



NN RIUS I TAULET 12-16



SANT JOAN DESPÍ





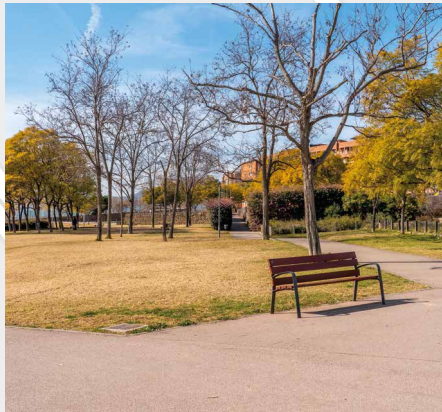
NN RIUS I TAULET 12-16 SANT JOAN DESPÍ

Living in Sant Joan Despí, you can be so close to Barcelona yet in a place that is so entirely different at the same time. Getting to and from this city and the centre of Barcelona couldn't be easier, whether it's by private transport (A-2, B-10 and B-23 motorways) or by public transport, as there are various bus lines, RENFE commuter rail lines or the Trambaix, which connects you with Avenida Diagonal in just under half an hour.

The building, located on the block between Avenida de Barcelona and Rius i Taulet street, is just 2 minutes from the train.

A city with a rich industrial and modernist heritage, surrounded by nature where you can enjoy outdoor activities and a multitude of shops and services: libraries, sports centres, community centres, health centres and a powerful network of associations.

It is a city with vast green spaces, with more than 200,000 m² of parks and gardens, with the Font Santa Park and the Torreblanca Park standing out.



RESIDENTIAL COMPLEX WITH COMMUNAL SWIMMING POOLS, PARKING AND MAXIMUM ENERGY EFFICIENCY



NN Rius i Taulet 12-16 is a sustainable building with 80 residential properties, three retail spaces, 161 car parking spaces and 11 motorcycle spaces.

A residential complex with flats with one, two or three bedrooms and one or two bathrooms, patios and a landscaped solarium with community swimming pools on the roof, directly accessible by lift.

