



Núñez i Navarro

NN CA L'ALEGRE DE DALT

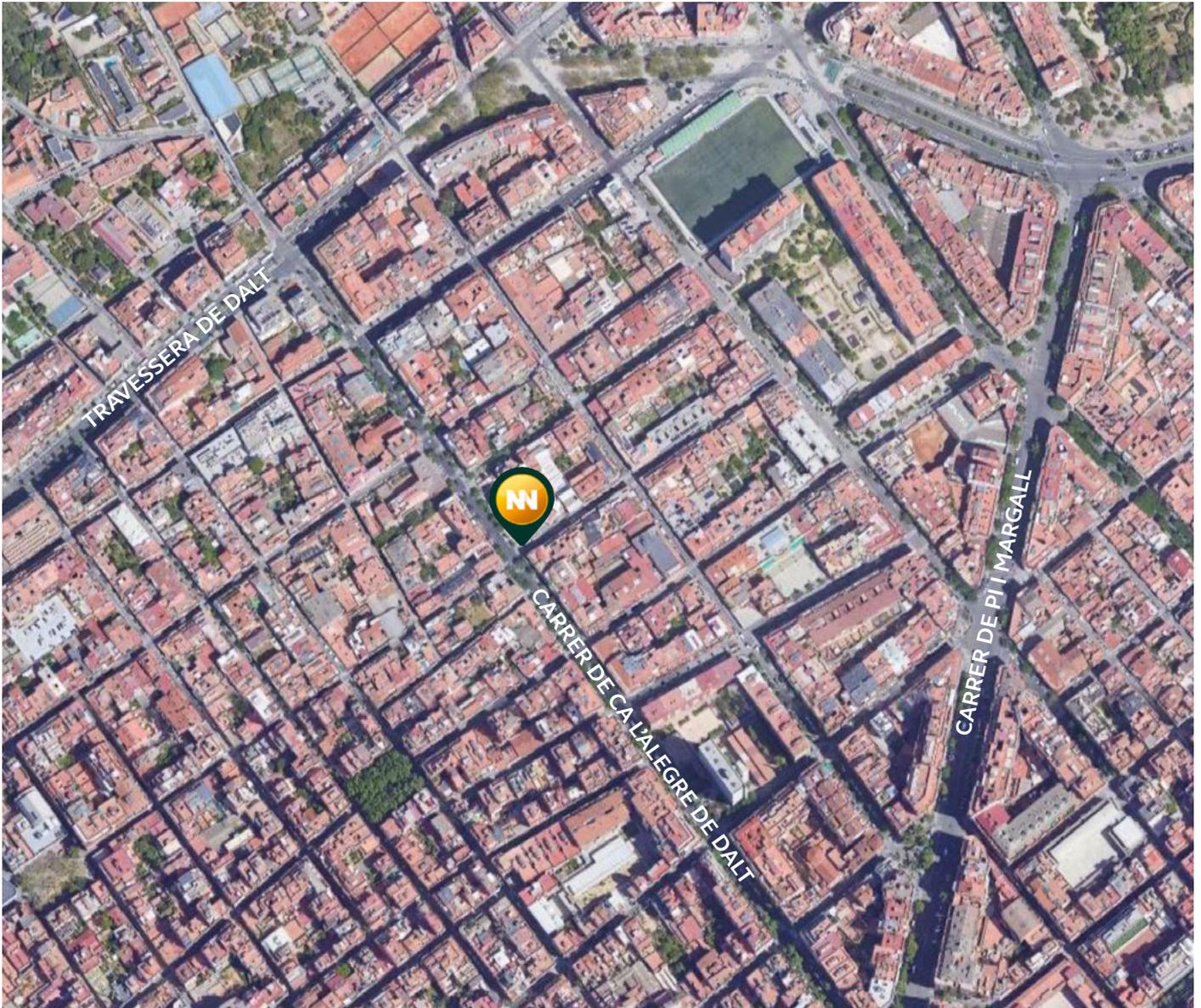
BUILDING SPECIFICATIONS





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The development is located on the corner of carrer Ca l'Alegre de Dalt nº 66 and carrer Martí nº 121-123, in the district of Gràcia, a mainly residential neighbourhood which is part of the city of Barcelona.



