



Núñez i Navarro

NN MARINA 202

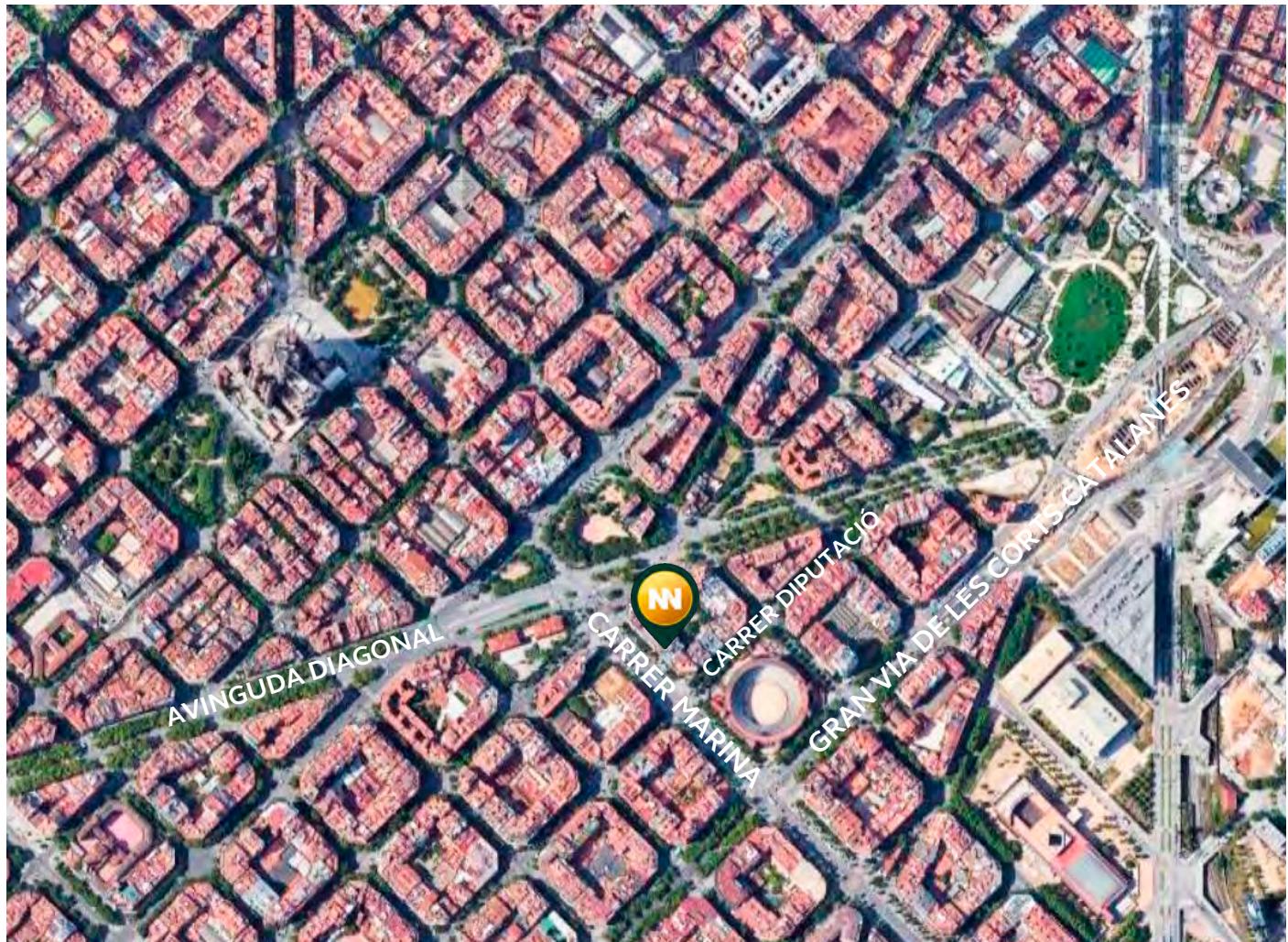
BUILDING SPECIFICATIONS





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NN Marina 202 is located on the far right side of Barcelona's Eixample district, in the Fort Pienc neighbourhood, in between the Passeig de Sant Joan, Avenida Diagonal and Gran Via de les Corts Catalanes streets, next to the Plaça de les Glòries square and in front of Plaza de la Monumental building.

It is an area that is easily accessible by the urban bus network and the L2 metro line ("Monumental" station). A 10-minute walk takes you to the Estació del Nord bus station with interurban bus connections and, just over 20 minutes away, you'll find Plaça de Catalunya with commuter rail connections and the Aerobús airport shuttle.

