



Núñez i Navarro

NN METALARTE - SANT JOAN DESPÍ

BUILDING SPECIFICATIONS



BUILDING WITH RESIDENTIAL PROPERTIES, RETAIL SPACES AND PARKING SPACES • RIUS I TAULET 12-16 - SANT JOAN DESPÍ • OCTOBER 2022



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We find ourselves in an environment that is easily accessible, both by car and on the A-2 motorway, and by multiple metropolitan public transport systems such as the bus, tram (T1 and T2) or the Rodalies commuter trains (R4 and R7) just a 5 minute walk away.

The building is located between party walls on the block consisting of Avenida de Barcelona and calle Rius i Taulet in the town of Sant Joan Despí, postal code 08970.



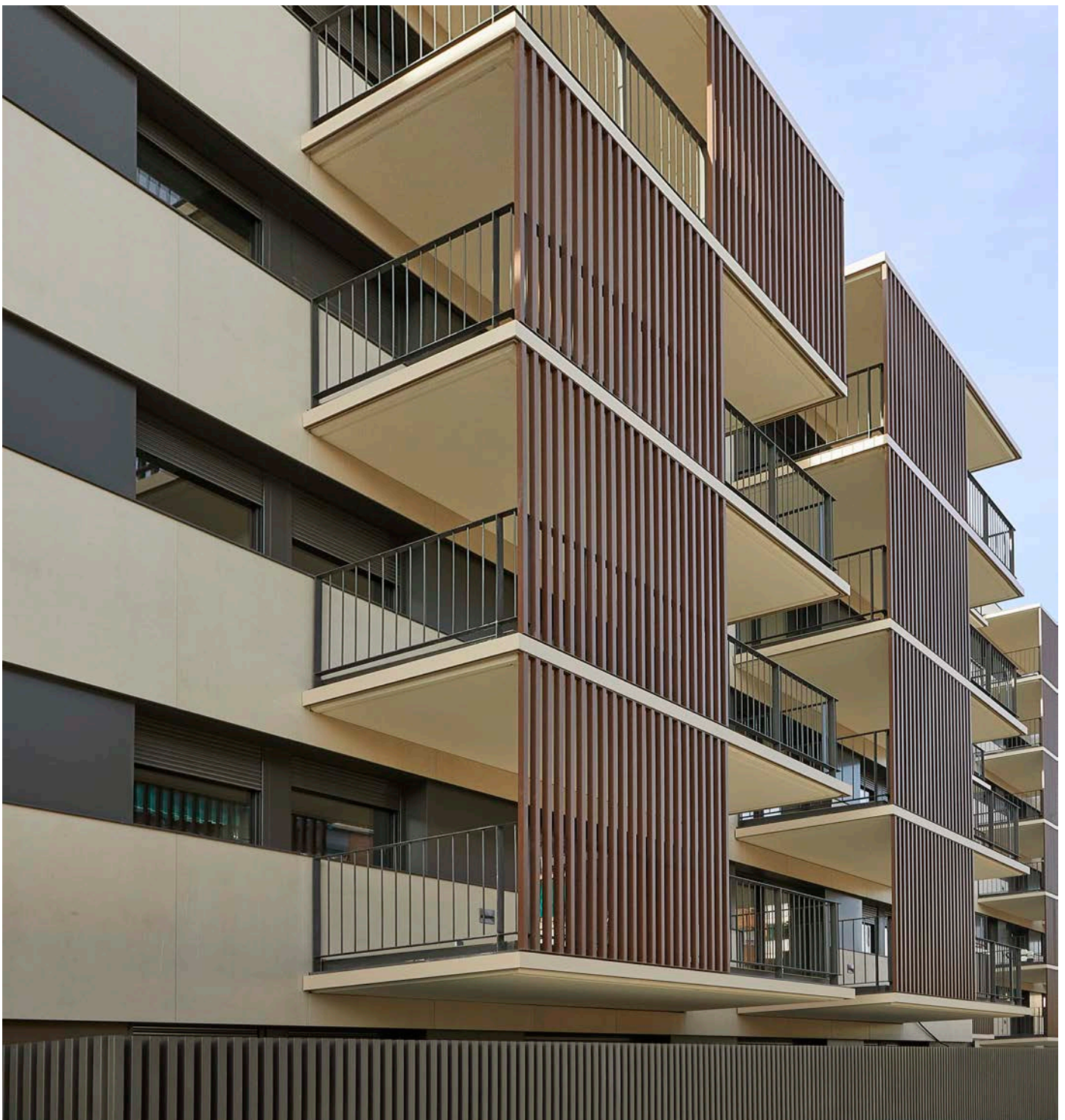
Multi-family building project with floors of residential properties, retail spaces and garage located at Calle 12-16 Rius i Tauler in Sant Joan Despí.

The main facade on calle Rius i Tauler is northwest facing, while the rear interior facade of the building is southwest facing.

The current building occupies the former space of the Metalarte factory. It has 3 stairwells and a lift that are

accessed along calle Rius i Tauler, allowing for a concentric and equal layout among the different residential properties, giving the building as a whole spatial coherence and balance.

It is a building with 80 residential properties in total, three retail spaces, 161 parking spaces and 6 motorcycle spaces. Ground floor and 4 residential floors in stairways A and B, and ground floor and 6 residential floors in stairway C.





Basement floors

The 3 basement floors can be accessed by car from calle Rius i Taulet and are connected by lift to all the residential floors. They have a total of 161 car parking spaces and 6 motorcycle spaces. The floors are connected by means of a vehicle ramp, 2 staircases and 5 adapted lifts with access to the different lobbies on the ground floor and the residential properties.