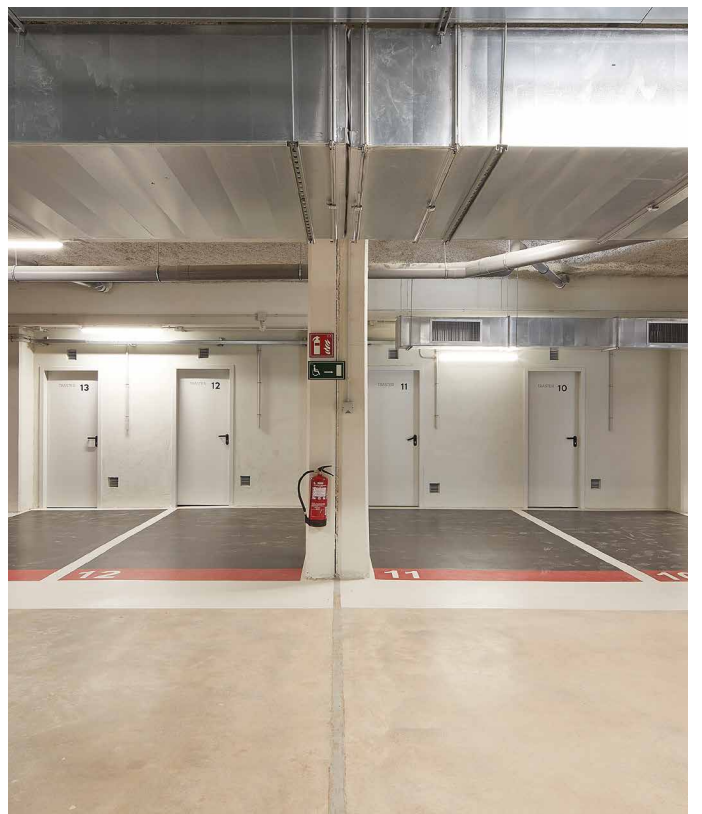
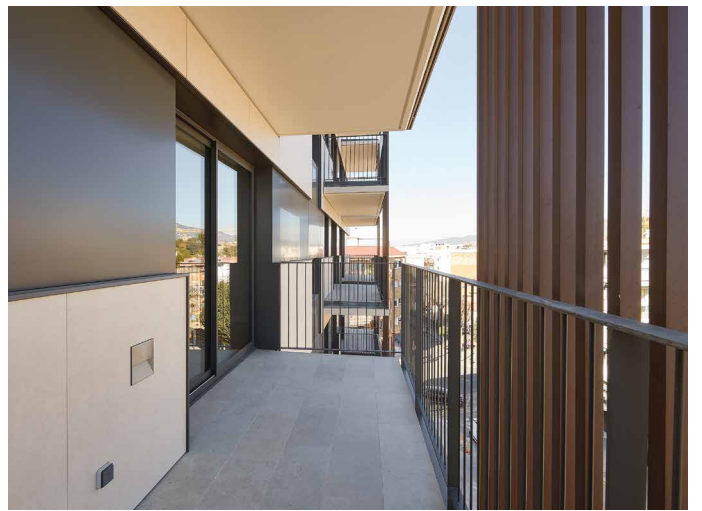
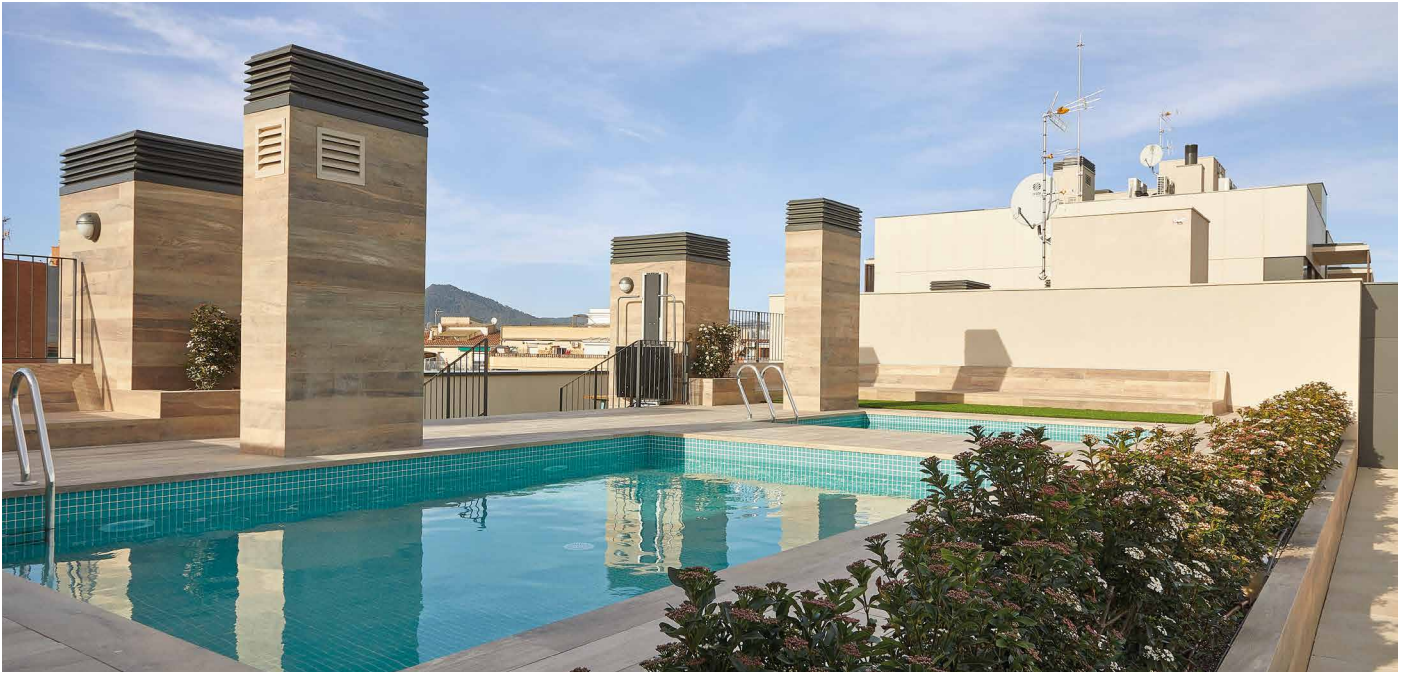
The three-bedroom flats have a separate kitchen, and in the one and two-bedroom flats, an open plan kitchen and living/dining room. Some flats have a laundry room.

