



ARC is a property developer based in Barcelona. We believe in dedicated internal resources in the following areas: investment strategies, market analysis, sourcing, property/construction management, quality and cost management, financial management and sales management.

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1. BUILDING



STRUCTURE

The project involves modifying the original building structure to allow for a new internal layout.

The original building structure has one-way concrete slabs supported on I beams and reinforced concrete columns.

The new design changes the location of the lift and stairwell core, with a new reinforced concrete structure in this area.

ROOF

The building has new roofs with a high level of thermal insulation to ensure the required energy efficiency, as well as complete waterproofing.

The building has been designed with inverted roofs with the following structure: a cellular concrete base forming the roof gradient; a bitumen vapour control layer with staggered joints, totally adhered to the concrete; a separating membrane; extruded polystyrene thermal insulation; an anti-shear membrane; a geotextile filter layer; and lastly, the roof finish, which depends on the section of the roof. The finishes vary according to whether they are accessible for maintenance.



FAÇADES

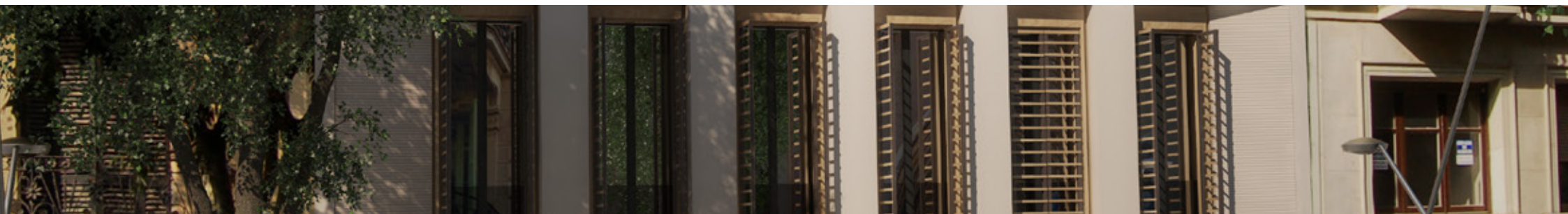
The building has a ventilated façade constructed of Nora Beige natural marble mounted on a substructure of structural aluminium.

This system was chosen to ensure the external envelope has adequate thermal performance to guarantee the required energy efficiency of the building.

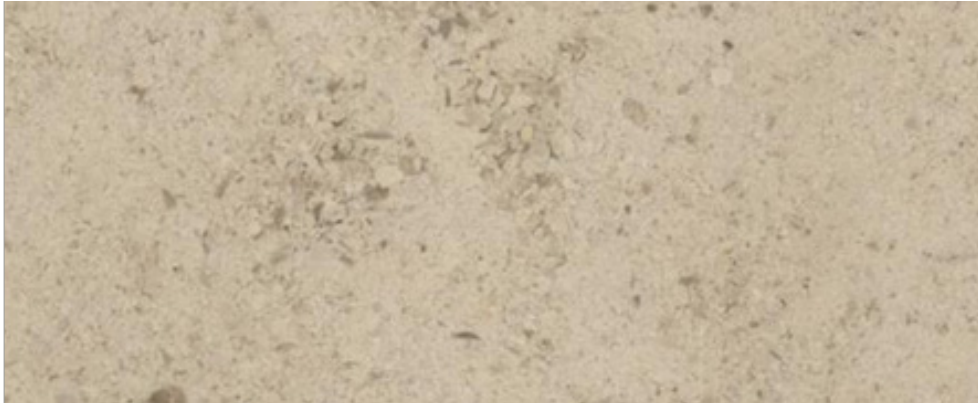
The ground floor façade features a plinth of glazed openings, as well as the lobby entrance and a wall of vertical slats for the garage entrance.

The rest of the façade is comprised of openings and solid panels, with a vertical design to guarantee the maximum possible level of natural lighting as well as interior-external views.

The balcony windows are high quality and feature a thermal break. Privacy and solar control is ensured by the shutters, constructed with a metal frame and wooden slats. Balconies feature glass balustrades.