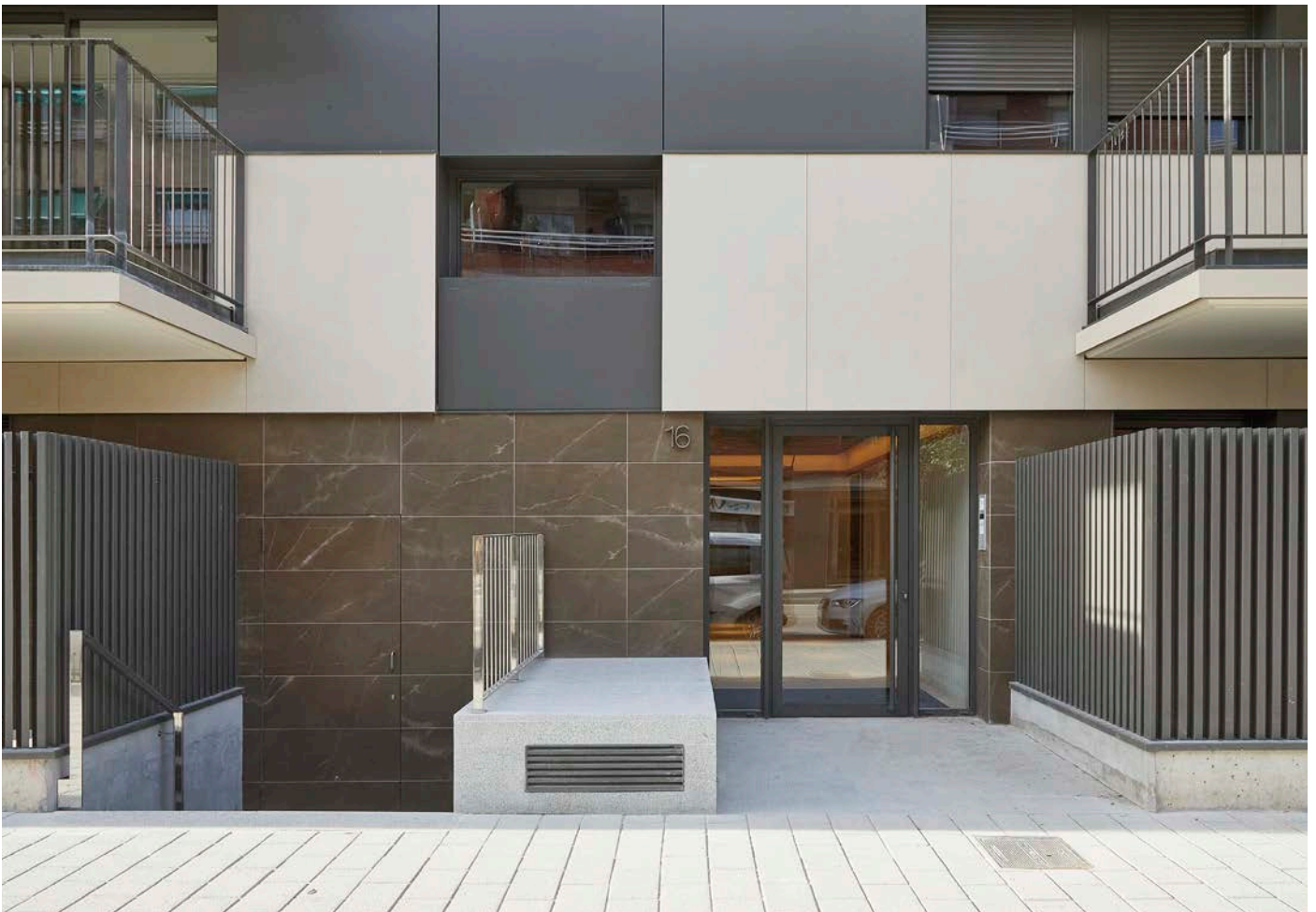
Ground floor

Stairway A consists of the main lobby and access to the residential properties, as well as access to five residential properties which in turn have their own private patio. On this level, door #1 has a living/dining room, kitchen open to the living/dining room, bathroom, a double bedroom and a private patio facing the street. Door #2 consists of a functional layout made up of a living/dining room, kitchen, two bathrooms, laundry room, three bedrooms and a private patio on the interior facade. Door #3 has a functional layout consisting of a living/dining room, kitchen, bathroom, laundry room, two bedrooms and a private patio on the interior facade. Door #4 consists of a functional layout consisting of a living/dining room, a kitchen open to the living/dining room, two bathrooms, three bedrooms and a private patio facing the street. Door #5 has a living/dining room, a kitchen open to the living/

dining room, bathroom, a double bedroom and a private patio facing the street.

Stairway B consists of the main lobby and access to the residential properties, as well as access to five residential properties which in turn have their own private patio. On this level, door #1 has a living/dining room, a kitchen open to the living/dining room, bathroom, a double bedroom and a private patio facing the street. Door #2 consists of a functional layout made up of a living/dining room, kitchen, two bathrooms, laundry room, three bedrooms and a private patio on the interior facade. Door #3 consists of a functional layout made up of a living/dining room, kitchen, two bathrooms, laundry room, three bedrooms and a private patio on the interior facade. Door #4 consists of a functional layout made up of a living/dining room, a kitchen open to the living/dining room, a bathroom, a laundry room, two bedrooms and a private patio facing the street. Door #5 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a private patio facing the street.

Stairway C consists of the main lobby and access to the residential properties, three retail spaces with a bathroom and direct access from calle Rius i Taulet or Avenida Barcelona, and the transformer.