The interior door frames in the residential properties are made of wood; there is an entrance door with three-point

security lock, opaque doors and fitted wardrobes in the bedrooms. In addition, all the balconies have adjustable lattices to make their direct contact with the street feel less noticeable, in addition to protecting against solar radiation and providing thermal comfort.

Recessed LED lighting in the suspended ceiling. The ducted HVAC system in all the rooms and the heating of the domestic water is produced by means of aerothermal energy.

The building also has parking spaces, with a storage room being optional; with access by road from Rius i Taulet street and connected by lift to all of the building's floors.



KITCHENS

Kitchens equipped with an oven, microwave, induction hob and extractor hood. In the open plan kitchen and living/dining rooms, the same floating laminate floor extends into the kitchen. In the separate kitchens, the flooring is porcelain tiles.

Silestone countertop, front clad with ceramic tiles. Integrated LED countertop lighting under the wall cabinets.

BEDROOMS

Bright and spacious bedrooms equipped with fitted wardrobes and wooden doors. High-performance doors and windows with thermal break, low-emission glass and high acoustic absorption; sun protection through adjustable lattices on the balconies.

Floating laminate flooring.



BATHROOMS

Two types of bathrooms: with shower and bathtub.

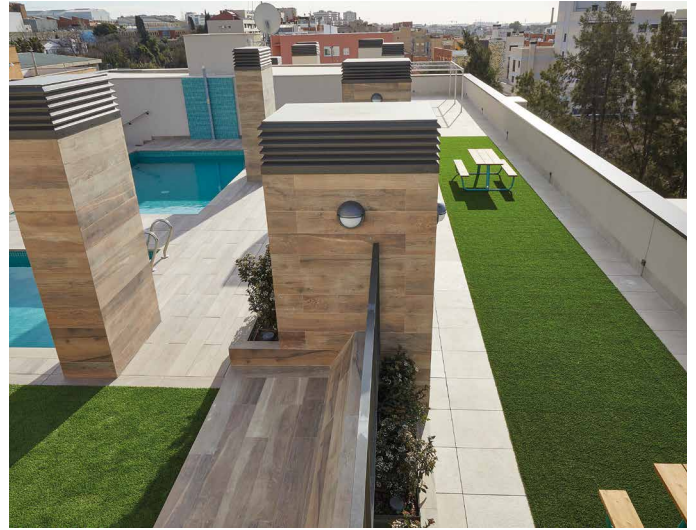
Fully equipped bathrooms: lighting, toilet roll holders, towel racks, glass door, anti-fog mirrors and electric towel rack. Toilet and bidet with slow close cover. Ceramic tile flooring and wall tiles.



ROOFTOP

The residential complex has two different communal rooftops, one which is accessed from number 14 and 16, both by stairs and by lift; and another, accessible from number 12, also accessible by lift.

In both cases, the space is divided into two areas. On the one hand, the machine area and, on the other, the landscaped solarium area with swimming pools and benches, adapted with a lift for people with reduced mobility, and equipped with lighting and ceramic tile flooring.