The neighbourhood follows the urban development outlined in the Cerdá urban plan, with wide streets and

blocks of flats laid out in a grid formation, and also preserves the traditional architectural design of the Eixample district with a certain contemporary feel to it.

All the blocks have a large square inner courtyard in between the buildings, which have been converted into quiet gardens, as well as two of the city's main venues: the National Theatre of Catalonia and the L'Auditori concert hall.

A dynamic, urban environment with small shops that is an excellent option for those who want to enjoy a quiet environment while living in the city centre.

A project consisting of a multi-family residential building between party walls with a retail space and storage rooms, located at 202 Marina Street in Barcelona.

The main façade, which is south-west facing, looks out over Marina Street, while the rear façade facing north-east, offers views over the large inner courtyard with the Manuel de Pedrolo Gardens. The lobby is accessed from Marina Street.

The building has a basement, ground floor, mezzanine floor and 6 upper floors, with a total of 24 residential properties, a retail space, 25 storage rooms and a space reserved for bicycles. The core area consists of a staircase and a lift that connects the floors of the residential properties with the rooftop, the lobby and the basement.

Basement floor

It can be accessed through the lift and the two staircases that connect to the ground floor, one for the exclusive use of the retail space and the other that connects to the main lobby.

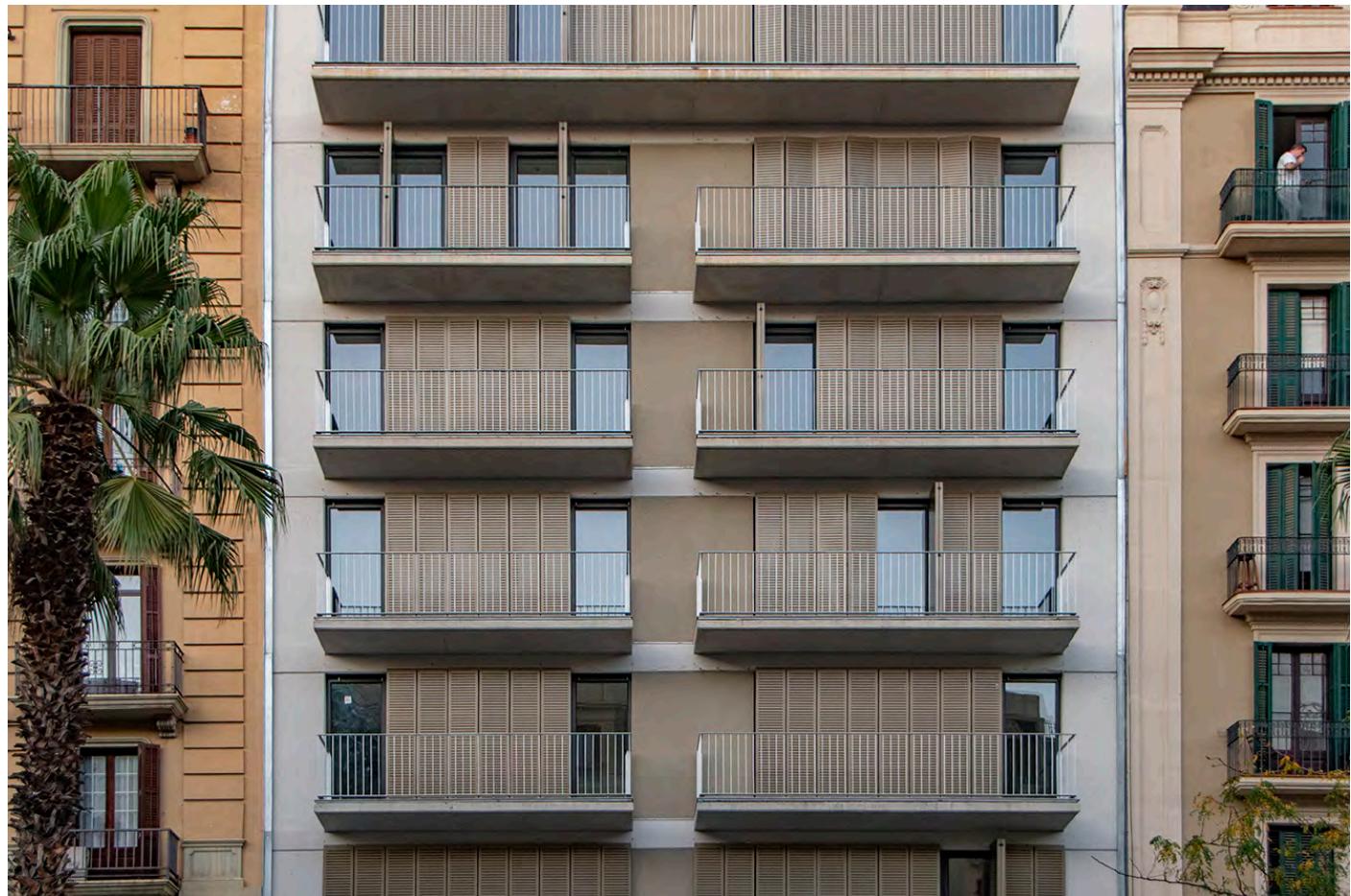
On this floor there are 25 storage rooms, rubbish disposal rooms and an area for bicycles.