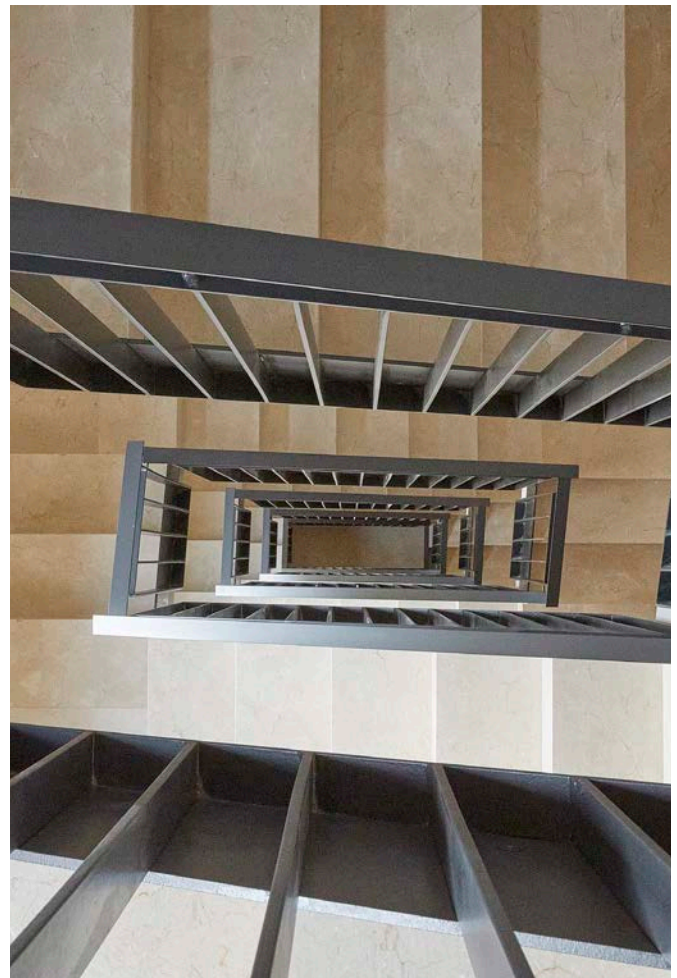
Floors 1 to 4

In stairway A, the residential floors consist of five residential properties per landing and a core area consisting of a stairway and a lift. Door #1 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a balcony facing the street. Door #2 consists of a functional layout made up of a living/dining room, kitchen, two bathrooms, laundry room, three bedrooms and a balcony on the interior facade. Door #3 consists of a functional layout made up of a living/dining room, kitchen, bathroom, laundry room, two bedrooms and a balcony on the interior facade. Door #4 consists of a functional layout made up of a living/dining room, kitchen, two bathrooms, three bedrooms and a balcony facing the street. Door #5 has a living/dining room, kitchen open to the living/dining room, bathroom, a double bedroom and a balcony facing the street.

In stairway B, the residential floors consist of five residential properties per landing and a core area consisting of a stairway and a lift. Door #1 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a balcony facing the street. Door #2 consists of a functional layout made up of a living/dining room, kitchen, two bathrooms, laundry room, three bedrooms and a balcony on the interior facade. Door

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In stairway C, floors 1 to 4 consist of five residential properties per landing and a core area made up of a staircase and two lifts. Door #1 has a living/dining room, a kitchen open to the living/dining room, bathroom, double bedroom and balcony facing the street. Door #2 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a balcony facing the street. Door #3 has a living/dining room, a kitchen open to the living/dining room, two bathrooms, two bedrooms and a balcony on the interior facade. Door #4 has a living/dining room, kitchen, two bathrooms, laundry room, three bedrooms and a balcony on the interior facade. Door #5 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a balcony facing the street.



5th floor

In stairways A and B, the 5th floor is the rooftop, described in the last point. In stairway C, the 5th floor consists of five residential properties per landing and a core area made up of a stairway and a lift. Door #1 has a living/dining room, a kitchen open to the living/dining room, bathroom, double bedroom and balcony facing the street. Door #2 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a balcony facing the street. Door #3 has a living/dining room, a kitchen open to the living/dining room, two bathrooms, two bedrooms and a balcony on the interior facade. Door #4 has a living/dining room, kitchen, two bathrooms, laundry room, three bedrooms and a private patio on the rooftop of stairway B. Door #5 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a private patio on the rooftop of stairway B.

6th floor

In stairway C, the 6th floor consists of five residential properties per landing and a core area made up of a staircase and two lifts. Door #1 has a living/dining room, a kitchen open to the living/dining room, bathroom, double bedroom and balcony facing the street. Door #2 has a living/dining room, a kitchen open to the living/dining

room, bathroom, two bedrooms and a balcony facing the street. Door #3 has a living/dining room, a kitchen open to the living/dining room, two bathrooms, two bedrooms and a balcony on the interior facade. Door #4 has a living/dining room, kitchen two bathrooms, laundry room, three bedrooms and a balcony on the interior facade. Door #5 has a living/dining room, a kitchen open to the living/dining room, bathroom, two bedrooms and a balcony facing the street.

Rooftop floor

In stairways A and B, the rooftop floor is located on the 5th floor of the building, with access via the lift or stairs. It has a terrace and two swimming pools for shared use among both stairways, and an area reserved for the building’s machinery (telecommunications enclosure, outdoor air conditioning units for the residential properties).

In stairway C, the rooftop floor is accessed via the lift or stairs, and has a terrace and a swimming pool for shared use, and an area reserved for the building’s machinery (telecommunications enclosure, outdoor air conditioning units for the residential properties).



**Facade**

For the facades facing the street, the finish on the residential floors consists of a ventilated facade made of 12 mm Dekton Sasea ceramic tiles and Larson FR4mm Alucoil aluminium composite panel with a matte RAL 7022 finish. On the ground floor, the finish consists of 12 mm Pulpis Silk sintered mortared tiles and Larson FR4mm Alucoil aluminium composite panel, matte RAL 7022 finish.