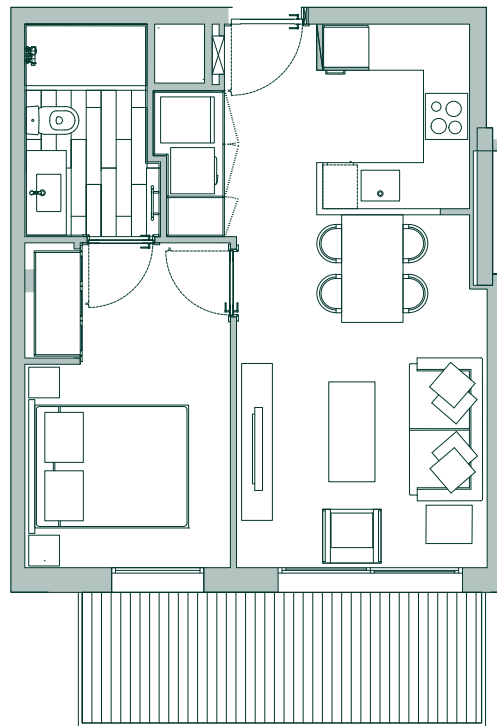


TYPES OF FLATS

ONE-BEDROOM FLATS

Starting at 46 m²

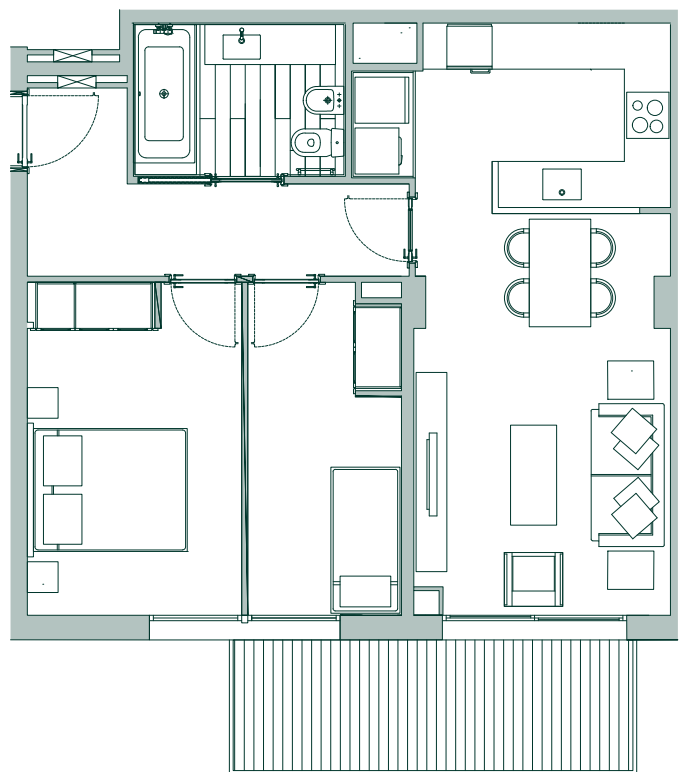
- One en-suite double bedroom
- One bathroom
- Open plan kitchen and living/dining room
- Outdoor patio



TWO-BEDROOM FLATS

Starting at 69 m²

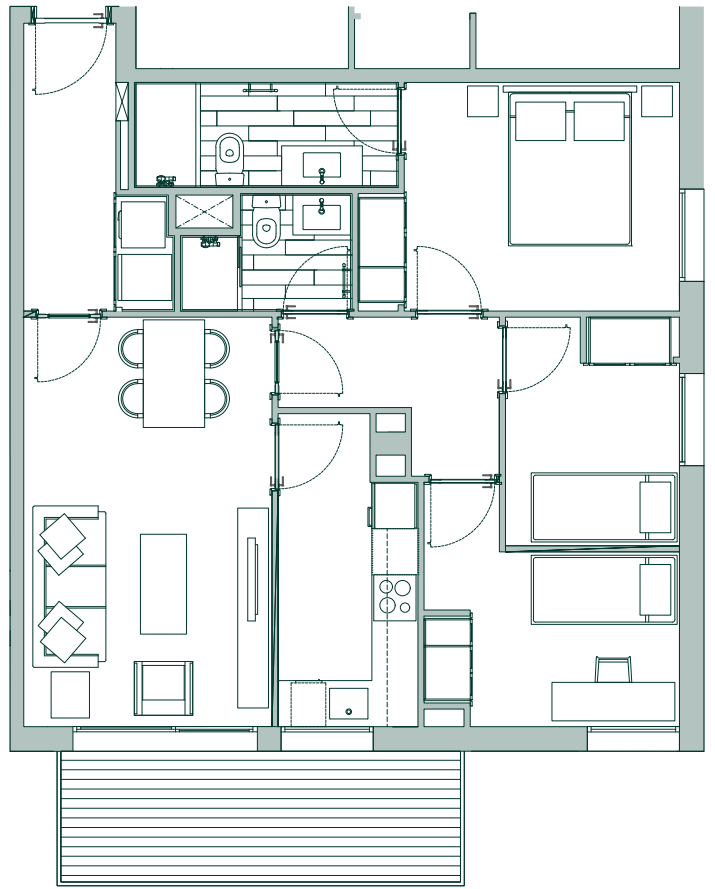
- One double bedroom and one single bedroom
- One bathroom
- Open plan kitchen and living/dining room
- Outdoor patio