Ground floor

It consists of the main lobby for the residential properties, the building's machine rooms and a retail space with independent access from Marina Street.

Mezzanine floor

It is made up of the second level of the retail space on the ground floor, which is accessed from its own private staircase.



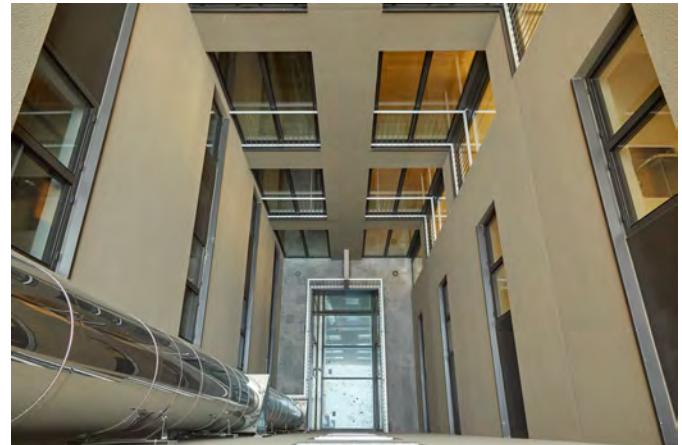
Residential property floors

Floors 1 to 6 have 4 doors per landing, type A, B, C and D. Type A and D (doors 1 and 4) are 41 m² and have a functional layout of a living room/kitchen/dining room, a bedroom and a bathroom. Type B (door 2) is 63 m² and has a living room/kitchen/dining room, two bedrooms and a bathroom. Finally, type C (door 3) is 80 m² and has a kitchen, living/dining room, three bedrooms and a bathroom and a toilet/laundry room.

Doors 3 and 4 have a terrace facing Marina Street while doors 1 and 2 have balcony doors overlooking the Manuel de Pedrolo gardens.

Rooftop floor

It has a communal swimming pool and includes the building's installations and ventilation systems.





Façade

Concrete façade with plasterboard on the inside and thermal insulation combined with walls finished with SATE Reviquarz G-20, colour CDR 1190.

Solar protection system made up of lacquered aluminium folding shutters in the colour 960 Anodized Look C32, attached to a metal substructure.

Frames

Textured, lacquered aluminium Technal frames, Soleal range, in RAL 7022 colour, with thermal break and low-emission glass with 4+4/16/4+4 air chamber. Handle in RAL 7022 colour.

Terraces

The terraces facing Marina Street have a flamed San Vicente stone flooring.

The terrace on the rear façade of the retail space on the mezzanine floor is finished in San Vicente stone.

The railings are made up of a set of calibrated galvanised steel plates painted with enamel in RAL 9006 colour.





Courtyards

The inner courtyard has a skylight that fills the retail space with natural light on its mezzanine floor. There is flamed San Vicente stone flooring in the courtyard on the first floor and the vertical walls are finished with SATE Reviquarz G-20, colour CDR 1190.

Rooftop

The rooftop is flat and load-bearing and is divided into two differentiated and well-defined spaces with a metal partition. The terrace area has 90x30 cm technical flooring with flamed San Vicente stone on a ceramic tile roof. The flooring in the machine area is made of honed San Vicente stone, laid with mortar on an incline.

Waterproofing with double asphalt roofing felt and 60 mm 35 kg/m³ extruded polystyrene as thermal insulation. Perimeter coping with San Vicente stone.