On the rear interior-facing facade, a finish is made based on fine micro-stucco in the colour M024 Sika. The jambs are made of 1.5 mm aluminium sheet with a textured RAL 7022 lacquered finish.

All the balconies have an adjustable closing panel with 40x40 mm vertical profiles in a lacquered finish, ref. YX355F by Akzo Nobel.

Doors and windows

All the jambs, lintels, flashing and exterior shutter boxes are made of 1.5 mm aluminium sheet with a textured RAL 7022 lacquer finish. The doors and windows in the residential properties are hinged and consist of a Soleal PY door with thermal break in the textured RAL 7022 colour, with low-emission double glazing.

All the balconies have a second skin made up of an adjustable panel with 40x40 mm vertical tubular profiles in lacquered aluminium, ref. YX355F by Akzo Nobel and a

railing made up of a 50x80 mm galvanised steel plate and Ø10 mm bars with a lacquered finish in the colour RAL 7022 Sablé.

On the ground floor, the entrance door to the lobby consists of aluminium profiles with an integrated handle in a textured RAL 7022 colour.

Patios (ground floor)

On the ground floor, the flooring of the patios consists of 60x60x2 cm pieces, 4 mm joint, Lea Ceramiche Beige Madeira Cliffstone model.

The fence is made up of 60x60x40x2 mm Z profiles lacquered in the colour RAL 7022 Sablé.

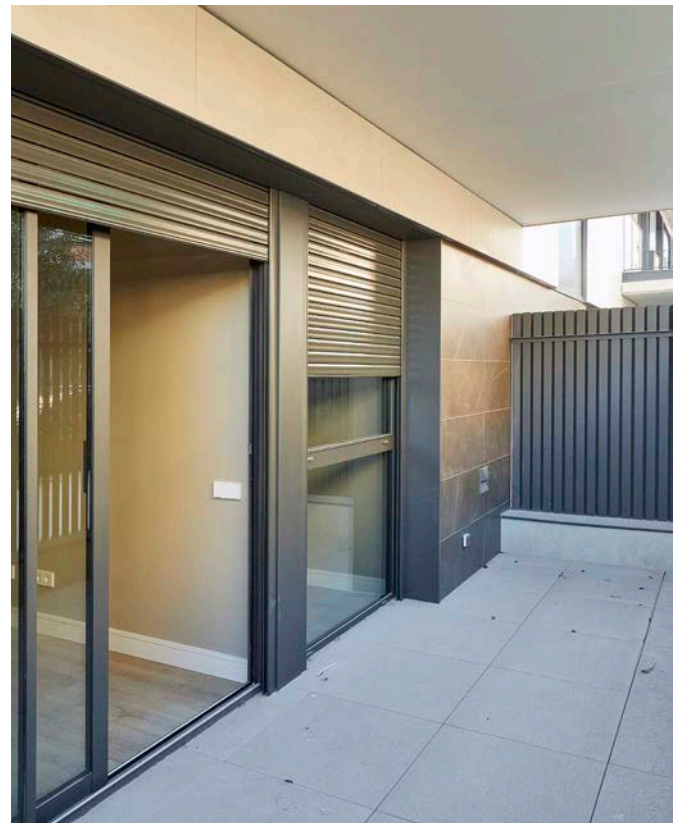
Balconies (residential floors)

The balconies have porcelain flooring made up of 60x30x1 cm pieces, Lea Ceramiche Beige Madeira Cliffstone model.

Patios (5th floor)

On the 5th floor, the flooring of the patios consists of 60x60x2 cm pieces, 4 mm joint, Lea Ceramiche Beige Madeira Cliffstone model.

The fence is made up of 60x60x40x2 mm Z profiles lacquered in the RF-1721-XW "Casa Adapta" colour.



Rooftop

The flat and walkable roof, both in stairways A and B and in stairway C, is divided into two differentiated spaces separated by the core area with the lift and stairs. On the one hand, we have the terrace area whose flooring consists of technical 60x60 cm Lea Ceramiche Beige Madeira Cliffstone porcelain stoneware tiles, and on the other hand, the pool deck area's flooring consisting of Kronos Ske 2.0 Outdoor ceramic tiles laid with a continuous joint.

In the machine area, the flooring consists of the same 60x30 cm pieces of Lea Ceramiche Beige Madeira Cliffstone porcelain stoneware tiles.

The rooftop lighting consists of EKO+21 Grill AN96 wall lights in a graphite colour, Iguzzini Super Comfort Wall Washer recessed luminaires on the steps with a diameter of 50x71 mm and IP67, and finally Iguzzini Palco InOut spikes with a 30 cm diameter in the planters.

Stainless steel railing and laminated glass with clear PVB around the perimeter of the pool deck and lift for people with reduced mobility.

Staircase and parapets finished with fine micro-stucco in the colour M024 by Sika.

The doors of the machine rooms on the rooftop are made of galvanised steel metal profiles, lacquered in the colour RF-1721-XW "Casa Adapta".

Pool covered by Gresite Hisbalt green tiles that are 4x4 cm, 222A model, with a white Gecol joint. The pool system consists of a purifier and dosing pump, filters and self-priming pumps, and is illuminated with white light Lumiplus recessed submersible luminaires. Stainless steel Standard Ladder by Fluidra.