The building, situated between neighbouring buildings and consisting of a ground floor, four upper floors and a penthouse, is on the corner between carrer Ca l'Alegre de Dalt and carrer Martí. The difference in level between the two streets means that a section of the ground floor in carrer Martí is semi-basement when viewed from carrer Ca l'Alegre de Dalt.

The site is in the form of a rectangle, the length of the façade on carrer Alegre de Dalt being 29.08 m and that on carrer Martí 23.56 m. The L-shaped building covers only 439.57 m² of the site, the remaining area constituting an internal patio for the private use of the ground floor flat.

Access to the flats is via a protected stairwell which gives on to a landing/hallway on each floor providing access to the flats. There are also two lifts to all floors.

The façade consists of light beige honed stone similar to MOKA on a plinth of black stone, emphasising the horizontal lines to compensate for the steepness of carrer Ca l'Alegre de Dalt. It also incorporates open projecting spaces for each flat, with sunscreens of aluminium slats which give individual form to each of the flats.

The façade has large windows which allow a great deal of light to penetrate all internal parts of each flat.

All upper floors in this development consist of multi-family dwellings, with the ground floor housing one dwelling and two commercial premises.





Each floor is composed of the following:

Ground floor

Consists of a flat with three bedrooms, living-dining room, kitchen, two bathrooms, utility room and garden area in the interior of the block; two non-defined use commercial premises, with direct access to carrer Martí; areas containing the water and electricity meters, telecoms unit, cleaning services cupboard; access area to upper floors with protected stairwell and two lifts situated within the main vestibule of the flats.

First, second, third and fourth floors

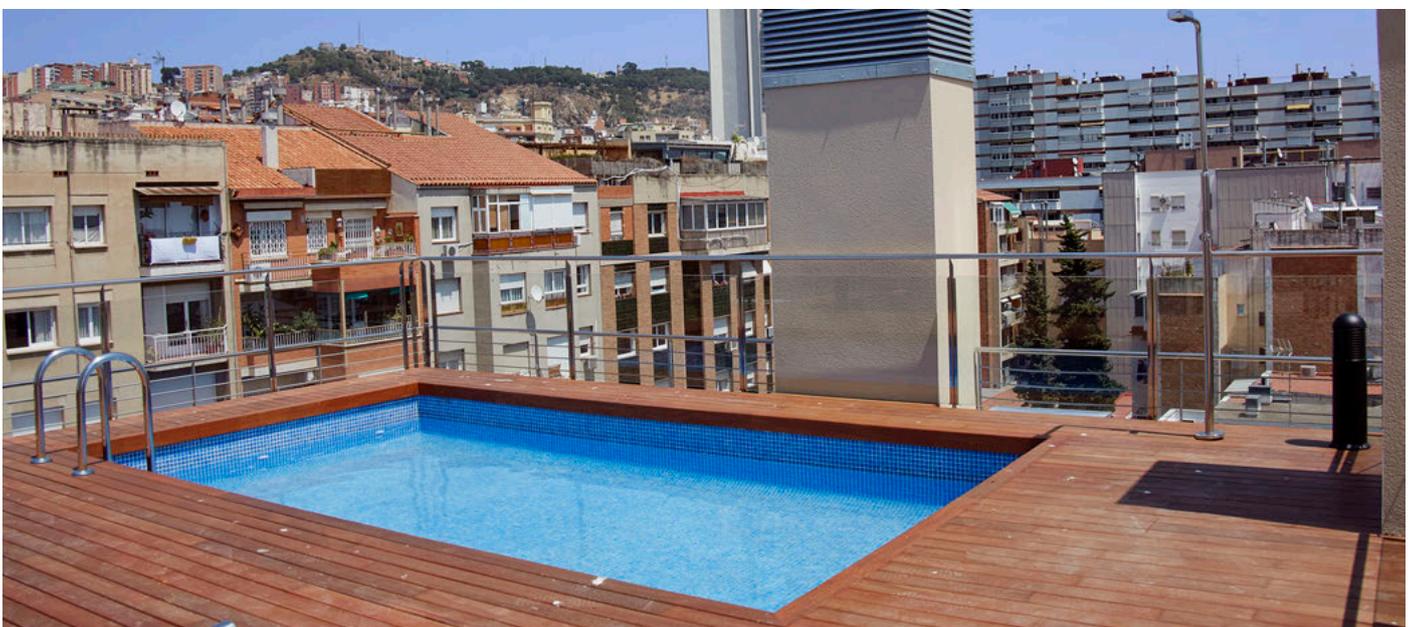
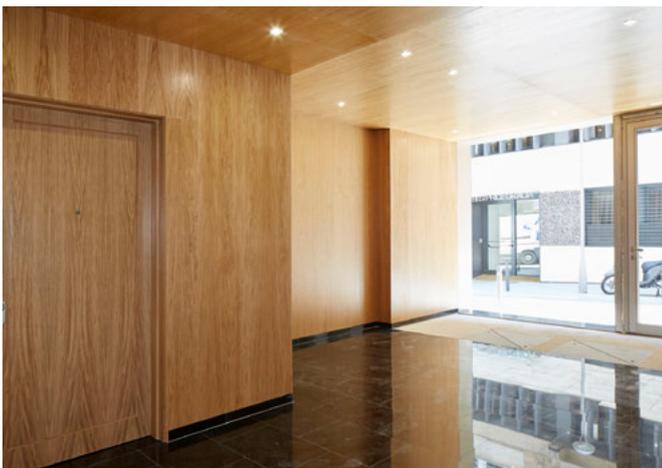
Have an access area with protected stairwell and two lifts. There are six flats to each floor, with one or two bedrooms, living-dining room, kitchen and one or two bathrooms.

