0.90m depth formed by HISBALIT UNICOLOR light coloured 331A gloss finish tiles glued on HTK mesh.

Pool surround with TIMBERTECH AZEK Vintage Collection synthetic flooring, ENGLISH WALNUT colour.

VALID model CELARE lifting platform integrated into the flooring for adapted access.

The pool installation consists of a purifying and dosing pump, filters and self-suction pumps and is lit with underwater reflectors.

ASTRALPOOL stainless steel ladder and shower.



### Lobby and landings

Lobby with flooring and 20cm base of FLOORGRES INDUSTRIAL Sage series matte 80x80cm. Metallic mat EMCO Diplomat Original 533 covered with brown textile fibre 485.

Back walls clad in FLOORGRES INDUSTRIAL Sage matte series 240x80cm. The rest of the walls in plastic matt 09N4 Valentine colour. Doors and closet panelling in open-pore stained oak, colour U999 ST38 EGGER. JNF Handles.

Aluminium false ceiling ERCO E500 Delta black colour RAL 9005 on PLADUR painted in matt VALENTINE colour 09N4.

IGUZZINI MM77 LED 2700 colour recessed lighting. 74 Grey/ Black. MACROLUX T300LED 20002012 wall-mounted floor washer, grey colour. Pendant ceiling light DELTALIGHT model SUPER-OH! 120 SBL DIM5. Permanent lift lighting IGUZZINI Laser Blade MM75-74.

Staircase and property landings in FLOORGRES porcelain floor tiles series STEEL matt 80x40cm. Special format on the staircase steps.

MDF panelled walls in open-pore lacquered oak forming vertical slabs in Valentine 07N4 colour integrating the doors in the set. False ceiling in ERCO E210C aluminium, colour black RAL 9005.

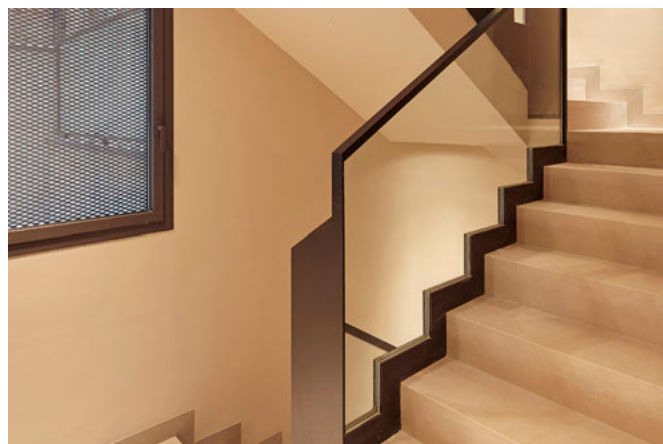
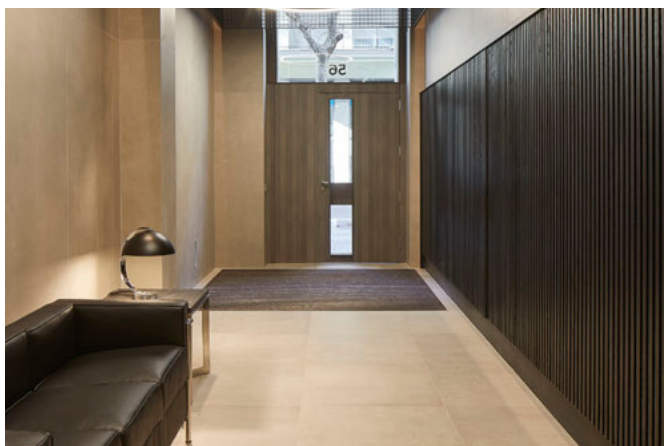
Lighting by means of embedded DOWNLIGHTS PKM DICRO CUADRA aluminium colour, black on the inside.

Handrail formed by uprights and handrails in galvanised steel, painted in a matt RAL 9005 colour with transparent laminated glass.

### Lift

SCHINDLER 3300 electric lift with compact machinery and automatic opening doors made of stainless steel.

Cabin decoration in brushed stainless steel. STEEL matt series FLOORGRES porcelain floor tiles.





### Flooring in residential properties

QUICK STEP PERSPECTIVE UF312 floating parquet flooring made of oiled old oak, laid with a free joint on a polyethylene sheet in all rooms except bathrooms and kitchens.

### Vertical and horizontal surfaces

PYL vertical walls painted with VALENTINE 10N2 matt plastic paint.

False ceiling throughout the house with plasterboard panels painted with matt plastic VALENTINE 05W1 chroma guide and perimeter strip VALENTINE 10N2.