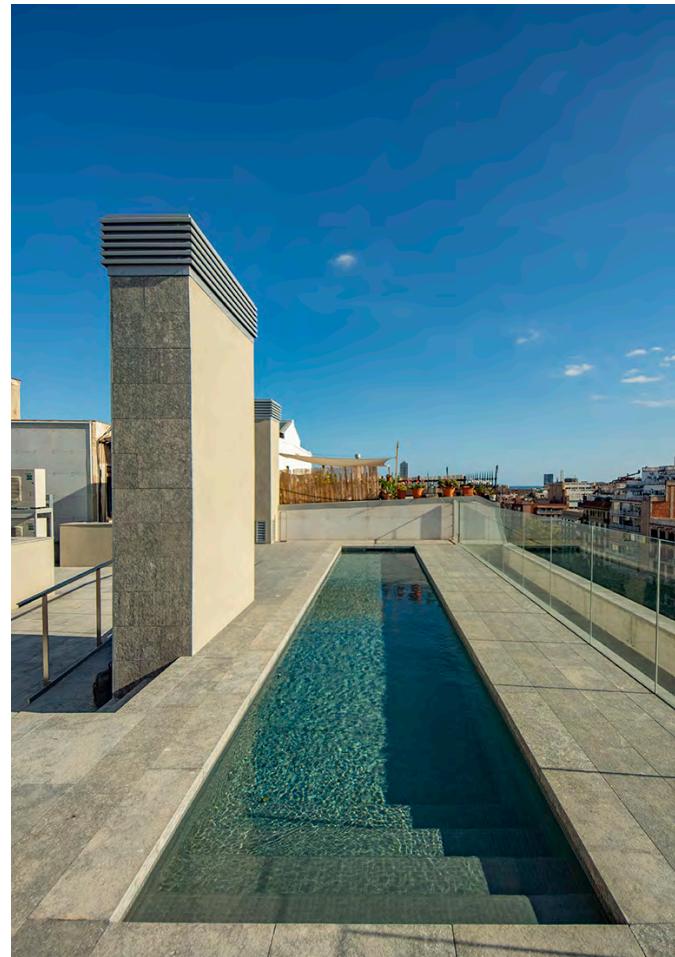
Staircase and parapets finished with SATE Reviquarz G-20, colour CDR 1190. The doors of the machine rooms have metal profiles finished in galvanised steel.

Swimming pool for communal use measuring approximately 10x1.80 m, with an interior finish made of 2.5x2.5 cm tile, Hisbalit 305A, non-slip gloss model.

The swimming pool system consists of a filter system, dosing pump and self-priming pumps and is illuminated with recessed submersible luminaries.

The pool deck area is illuminated with recessed Flos MiniAlfa Led spotlights.

Astralpool shower, Angel model.



Lobby, landings and stairs for the residential properties

The lobby is accessed through a wooden door with a Fundermax compact exterior panel in grey 0747, through a space with a ceiling in Alucobond veneer, RAL 7022 colour.

Bticino video intercom, Sfera New range.

Honed San Vicente stone flooring. Fire rated oak veneer MDF doors and Fsb 1076 stainless steel handles. The panelled walls are made of oak. Continuous smooth plasterboard suspended ceiling painted with RAL 9016 matte plastic paint.

Arregui vertical bookshelf-style mailboxes.

Entrance mat made of a Tirex-style carpet.

Lighting is divided between the Flos Taraxacum 88 S2 pendant luminaire at the entrance and ARTEMIDE Talo LED wall lights.

Permanent lighting in the lift with Gaudir P45 LED strip.

The landings of the residential properties consist of honed San Vicente stone flooring and skirting board.

Front and opening of the lift finished in stainless steel. The rest of the vertical walls, residential property doors, fire retardant doors and hatches to installations in an oak veneer.

The lighting on the landings is Wever & Ducre Deep 1.0 LED and permanent lighting over the lift with Gaudir P45 LED strip.

Staircase with honed San Vicente stone flooring and skirting board. Walls with lime stucco, in F6.07.82 Renova colour. Ceiling and slab painted in RAL 9016.

Railing formed by iron profiles on a metal frame in the stairwell, all painted with Oxiron 202 blue grey.

Artemide Talo LED wall lighting.

Otis Gen2 electric lifts, in accordance with Current Accessibility Regulations, with a compact machine and automatic-opening stainless steel doors.

Cab decorated with stainless steel, mirror, handrails and designer ceiling. Honed San Vicente stone flooring.

The flooring in the machine rooms is Marazzi Stonework Grey C2 30x60 cm and the walls are tiled with 20x20 cm white tiles, painted with RAL 9010 plastic paint in the entryway. Plasterboard suspended ceiling in the access areas.

Lighting with waterproof RZB LED IP66 37W luminaire.



Basement floor

Staircase and entryway with honed San Vicente stone flooring and skirting board. Walls plastered and painted in RAL 7032 colour and a suspended plasterboard ceiling painted in RAL 7032.