Lobby, landings and stairs of the residential properties

The lobby is accessed through a door with aluminium profiles and a textured handle in the colour RAL 7022, laminated glass and Tegui Sfera New video intercom. Porcelain stoneware flooring, 59.6x59.6 cm format, ref. Bottega Caliza by Porcelanosa. Skirting board in the same material and colour, and doors in fire rated stained oak veneered MDF. There is stained oak veneered panelling on the walls in the lift area; rectified porcelain tile on the rest of the walls, ref. Capri Lineal Bone by Porcelanosa. Continuous smooth plasterboard suspended ceiling painted with plastic paint in the colour 26A1 Valentine Chroma Guide. Mailboxes made with an anthracite grey steel body and silver anodised doors, by Arcon. The lighting in the space is divided between fixed Iguzzini Laser Blade XS Q473 luminaires in black, adjustable Laser P364-01 spotlights in white by Iguzzini and Le Tridonic Opal LED strip by PKM.

The landings of the residential properties have porcelain tile flooring and skirting board in a 59.6x59.6 cm format, ref. Bottega Caliza by Porcelanosa. Door openings framed with stained oak veneered MDF, as well as doors in fire rated stained oak veneered MDF. Micro-cement cladding on the walls in micro-colour Ivory NT-037. The access chambers have EI60 doors painted in a colour similar to micro-cement and hidden hinges. Continuous plasterboard suspended ceiling like the one in the lobby. Lighting based on adjustable White Laser P364-01 spotlight by Iguzzini.

Staircase with ivory cream marble flooring and skirting board. Plastered perimeter walls finished in Valentine 10N2 matte plastic paint. Railing made up of 50 mm steel plates painted in shadow grey NCS S 8000-N. Lighting with Lanterna NK27 wall lights and single GU10 microcuadra downlights in an aluminium colour.





Lifts

Otis GEN2 Flex electric lifts, in accordance with Current Accessibility Regulations, with a compact machine and automatic-opening stainless steel doors.

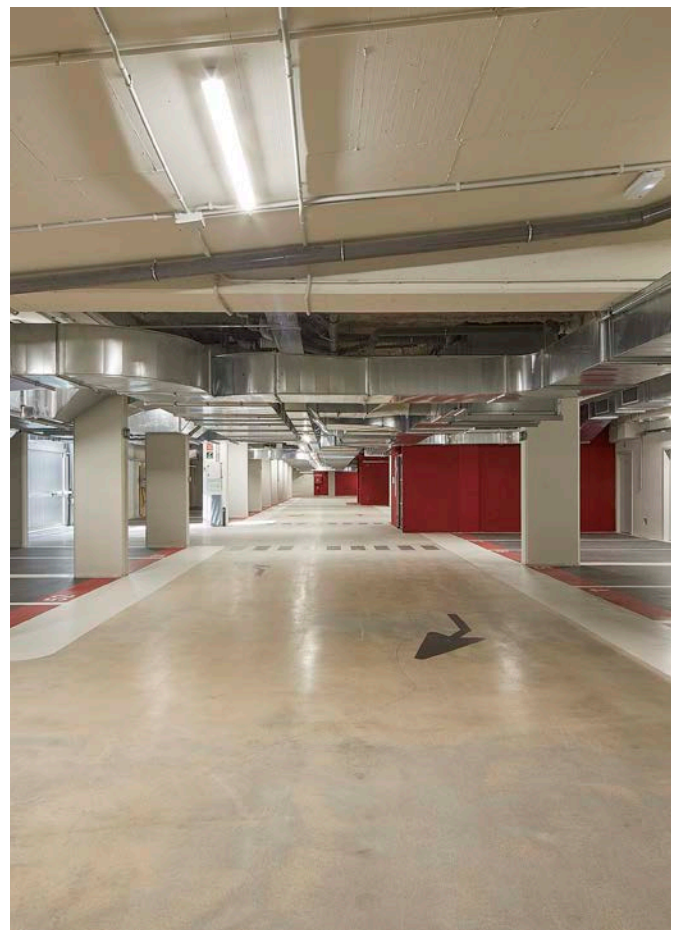
Cab decorated with mirrors, handrails and designer ceiling. Bottega Caliza by Porcelanosa porcelain stoneware flooring and stainless steel suspended ceiling.

Garage

Double-leaf access door encased in 60x60x40x2 cm Z profiles painted in misty grey, operated by remote control and alternative manual operation with a key, and openwork up-and-over painted door in grey.

Trowel-finished concrete floor with a lithium finish and parking spaces painted according to the plans with epoxy paint. Vertical walls plastered and painted in different colours depending on the plans and basement floor. Ceiling painted with RAL 9002 grey plastic paint with a matte finish.

Garage's core areas with ivory cream marble flooring. Walls and ceiling finished in a matte plastic paint. LED ceiling lighting.





Flooring in the residential properties

The general flooring in the different residential properties consists of Quick Step brushed oak floating laminate floor, laid at random over a 3 mm polyethylene sheet, in all rooms except bathrooms, laundry rooms and outdoor areas.

Paint

The vertical walls of the different residential properties are smoothed and prepared to be painted with Valentine VD 137 Lake Stone matte plastic paint. Continuous plasterboard suspended ceilings in the living area painted with Valentine Chroma Guide 05W1 Ecrú paint, without perimeter trim, with the bedrooms being painted in Valentine VD 137 Lake Stone with perimeter border in Valentine Chroma Guide colour. The lock is painted with an anti-rust primer for protection and later 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.