Fifth floor

Has an access area with protected stairwell and two lifts. There are three flats with one or two bedrooms, living-dining room, kitchen and one or two bathrooms.

Roof area

Consists of a community swimming pool accessed directly by lift and the corresponding staircase area. All of the swimming pool facilities are separated in terms of access and privacy from the other services to be found in the roof area, such as washing lines, solar energy panels, air-conditioning equipment, etc.





Façades

The main façade is a ventilated façade: ventilated stone plates are fixed on to the existing façade, a masonry wall, exterior thermal insulation of rock wool and internal partition walls of 15mm plasterboard fixed on guides and internal insulation of mineral wool. The interior façade and that on the corner of the main façade consist of a SATE system, with a paint finish.

Roof area

Conventional accessible flat roof area finished with anti-slip ceramic tiling over a structural support, with slopes, vapour barrier, thermal insulation. The pool surrounds are of IPE wood planking or similar, laid over battens. Washing lines will be put in on the roof area.

Aluminium window frames

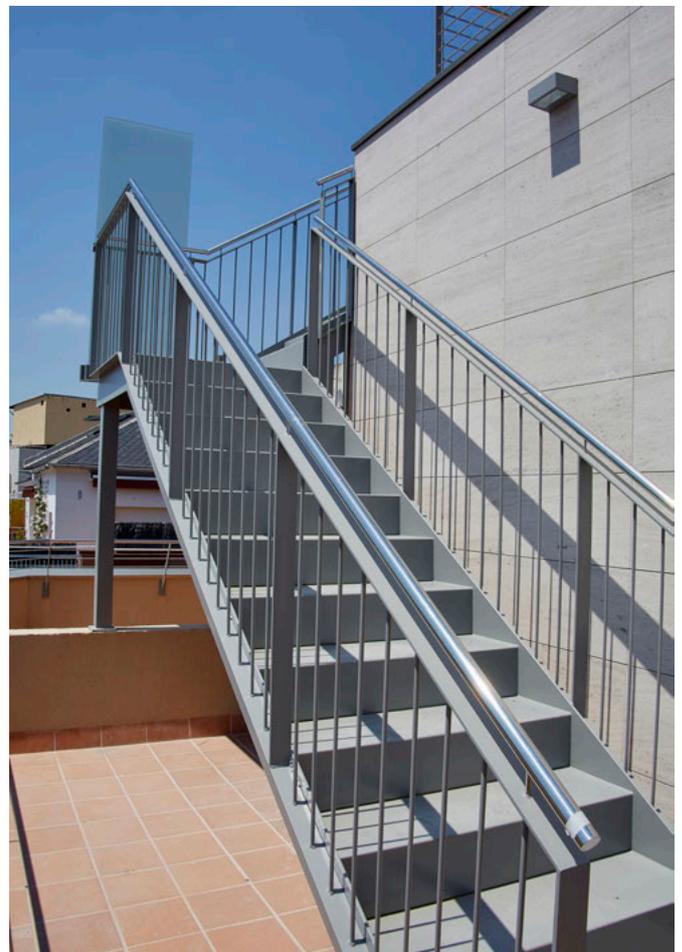
External carpentry is hinged or sliding, depending on the room, of anodised colour lacquered aluminium.