### Interior carpentry

Entrance doors to the residential properties with interior finish of lacquered MDF in RAL9010 colour and exterior finish 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 lacquer finish in white colour RAL9010 and grooved perimeter. System with perimeter rubber seal and ventilation system hidden in the frame. JNF IN Stout handles.

Wardrobes with hinged doors and architraves in satin lacquered MDF RAL 9010. The outer side of the door has a perimeter groove with a recess in the centre. The interior finish is OLM BOVARY 98P GAMELA melanin. Handles 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 in Silestone WHITE ZEUS EXTREME, front 5cm.

Bevelled tiling ADEX series NERI White Z model ADNE 2024 5x10cm to break joints. Rest of the walls smoothed and painted with plastic paint VALENTINE 10N2 Chroma Guide.

### Furniture

Kitchen furniture, NOLTE H42 HOME finished with white matt lacquer. Stainless steel drawers and guides above and below countertop. Shelves with synthetic laminate and hidden stainless-steel hinges as well as handles.

Integrated under-cabinet lighting.

### Equipment

- SIEMENS microwave.
- PANDO extractor hood.
- SIEMENS integrated fridge.
- SIEMENS induction hob.
- BLANCO ANDANO 500-U stainless steel sink.
- BLANCO model LINUS chrome single lever mixer tap.
- SIEMENS integrated dishwasher.
- SIEMENS integrated washer-dryer.





## BATHROOM 1

### Flooring

Floor with KRONOS CERAMICHE OAK NAT porcelain stoneware 120x19,5cm laid at 1/3rd of a slat with the perimeter made of PORCELANOSA TOSCANA rectified ceramic.

### Surfaces

PORCELANOSA TOSCANA rectified ceramic wainscoting. Rest of wall in EQUIPE EVOLUTION COLORSTUCK BUTECH porcelain stoneware tiles 10x10cm white colour with black grouting.

### Ceiling

False ceiling with adjustable slats and perimeter cornice in water-resistant MDF veneered with oak-stain finish.

### Sanitary ware

Suspended white DURAVIT ME toilet with GEBERIT frame. KALDEWEI bathtub series Avantgarde Conoduo with TOSCANA ceramic cladding made of PORCELANOSA. Countertop in white SOLID SURFACE DURIAN with

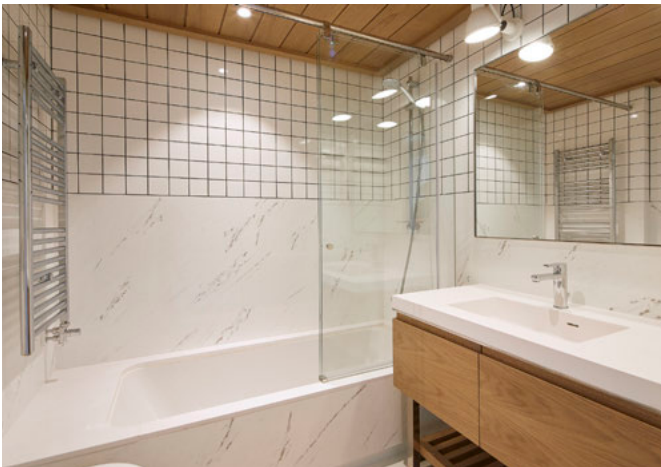
DURAVIT VERO 60x47cm washbasin and cabinet with stainless steel structure and stained oak veneer drawer unit.

### Taps

DURAVIT C1-M single-lever basin and bidet mixer with chrome finish and HANS GROHE push-open drain. Chrome GROHE ESSENCE bath and shower mixer. Shower set with bar GROHE EUPHORIA 110 MASSAGE. RAMÓN SOLER shut-off valves, DRAKO model.

### Miscellaneous

6mm anti-fog mirror with glossy stainless-steel frame. TOSSO S/R 1200/500 white towel rail radiator. WATER EVOLUTION DEEP accessories with a chrome finish. Double hook COSMIC series ARCHITECT chrome. Downlights embedded in false ceilings, watertight in the bath area. Transparent sliding glass screen. JUNG LS990 Alpine white switches.





## BATHROOM 2

### Flooring

Floor with KRONOS CERAMICHE OAK NAT porcelain stoneware 120x19,5cm laid at 1/3rd of a slat with the perimeter made of PORCELANOSA TOSCANA rectified ceramic.

### Surfaces

PORCELANOSA TOSCANA rectified ceramic wainscoting.

Rest of wall in EQUIPE EVOLUTION COLORSTUCK BUTECH porcelain stoneware tiles 10x10cm white colour with black grouting.