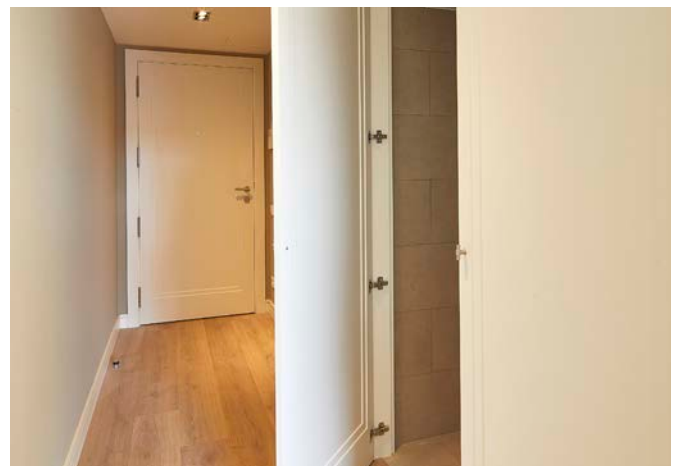
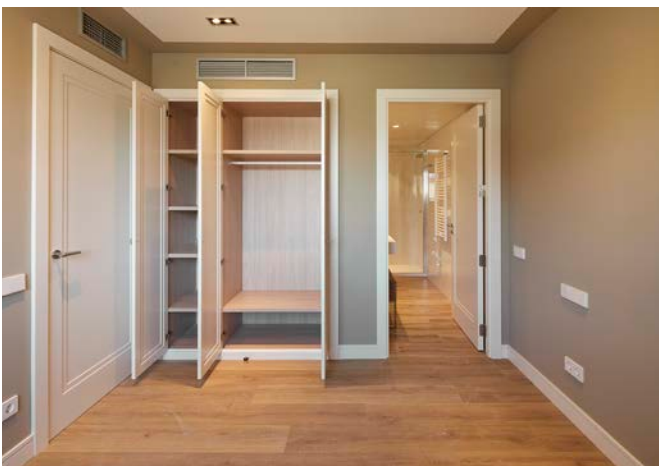
Suspended plasterboard ceiling throughout the residential properties painted with matte plastic paint in the 05W1 Chroma Guide colour by Valentine.

Interior doors

Reinforced security front door to the residential properties, veneered in oak wood on the outside and satin lacquered in the colour RAL 9010 Ecrú on the inside, with a metal security pre-frame and a 10 cm perimeter frame. Hardware with anti-lever bolts, wide-angle optical peephole and three-point security lock. Stainless steel knob and handles.

Opaque doors with RAL 9010 satin lacquered wood finish, variable door leaf width and 10 cm perimeter frame. JNF IN.00145 Satin Stout stainless steel handles.

Wardrobes with hinged doors and satin lacquered wood casing in the colour RAL 9010 Ecrú with a variable door leaf width and perimeter frame. The interior is finished in Olmo Finisterre BC/OLMO Piscis A melamine, and IN 22.152.14 Satin Stout handles.





KITCHEN

Flooring

In kitchens open to the living/dining room, the same floating laminate flooring in a natural warm brushed oak shade has been extended into the kitchen, laid at random over a polyethylene sheet, with Cliffstone Taupe Moher porcelain tiles under the cabinets.

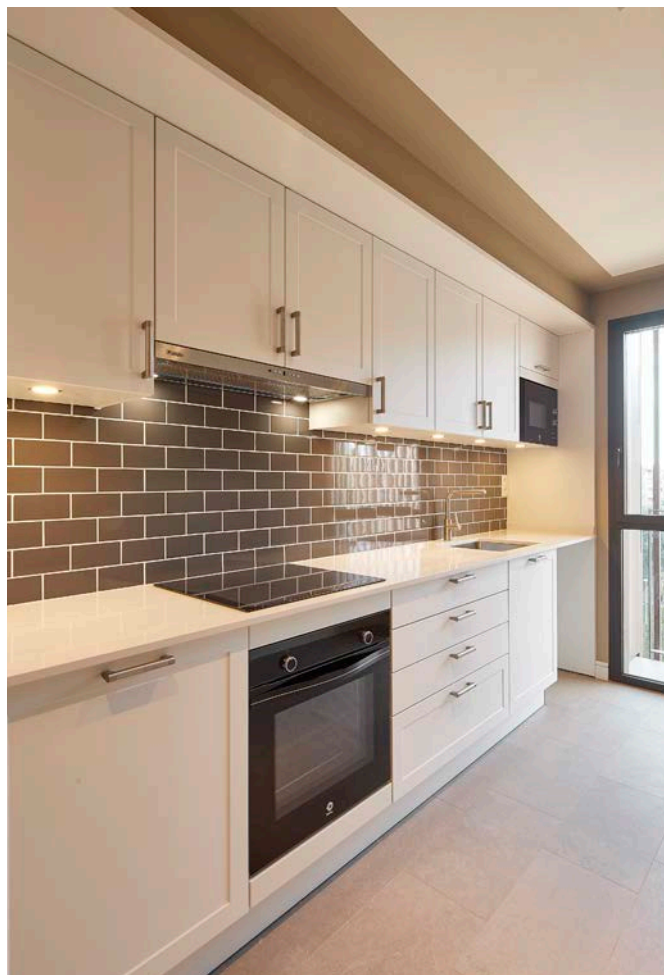
In the closed kitchens, Cliffstone Taupe Moher porcelain tiles have been installed throughout the entire room.

Cladding

General walls are smoothed and prepared to be painted with Valentine VD 137 Lake Stone matte plastic paint.

2 cm thick Silestone White Storm countertop and overhang.

Cladding in the area of the hood and backsplash with 7.5x15 cm bevelled ceramic tiles, ref. Evolution Dark Grey 20915 EQ-0 Equipe.



Furniture

Kitchen cabinets, over and under the countertop with drawers and guides in stainless steel, Nolte F20 Focus model in white and Bolibar satin finish handles. PKM double downlights, Dicuadra II model in a black aluminium colour, and LED Nolte H42 integrated countertop lighting under the wall cabinets.

Appliances

- Balay multifunction electric oven.
- Balay microwave oven.
- Pando decorative or built-in stainless steel extractor hood.
- Balay induction hob.
- Blanco 340-400-500/180-U stainless steel sink.
- Blanco Lanora brushed stainless steel tap.
- SF-2 space-saving siphon.