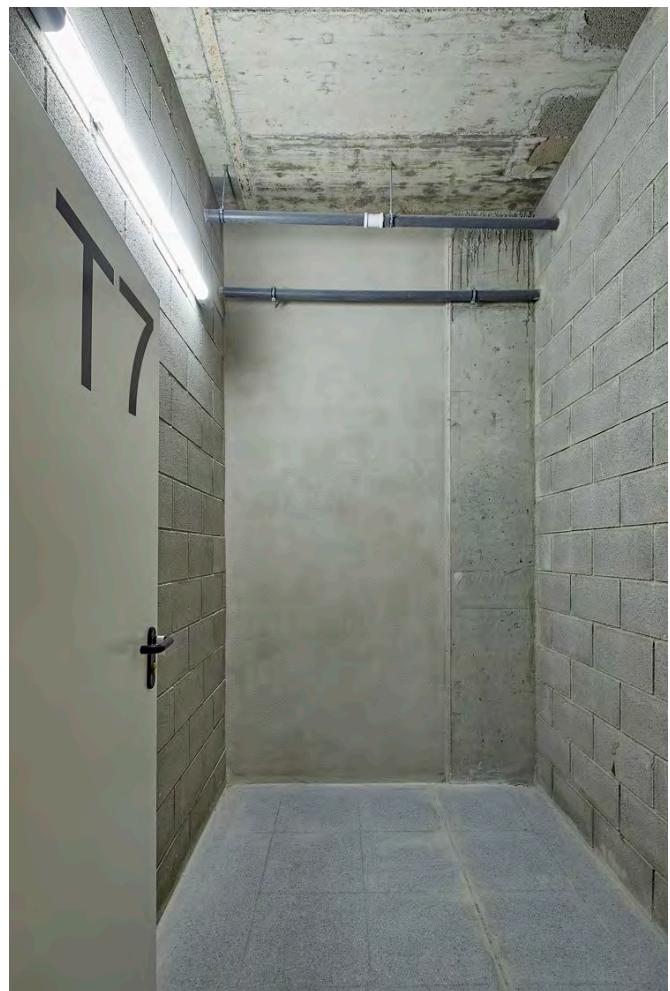
Entryway and common services with exposed concrete block, honed San Vicente stone flooring and skirting board and exposed structural concrete ceiling.

Lighting with XAL TUB100 37W profile.

Storage rooms

Black 40x40 cm fine-grain terrazzo flooring L-499-R. Unpainted concrete block walls and exposed structural concrete ceiling.

Lighting with waterproof RZB LED IP66 37W light fixtures.



Flooring in the residential properties

The general flooring in the different residential properties consists of Quickstep synthetic oak floating laminate floor, Signature SIG473 model, laid at random over a 3-mm polyethylene sheet, in all rooms except bathrooms, laundry rooms and terraces. MDF skirting board lined with stainless steel.

Paint

The vertical walls of the residential properties are smoothed and prepared to be painted with RAL 9016 matte plastic paint. Continuous plasterboard suspended ceilings painted in RAL 9016. The door fixtures are painted with an anti-rust primer for protection and subsequently enamelled.

Dividing walls

Between the residential properties there are double-structured plasterboard plates of galvanised steel profiles with mineral wool insulation. Interior layout with 8 cm plasterboard plates of different thicknesses and masonry walls with open brickwork cemented together with mortar or plaster for the compartmentalisation areas.

Interior carpentry

Reinforced security front door to the residential properties, veneered in oak wood with a metal security pre-frame. Hardware with anti-lever bolts, wide-angle peephole and three-point security lock. Stainless steel knob and handles.

Opaque doors with white RAL 9003 satin lacquered wood finish, variable door leaf width. FSB 1076 stainless steel handles. Didheya I-4503 stainless steel matte sliding door handles.

Wardrobes with hinged doors and satin lacquered wood casing mouldings in white RAL 9003 colour with a variable door leaf width. The interior is finished in Egger H3157 ST12 Vicenza Oak melamine, with Viefe NM 0056-128 mm handles.



KITCHEN

Flooring

Abstract Greige anti-slip C3 60x120 cm porcelain stoneware flooring, with a light grey grout.

Cladding

20 mm thick Silestone Blanco Zeus countertop with a honed finish, with an overhang formed by an angle piece to make a 40 mm mitred edge.