### Ceiling

False ceiling with adjustable slats and perimeter cornice in water-resistant MDF veneered with oak-stain finish.

### Sanitary ware

Suspended white DURAVIT ME toilet with GEBERIT frame. HIDROBOX NATURE shower tray, white slate texture. Under-countertop basin white DURAVIT VERO 48x31cm. Countertop in SILESTONE White Ariel with stainless steel frame and drawer unit veneered in stained oak.

### Taps

DURAVIT C1-M single-lever basin and HANSGROHE push-open chrome drain.

Chrome GROHE ESSENCE bath and shower mixer.

GROHE TEMPESTA 100 shower set.

RAMÓN SOLER shut-off valves, DRAKO model.

### Miscellaneous

6mm anti-fog mirror with glossy stainless-steel frame.

TOSSO S/R 1200/500 white towel rail radiator.

WATER EVOLUTION DEEP accessories with a chrome finish.

Double hook COSMIC series ARCHITECT chrome.

Downlights embedded in false ceilings, watertight in the bath area.

Transparent sliding glass screen.

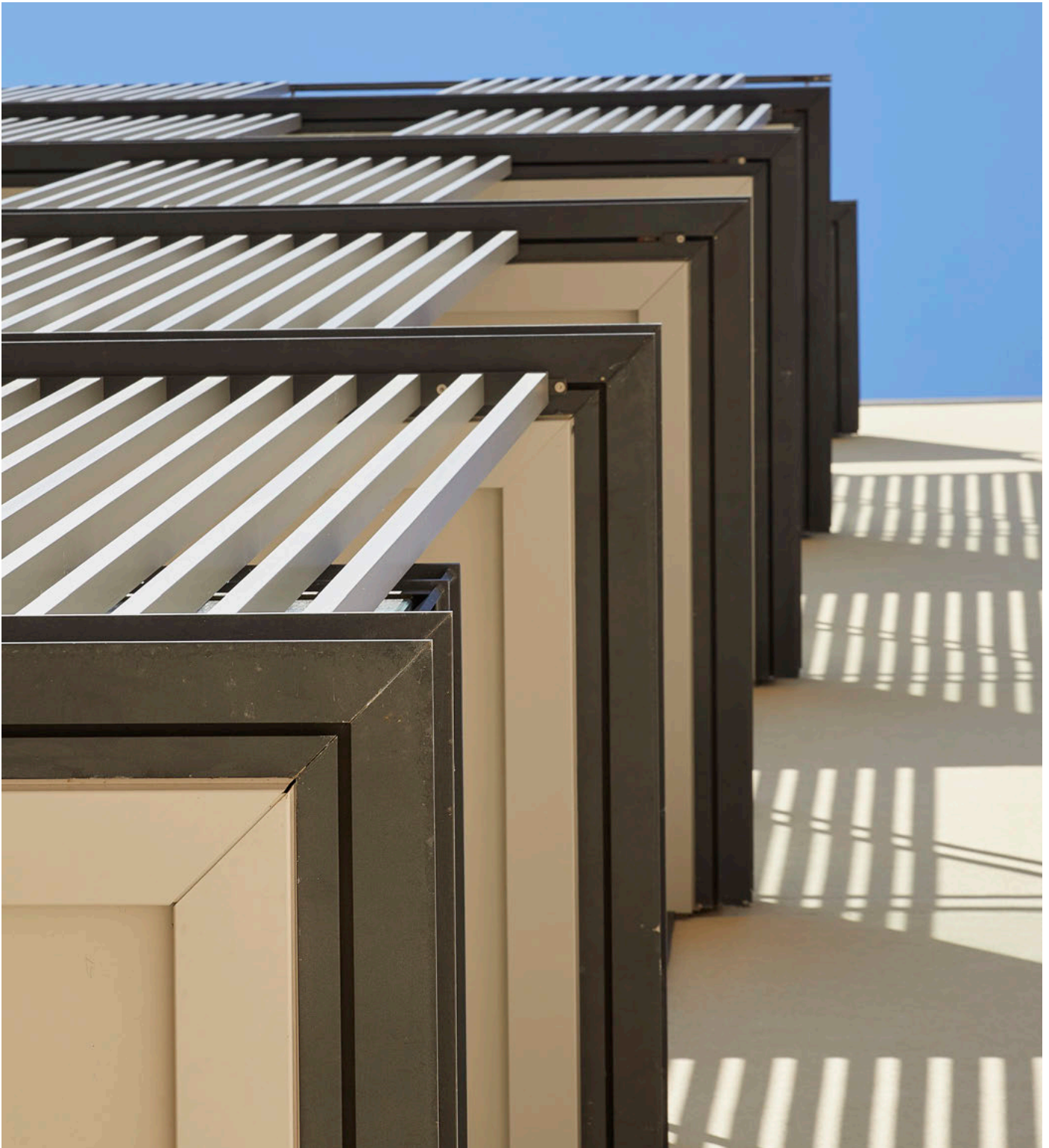
JUNG LS990 Alpine white switches.