BATHROOMS

Flooring

Fusta Nuez Argenta 120x20 cm porcelain tiles, laid offset.

Cladding

Walls tiled with rectified 30x90 cm Marma Brillo White tiles by Argenta.

Solid Surface Durian sink countertop in white, and Elba 50 Kyrya sink.

Front clad with 30x90 cm Marma Brillo White tiles by Argenta.

Ceilings

Accessible suspended ceiling, Murano model, with galvanised steel slats lacquered in the colour white RAL 9010.

Sanitaryware

Meridian toilet and bidets in white with slow close seat.

Elba Kyrya sink in white. For bathrooms with a bathtub, the model is D-Code by Duravit in white; for bathrooms with a shower, the model is the Hidrobox shower tray in nature white and slate, made to measure.



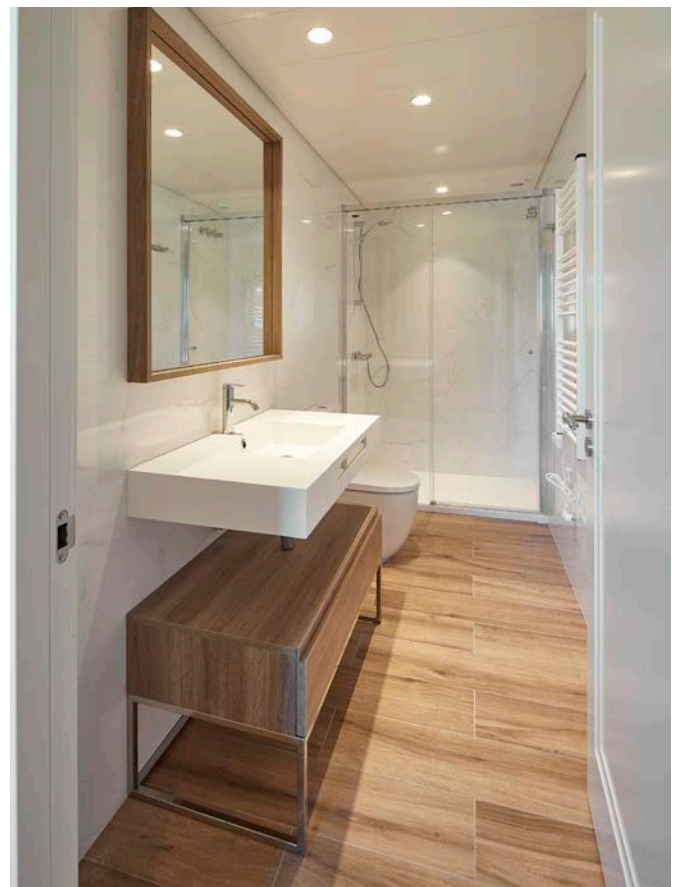
Taps

Chrome single-lever sink faucet by Duravit and Up&Down drain in a chrome finish by Bossini-Cristina.

New Tempesta inverter shower system with 3 jets in showers with the Grohe Euphoria 110 shower set, both for bathtub and shower. Essence external single-lever shower mixer tap by Grohe.

Miscellaneous

- Towel rack to match the sink vanity. A2.30.01
- Deep toilet roll holder.
- Bathrooms with a bathtub: under-counter vanity with a stainless steel tube structure with a polished finish and MDF panels veneered in stained oak.
- Anti-fog mirror glued on water-repellent MDF and framed with varnished oak veneered MDF.
- Lighting through both adjustable and watertight grey aluminium Deltalight luminaires recessed in a suspended ceiling, Reo Ok and X models, respectively.
- Duscholux Gravity transparent glass sliding door.
- Jung LS990 Alpine White push buttons.





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, not lightened.

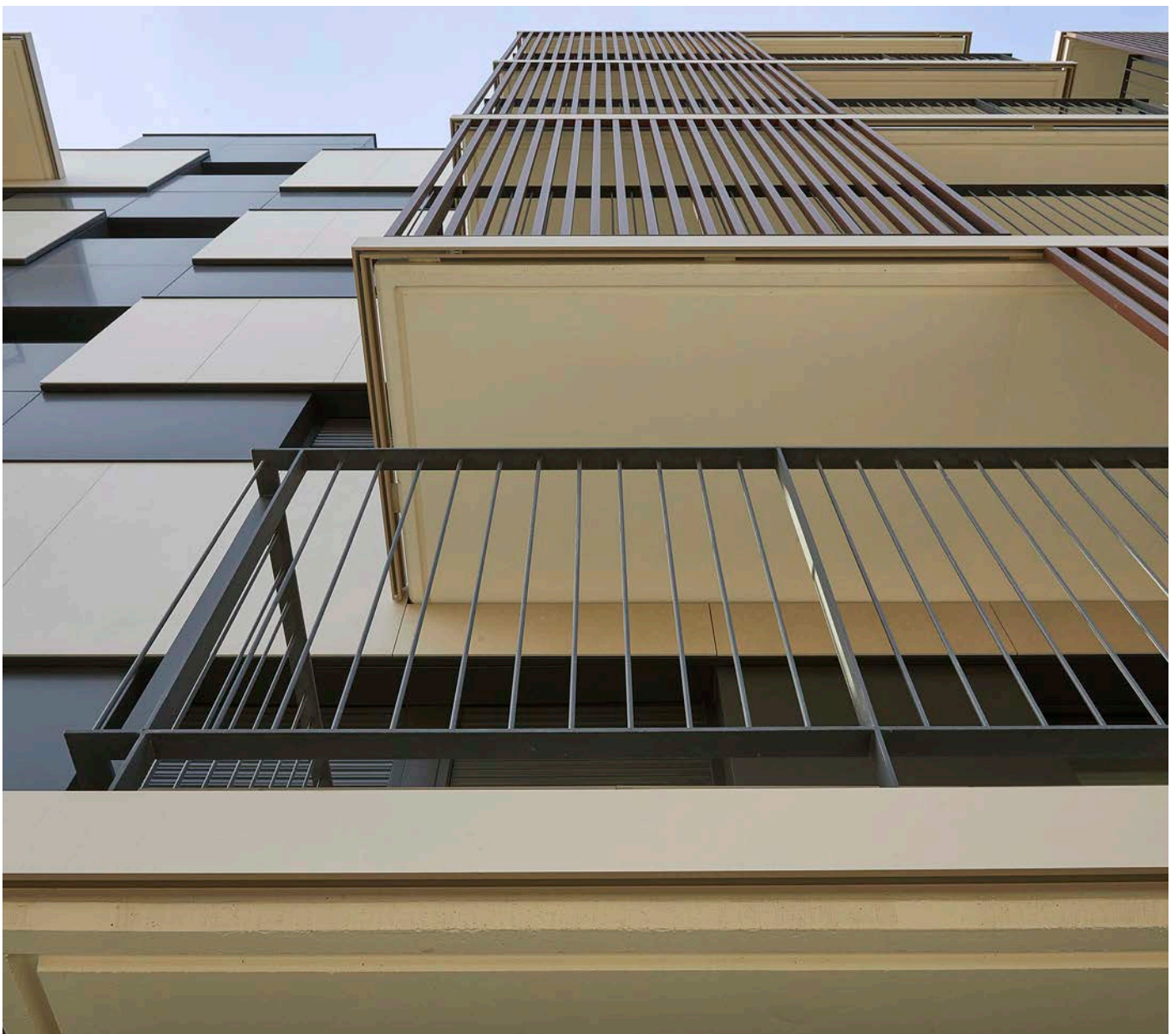
The vertical structure is made with reinforced in situ concrete pillars and rolled steel profiles on the facade.