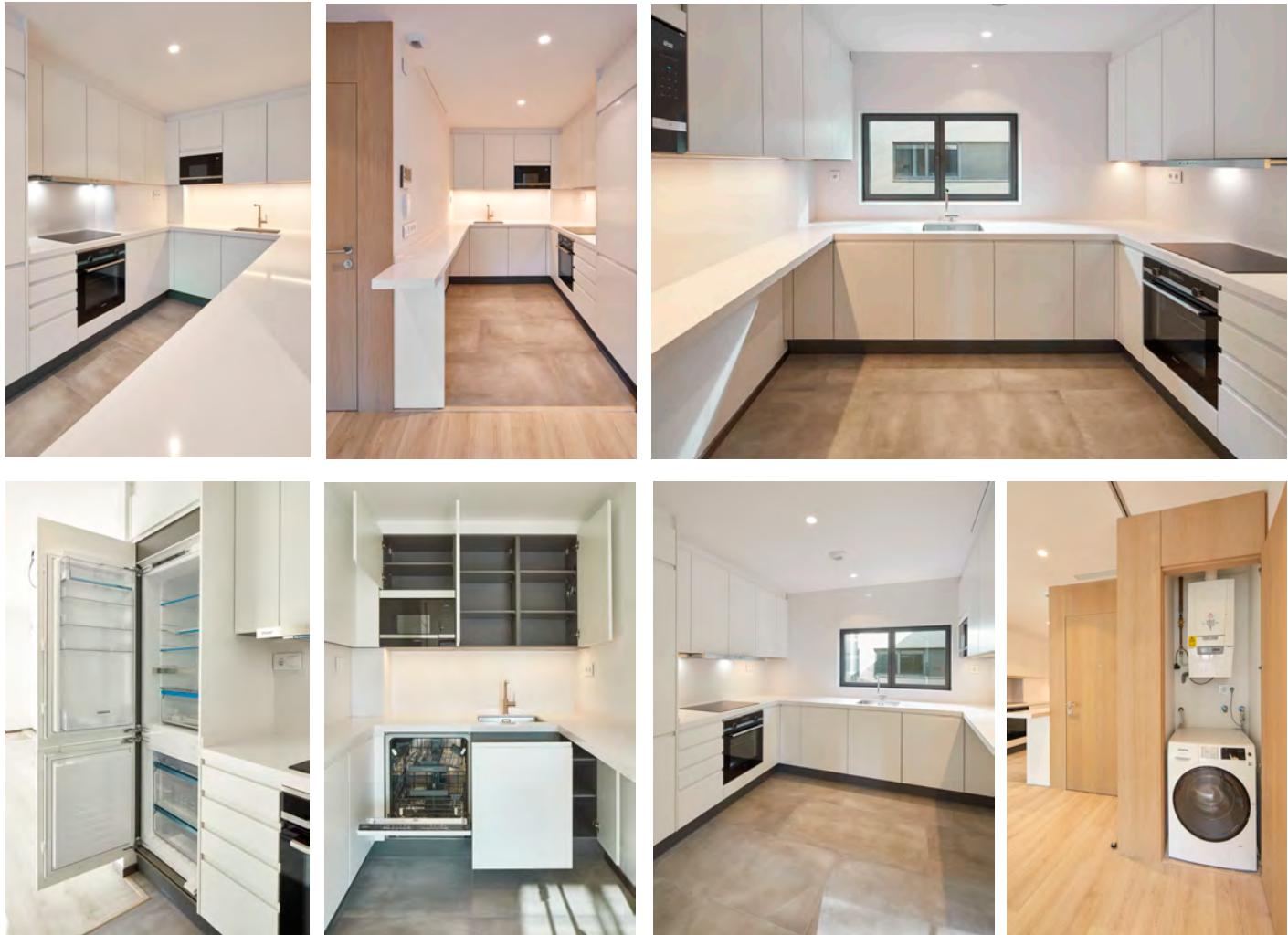
Silestone Blanco Zeus backsplash with a honed finish, 12 mm thick.

Furniture

Textured matte Nolte kitchen cabinets without handles with a Sigma Lack finish, doors and front panels in the colour white D01 and cabinet interiors in the colour Quartz Grey QGD. 75 cm high base cabinets and 17 cm skirting board in the colour quartz grey. 90 cm high wall cabinets with integrated linear countertop lighting.

Appliances

- Siemens multifunction pyrolytic electric oven with glass front.
- Stainless steel finish SIEMENS microwave with grill.
- Pando retractable extractor hood.
- Siemens 60 cm induction hob with three cooking zones.
- Blanco Laressa-F fold-down mixer tap.
- Blanco Andano 500-U undermount sink.
- Fully integrated 60 cm wide Siemens dishwasher.
- 177x60 cm integrated Siemens fridge freezer.
- Siemens washer-dryer.





BATHROOM

Flooring

Abstact Greige anti-slip C3 60x120 cm porcelain tile flooring with light grey grout.

Cladding

Walls clad in Abstract Natural C1 30x60 cm porcelain tiles with light grey grout and Silestone Blanco Zues.

Ceiling

Accessible suspended ceiling made of Erco panels without perforation in white RAL 9010 colour.

Sanitaryware

Duravit Stark 3 Compact wall-hung toilet in white with slow close cover and Geberit Duofix frame. Geberit Sigma 30 double flush button. Duravit Stark 3 sink with Ketho 100 cm vanity. Duravit Stark shower tray in white, 70 cm wide.



Taps

Chrome single-lever tap for the Hansgrohe Axor Uno range sink.

Hansgrohe Axor S single-lever shower mixer tap with 3JETS shower set and 90 cm rail.

Drako range shut-off valve by Ramon Soler, chrome finish.