THREE-BEDROOM FLATS

Starting at 79 m²

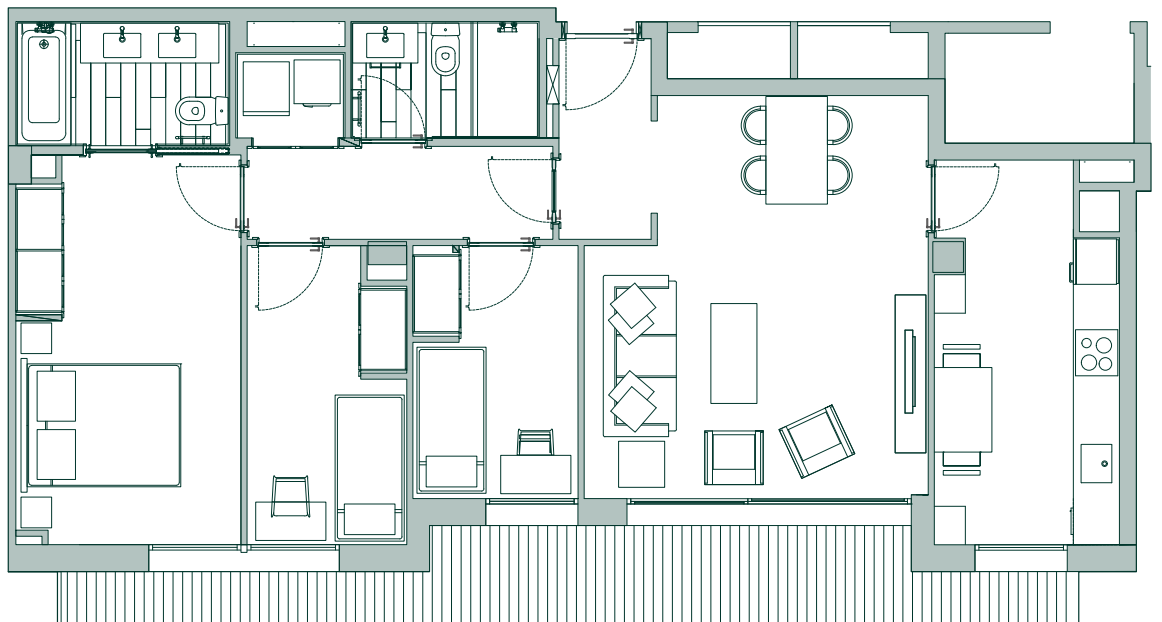
- One en-suite double bedroom and two single bedrooms
- Two bathrooms
- Separate kitchen
- Outdoor patio



GROUND FLOOR FLATS

Starting at 92 m²

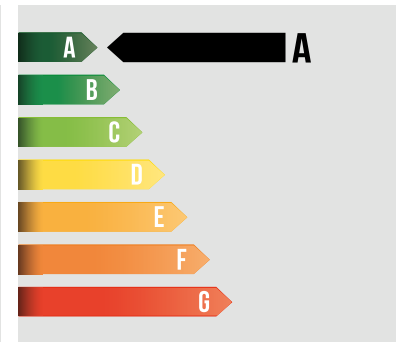
- One en-suite bedroom and two single bedrooms
- Two bathrooms
- Separate kitchen
- Outdoor patio