Stair slabs and step formation made with concrete in situ.

The foundation is made with foundation slab. The foundation is arranged on two levels given the half-level layout of the garage floors.

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-25/B/20/Ila 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, specialist laboratories.





Installations

Electricity: Electrical installation in compliance with RBT-2002.

Plumbing: Water installation distributed inside the residential properties with multilayer cross-linked polyethylene pipe with thermal insulation and ALB aluminium foil of different diameters depending on its use, in accordance with the UNE-ENISO 15875-2 standards.

General stopcock with colour indicator at the beginning of the installation in the bathroom or kitchen on the ground floor, 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 sanitaryware, except bathtubs and showers, have an individual stopcock for hot and cold water.

Dishwasher and washing machine with cold water connection.

Lighting: Single or double Dicuadra PKM recessed LED luminaires in suspending ceiling in all rooms. In the shower/bathtub area, waterproof or adjustable LED.

The Jung push-buttons are model LS990 in a steel or white colour.



Controlled mechanical ventilation system with Siber

EVO2 double flow and heat recovery in 2-bedroom and 3-bedroom residential properties; and Siber IR3V simple flow mechanical ventilation system in 1-bedroom residential properties.

- Samsung outdoor air and water generating unit with R-410A refrigerant.
- Samsung indoor unit with fan-coil through ducts.
- CLIMAVER NETO fibre duct network and Koolair aluminium supply/return air diffusion grilles.
- Samsung indoor DHW production system combined with an interaccumulator with a built-in DHW storage tank.

Controlled mechanical ventilation system with Siber EVO2 double flow and heat recovery in 2-bedroom and 3-bedroom residential properties; and Siber IR3V simple flow mechanical ventilation system in 1-bedroom residential properties.

Plug and electric radiator in bathrooms, ER 1200/500 BL electric towel rack model.



Instalaciones

Reuse of rainwater and grey water:

The development consists of storage tanks located on the top floor of the car park for rainwater, and grey water from sinks to supply the toilets.

Audiovisual installations:

In accordance with ICT regulations. Aerial sockets for TV, FM and satellite in the living room, kitchen and bedrooms.

Provision for digital television channels.

Telephone connection points in dining room, kitchen and bedrooms.

Video intercom with 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.





Service Guarantee

- Quality control.
- Control of the structure (walls, pillars and slabs) by a certified company.
- Control and management of installations by a certified company.
- Facade sealing control by certified company.
- Lifts controlled by certified company.
- Quality control of materials by 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.



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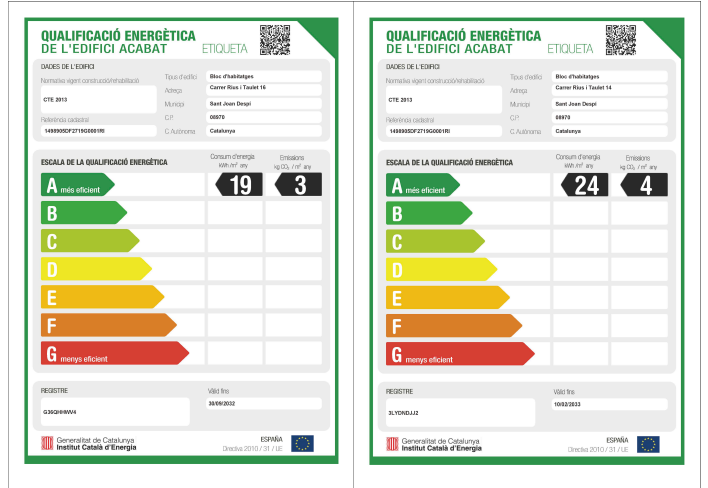


SST-0164/2011



Energy certification

The building has the Energy Certification for new construction buildings defined with the letter A in CO₂ emissions.





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