### Structure

HA-25 concrete was used to build the structure. The vertical structure is made of reinforced concrete pillars and some metal profiles. The horizontal structure is made from waffle slabs lightened with concrete coffers which are solid in certain areas. The staircase slab is a solid reinforced concrete slab.

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





### Electricity

Electrical installation carried out in accordance with the Low Voltage Electrotechnical Regulations 2002.

### Plumbing

Water installation inside residential properties with multilayer pipe with aluminium foil-laminates of various diameters depending on its use, in accordance with UNE-ENISO 15875-2.

Main stopcock valve on the upright located in the common services on each floor. General stopcock in chromed brass inside each property. All kitchens and bathrooms have a shut-off valve for hot and cold water

### Lighting

Individual or double DICROCUADRA PKM LED luminaires recessed into false ceilings in all rooms.

In the bathrooms, DOWNLIGHT LED DELTALIGHT REO OK 92733 S1 (ref 20237811922A), REO X 92733 S1 (ref 20225811922A waterproof for shower/bath tub area).

Bathroom mirror lights LAMPE GRAS N°304 BATHROOM WH-WH IP64 LED 6W Lamp.

LEDs can be integrated under furniture above the kitchen countertop.

White JUNG switches, model LS990.



## Air conditioning

Heat pump air-conditioning system consisting of MITSUBISHI PUHZ-ZRP or PUZ-ZM / HDPE-M evaporator/ condenser unit, CLIMAVER NET fibre duct network and adjustable linear aluminium supply and return grilles, model E-LO/ATP by COMERCIAL AVC in each room.

Controlled mechanical ventilation system of simple flow, equipped with extraction mouths in kitchens and bathrooms, and motor/extractor of ventilation in the kitchen/laundry room, brand S&P Model OZEO FLAT AUTO or H ECOWATT.

## Heating

Single-pipe heating system consisting of VIESSMAN VITODENS 200 boiler with VITROTONIC 200 control for operation according to the outside temperature.

TOSO steel radiators model IMPERO 3.

Wall thermostat in the main room (dining room), and thermostatic valves mounted on the radiators in the other rooms.

## Solar Thermal

System for the use of solar energy and production of DHW (domestic hot water).

Central vacuum tube collection system VIESSMANN VITOSOL 300 TM.

100/120l Interaccumulator VIESSMANN Model VITOCCELL 100-W in each of the properties for the accumulation of DHW produced by free solar thermal energy.

## Audiovisual installations

In compliance with "I.C.T" regulations.

Aerial sockets for TV, FM and satellite in the living room, kitchen and bedrooms. Satellite dish sockets in the living room and master bedroom.

Reception of digital TV channels and satellite dish forecast. Telephone points in the dining room, kitchen and bedrooms.

Video intercom with camera located at the entrance of the building and receiver monitor near the entrance to each property.





**Alarm**

Alarm system installed in all properties. The client has the option to contract a connection and maintenance service with the BP security company at their own expense.

**Service Guarantee**

Quality control.

Structural management (walls, pillars and slabs) by approved company.

Management and management of installations by approved company.

Façade sealing managed by approved company.  
Lifts maintained by approved company.

Quality control of materials by approved company.

**AENOR Certification**

The Núñez i Navarro Group holds the AENOR certification for its Integrated Quality, Safety and Environmental Management System and guarantees the continuous improvement of its design, construction and sales processes.

**Energy Certification**

The building holds the Energy Certification for new buildings which is defined with the letter B.

**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 MANSO 56
Referència cadastral	Municipi	Barcelona
0011206DF3801A0001AG	C.P.	08015
	C. Autònoma	Catalunya

**ESCALA DE LA QUALIFICACIÓ ENERGÈTICA**

	Consum d'energia kWh/m² any	Emissions kg CO₂ / m² any
<b>A</b> més eficient		
<b>B</b>	42	8
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menys eficient		

**REGISTRE**

4G7HJMM78	Vàlid fins 23/09/2030
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Generalitat de Catalunya  
Institut Català d'Energia

ESPAÑA  
Directiva 2010 / 31 / UE



**Núñez i Navarro**

Construimos juntos Barcelona

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