EFFICIENCY AND SUSTAINABILITY IN EVERY DETAIL

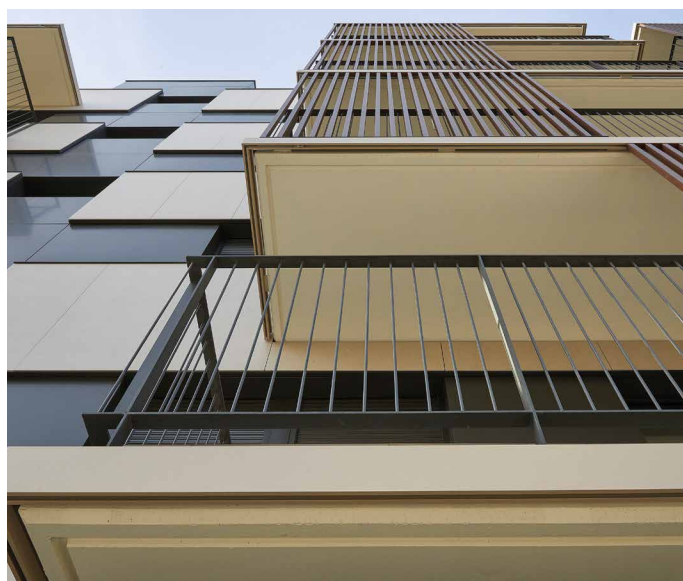
The building with 80 residential properties at 12-16 Rius i Taulet street in Sant Joan Despí has been designed to **optimise energy consumption** and seeks the most appropriate solutions in relation to the city's climate.

It has obtained a **certified energy rating A** in both energy consumption and in CO₂ emissions, both for buildings number 14 and 16; and B in energy consumption and A in CO₂ emissions in building number 12



FACADE

- Ventilated 12-mm Dekton facade facing Rius i Taulet street, with **double interior and exterior thermal insulation**.
- SATE system on the interior facade facing the landscaped area, with **double interior and exterior thermal insulation**.
- Solar protection by means of **sliding lattices** on the balconies, to **lessen the heating of the outer skin of the building**.
- High-performance aluminium doors and windows, with thermal break, low-emission glass and high acoustic absorption for maximum comfort inside the residential properties.
- The aluminium used for the doors and windows is by Technal, with Hydro Circal, which is an aluminium of which at least 75% is produced from **recycled windows**, and which guarantees a significant reduction in carbon dioxide emissions.



Our projects incorporate Hydro CIRCAL recycled aluminium, through which we significantly contribute to reducing our carbon footprint.

ENERGY EFFICIENCY

Natural lighting

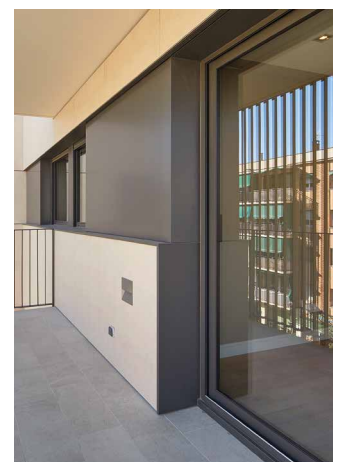
- Generous openings to bring the **maximum amount of natural light** into the homes.
- All the balconies have a second skin made up of movable panels with vertical tubular profiles in lacquered aluminium, to **control the sun and the views**.