The windows are double-glazed (with lamina) with air chamber, 6/16/5+5 low emissivity in windows and 6/16/5+5 low emissivity in balcony doors.

The balcony doors are of sufficient quality to meet sound insulation standards.

All rooms opening on to façades have Alutermic aluminium blinds with interior roller blind box and motorised action.

The terrace enclosures on the façades consist of a stainless steel rail and 6+6 glass.





Facings of vestibule and internal landings

Internal flooring is of floating synthetic wood to ensure insulation against impact noise in the flats and ceramic in the common areas and commercial premises. Both the common areas and flats have insulated ceilings with space for installation of services.

Internal walls and partitions are of laminated plasterboard in compliance with appropriate regulations according to their specific location.

The lift shaft walls are 20cm. thick and consist of 29x14x9 perforated structural brick, fixed with cement mortar, with insulation of 4cm thick rock wool, the interior facing to the flats is of Pladur style plasterboard or similar, with a smooth acrylic paint finish.

Walls of the stairwell

The stairwell walls are 20cm thick and consist of 29x14x9 perforated structural brick, fixed with cement mortar; the internal part of the stairwell is plastered and screeded.

In the flats, Pladur style or similar plasterboard mounted on guides with a smooth acrylic paint finish is used; in the utility room, waterproof plasterboard with a ceramic tile finish is installed. Glass wool insulation is used in the partition walls.



Entrance door to vestibule

Anodised aluminium, with video entry phone for each flat.

Lifts

ORONA brand electromagnetic lifts compliant with current accessibility legislation.

Compact gearless machine with energy-saving motor to reduce environmental impact.

Stainless steel automatically opening doors. Lift cabin specially designed with mirrors, handrails and designer roof.

Marble flooring in the flats.

Swimming pool

Community swimming pool on the roof. IPE or similar wooden planking surrounding the pool, with anti-slip ceramic tiling to other areas.

The depth of the swimming pool (the water will have a maximum depth of 80cm) complies with municipal regulations.

The swimming pool is equipped with a dosing pump treatment system, filters and self-priming pumps and is lit with underwater spotlights.





Floors and walls in the flats

Synthetic parquet flooring. The floors in the bathrooms are of ceramic tiles which match those on the walls.

Vertical and horizontal surfaces of the flats are painted with high-quality acrylic paint.

Lock work painted with protective antioxidant primer with an enamel top coat.

Dividers and cladding

Between flats:

- Plasterboard.
- Double profile frames of galvanised steel.
- Absorbent sound insulation with galvanised internal steel sheets.
- Total thickness of 17 cm.
- 8 cm thick plasterboard to interior of flats.
- Plasterboard ceilings with acrylic paint finish.

Interior carpentry

Solid wood lacquered entrance door with security locks and hinges.

Interior doors:

- All interior woodwork to the flats is varnished wood veneer with border edging.
- Stainless steel locks and handles.
- Semi-lacquered skirting boards with the same colour finish as the walls.