Miscellaneous

Duvarit Karree toilet roll holder. Duravit mirror with light, Good model.

Duscholux Pura transparent glass shower door. Duravit Stark T towel rack.



Structure

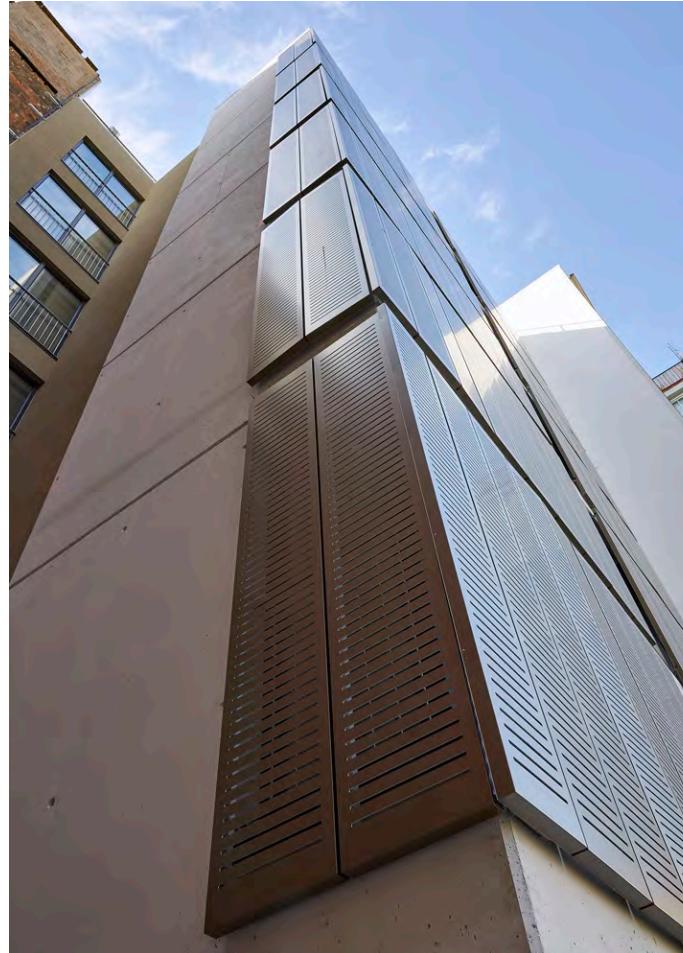
The horizontal structure consists of bidirectional reticular lightened roofs made of non-recoverable waffle slab reinforced in situ concrete.

The ceiling of basement floor -1 consists of solid bidirectional slabs of reinforced in situ concrete, no voiding. The vertical structure is made of in situ reinforced concrete pillars. Occasionally, at the rear terraces of the first floor, a metal structure is used as well as slabs of composite sheet metal.

Stair slabs and step formation made with concrete in-situ. Some sections are made with a metal structure.

Shallow foundation with isolated footings at the bottom of the pillars. The containment of land is done with retaining walls embedded in the land. The building's perimeter pillars are born from the header beam of the slurry wall.

To build the structure, H-30/B/20/Illa concrete has been used. The entire structure has been made in accordance with the Spanish standard "CTE DB SE Structural Safety of RD 314/2006" and the "EHE Structural Concrete Instruction". The on-site installation, control and tests have been carried out in certified and specialist laboratories.





Installations

Electricity

Electrical installation in compliance with RBT-2002.

Plumbing

Water installation distributed inside the residential properties with cross-linked polyethylene piping and thermal insulation with different diameters depending on its use, in accordance with UNE-EN ISO 15875-2. Multilayer cross-linked polyethylene piping in general risers.

General stopcock with colour indicator at the beginning of the installation in the bathroom or kitchen, as well as at the entrance to each wet room.

All wet areas (kitchens and bathrooms) have a hot and cold-water cut-off valve. All sanitary fittings, except bathtubs and showers, have an individual stopcock for hot and cold water.

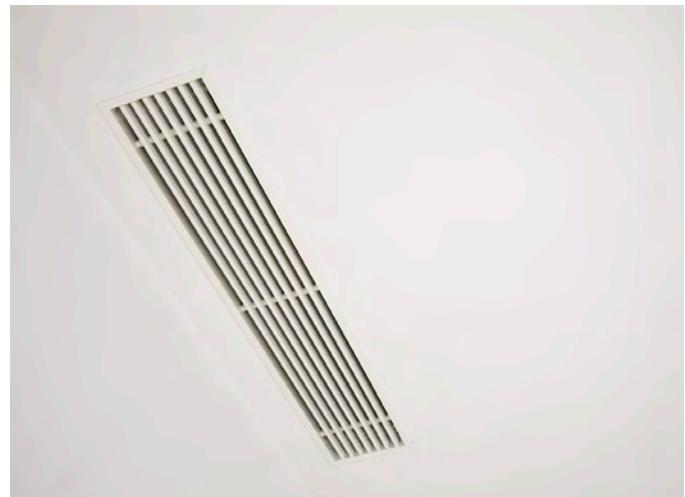
Dishwasher and washing machine with hot and cold water connection.