Lighting and electrical consumption

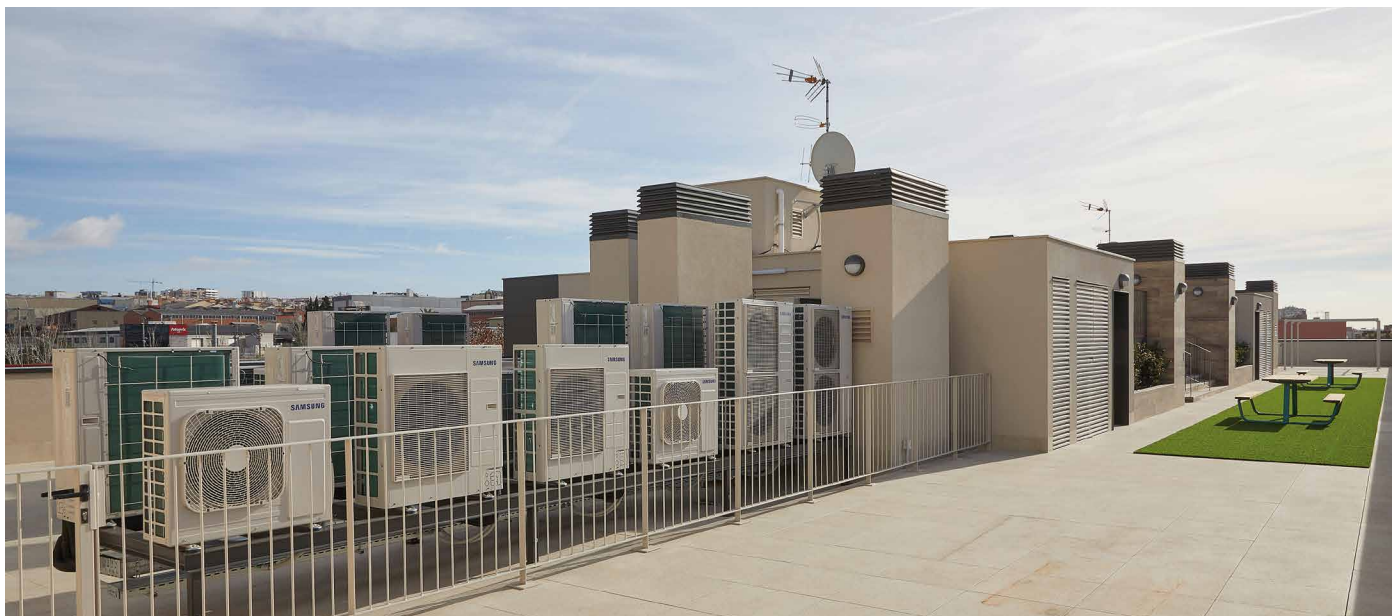
- Balay and Pando efficient appliances.
- Lighting with low consumption LED lamps and warm tones.

Lifts

- Lighting with **low consumption LED lighting** that switches off automatically, saving large amounts of energy.
- Low voltage control panel.
- Maximum energy efficiency rating.



The rational use of the most advanced technologies allows us to achieve a high degree of energy efficiency.



THERMAL PERFORMANCE

Natural ventilation

- The generous exterior perimeter of the residential properties and their large openings favour **natural ventilation** inside.
- Controlled mechanical ventilation system, which provides **constant air renewal and filtering**; incorporates heat recovery.

High efficiency HVAC and DHW production systems

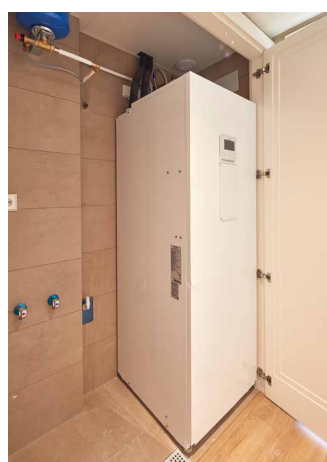
- The HVAC systems in the residential properties (heating and cooling), as well as the production of domestic hot water are generated with a **single high-efficiency machine**, an individual unit for each residential property located on the roof. It is an aerothermal heat pump which uses **ambient air as renewable energy**.

A HVAC unit that produces the heating and cooling is installed inside the flat, as well as a hot water producing kit, with the accumulator located in the kitchens.

- High-efficiency air conditioning and heating (low consumption and high performance) through soundproof ducts, with adjustable grilles, according to the needs of each room.

WATER OPTIMISATION

- All taps have aerators to reduce water consumption.
- All the toilets are equipped with cisterns with dual-flush buttons to optimise water consumption as needed.



We apply various measures to reduce energy consumption. This allows us to achieve significant economic savings.



We promote using water sparingly through automatic drip irrigation.



NN RIUS I TAULET 12-16



SANT JOAN DESPÍ

Carrer de Rius i Taulet, 12-16
SANT JOAN DESPÍ (BARCELONA)



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