Wardrobes:

- Wood lacquered wardrobes.
- Interior of wardrobes lined with melamin.





KITCHEN

Surfaces

Silestone kitchen units as per show flat Walls of Silestone Blanco Zeus or similar as per show flat Porcelain tile floor
In the kitchens, the finishes of any surfaces within 30cm of the immediate storage of waste materials are water-resistant and easy to clean.

Furniture

Wall and floor standing units with stainless steel drawers and guide rails.

External lacquered door surfaces in white.

Internal door and shelf surfaces of synthetic laminate.
Stainless steel concealed hinges and handles.

Appliances

- Built-in SIEMENS electric oven or similar.
- Stainless steel SIEMENS extractor hood or similar.
- SIEMENS four ring electric hob or similar.
- Built-in glass-fronted SIEMENS microwave or similar.
- Water and electricity feeds and waste pipes for dishwasher and washing machine.
- GROHE Minta mixer tap or similar.
- Electric power point for dishwasher.
- Water supply feed for refrigerator.

Utility room

Ceramic tiles to walls and floor.

Indesit washing machine and condenser dryer.





BATHROOM

Walls and floors

Silestone "cemento SPA" worktop and front Porcelain tiled walls or similar.

Porcelain tiled floors MARRAZI MLHG STONEWORK TAURE.

Floor to ceiling tiling on walls grey MARRAZI MLHG STONEWORK TAURE, to ensure shower areas of bathrooms are waterproof to a height of 2.2 m.

Sanitary fittings

White ROCA Meridian dual flush sanitary fittings or similar, for WC and bidet.

ROCA PRINCESS bath.

ROCA DIVERTA hand basin.

Hidrobox shower.

Taps

NOVAMIX COSMOS mixer taps for hand basin and bidet.

NOVAMIX CROMOS shower taps.

Miscellaneous

Wood-framed mirror.

Shelving below in matching wood.





Structure

The structure consists of pillars and iron beams, with single-directional contemporary wrought iron structures, maintaining as far as possible the structure of the current building.

Electricity

In compliance with 'Reglamento Electrotécnico de Baja Tensión' (low voltage electric regulations).

The flats are equipped with consumer protection control boards, with the corresponding ICP, IGA, differentials and PIAS (general and individual circuit breakers), which the different circuits run from.

Each flat has independent circuits for lighting, sockets, dishwasher, washing machine, dryer, oven and microwave, and air conditioning.

Lighting points built into the ceiling of each room.

Plumbing

In compliance with 'Normas básicas para instalaciones interiores de suministro de agua' (Regulations covering interior water supply).

Polypropylene or polyethylene plastic pipes .

Hot water supply runs from a tank in the utility room to bathroom and kitchen tops, bath tubs and bidets.

Stop cocks in all rooms with a water supply.

The pipes run through ceilings and are boxed-in.

Air conditioning

Air conditioning with heat pump and condenser unit located on the roof and evaporator unit in the bathroom

ceilings. Air pipes run through the ceilings.

Lighting

Recessed lights in kitchens and bathrooms. ABB Zenit light switches or similar.

Audiovisual installations

In compliance with current ICT regulations.

Aerial sockets in living room, kitchen and bedrooms for TV, FM and satellite.

Provision for digital television channels.

Telephone points in living room, kitchen and bedrooms.

Video intercom with camera located in building entrance and monitor close to entrance in each flat.

Solar energy

Solar energy system with collector pipes on the communal roof space.

Storage cylinders in the utility room or kitchen for hot water supply.

Home automation

Preinstalled system to control water leaks in kitchens and bathrooms.





The project incorporates the requirements for basic security and habitability as established by LOE (Spanish law on buildings) regulations, as governed by the Building Technical Code (CTE).

Handover of the flats

The flats are handed over in clean condition.

Quality control

Control of the structure (walls, pillars, slabs).

Control and management of service installations.

Control of sealing of façades.

Control of lifts.

Quality control of materials.

AENOR Certification

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



Energy certification

The building holds the Energy Certification for newbuild constructions which is defined with the letter A.





Núñez i Navarro

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