Gas

Installation in accordance with the "Basic Standards for Indoor Gas Installations". All pipes located inside the building are sleeved to prevent the accumulation of gas in the event of an accidental leak. The general stopcock is located in the building's light shaft, accessible from the kitchen window. Copper pipes and plastic sleeves. The pipe is sleeved in the basement, going up through the riser until reaching the metres on the roof and then going down through the riser. The sleeved pipe passes through the suspended ceiling of the landing to the boiler in each residential property, the cut-off valve is in the same room where the boiler is.

Air conditioning

Cooling with direct expansion heat pump, split system with a ducted indoor unit above a suspended ceiling in the bathroom. Air distribution with fibreglass duct with internal lining of high acoustic absorption that guarantees the system runs silently. Schako brand DSX-XXL model ceiling slot diffuser.





Heating

Low consumption and high performance heating system (A+) by means of sealed condensing boilers and Rehau low temperature underfloor water heating. As in the case of the air conditioning, it has a control system with power and temperature adjustment according to the outdoor temperature with correction for the indoor room temperature.

Lighting

Wever&Ducre Deep recessed LED luminaires in the suspended ceiling in all rooms. In the corridor area, Delta Light Dot.Com L Wallwash 02 ST 927 HO.

The push-buttons are Simon-82 in white or silver depending on their location.

Audiovisual installations

In compliance with common telecommunications infrastructure regulations.

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

Provision for digital television channels. Telephone points in the dining room, kitchen and bedrooms.

Bticino video intercom with a camera located at the entrance to the building with an individual button for each residential property and receiver monitor near the entrance to each residential property.

Solar energy

Solar thermal energy collection system for preheating sanitary water in homes. The system consists of a primary circuit with Viessmann vacuum tube solar collectors located on a support structure and facing south east on the communal roof, Wilo electric pump set, Saltoki Mini Basic plate heat exchanger solar station, Valinox 2,000-litre accumulation tank and excess energy dissipator in the technical room on the roof. Secondary distribution circuit by means of a Wilo variable flow electric pump unit and individual heat exchanger in each residential property.



**Service guarantee**

Quality control.

Structure inspection (walls, pillars and slabs) by a certified company.

Inspection and management of installations by a certified company.

Façade water-tightness inspection by a certified company.

Lift inspection by a certified company.

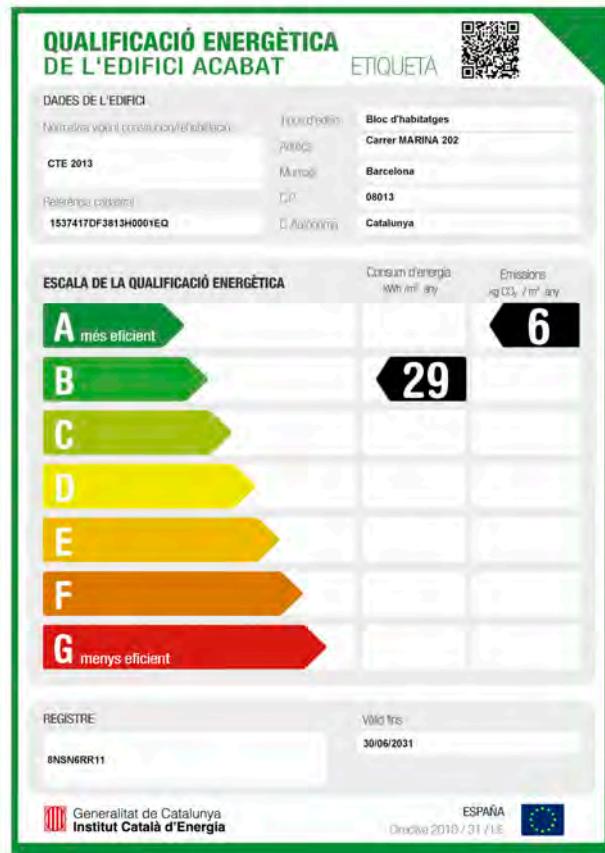
Quality control of materials by a certified company.

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 the design, construction and sales processes.

**Energy certification**

The building has the maximum Energy Certification for new construction buildings defined with the letter A in CO₂ emissions and the letter A in non-renewable primary energy consumption.





Núñez i Navarro

We build together Barcelona

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