FAÇADES



Nora Beige Marble

Nora Beige marble with a 32 pumiced surface finish, on a mesh and ventilated façade frame



Natural Stone

Stone Cladding

WINDOWS

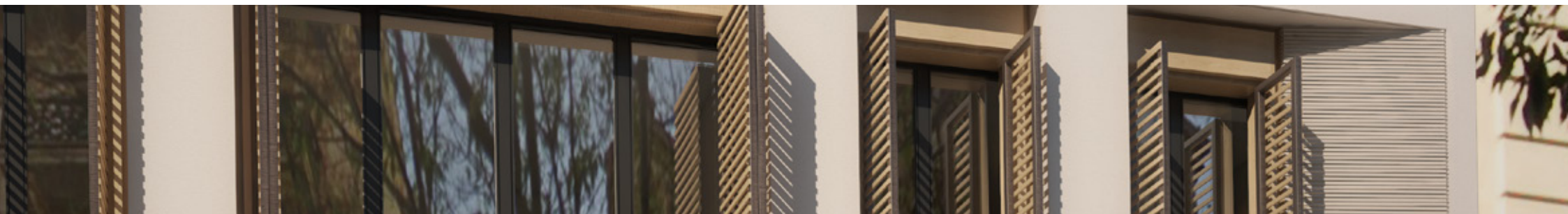
The slide windows are made of lacquered aluminium with a thermal break. Climalit double-glazing is used to ensure good thermal performance of the whole envelope of the building.

It is composed of two 6 mm thick laminated glass sheets with a transparent interlayer of acoustic polyvinyl butyral (PVB), a 16 mm space filled with argon gas and two additional 6 mm thick laminated glass sheets with a transparent interlayer of polyvinyl butyral (PVB).

Solar protection is achieved using shutters with fixed wooden horizontal slats. The balcony balustrades are glass. Floors 7 and 8 have Gradhermetic type shutters for solar protection.

The façades to the internal courtyards feature metal balustrades. Opaque screens are used to control solar gain in the living rooms that face onto these courtyards.

The rear façade of the building, facing onto the block's internal courtyard, features glass balustrades. Opaque screens are used to control solar gain in the living rooms that face onto this courtyard.



WINDOWS



Shutters

Natural wooden elements



Aluminium Double Glazing

Thermal Insulated

2. APARTMENT INTERIORS



INTERNAL WALLS AND ACOUSTIC INSULATION

Internal walls between units, and between units and communal areas, are formed of ceramic blocks.

Internal walls within the units are laminated plasterboard partitions with high-density rock wool acoustic insulation, with elastomeric strips around the whole perimeter to ensure good acoustic performance.

Rooms that generate humidity, such as kitchens and bathrooms, have moisture resistant plasterboard to guarantee the durability of the walls.

INTERIOR JOINERY

Apartment entrance doors are armoured and clad in wood, with a three-point locking system.

Internal doors have either a white matt gloss finish or are clad in wood.

Wardrobes also have a white matt gloss finish or are clad with wood, to match the other joinery.

FLOORING

Depending on the room and the type of finish, the flooring will be as follows:



FLOORING IN PRINCIPAL & PENTHOUSE



Grey titanium granite stone flooring

Titanio Cotton stone by Tino, 2 cm thickness, flamed finish, with a continuous joint layout (Kitchens, Living room, Corridors and Terraces > Principal and Penthouse)



Grey oak parquet flooring

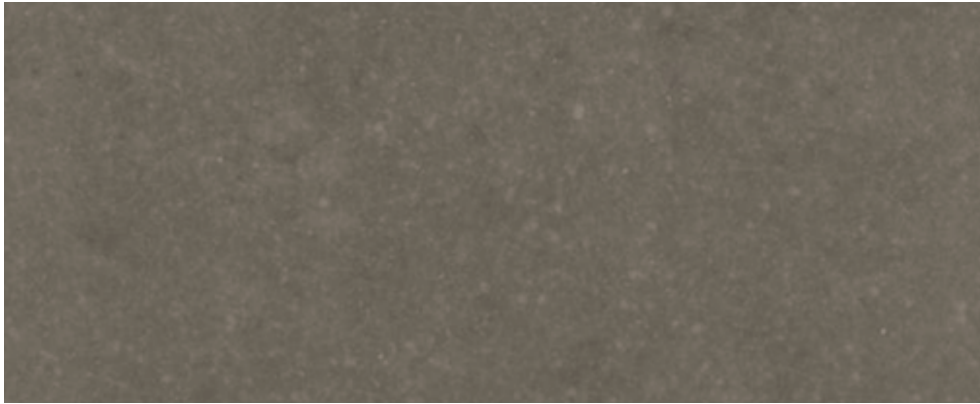
(Bedrooms > Principal and Penthouse)



White Carrara Marble

(Bathrooms, Shower cubicles and WCs > Principal and Penthouse)

FLOORING IN FRONT & REAR UNITS



Grey porcelain tile flooring

Natural porcelain stone tiles from Feri & Masi (taupe granity collection), matt finish, thickness 1 cm, mortar joints in same colour as tiles, with a continuous joint layout (Utility Room > Principal)



Natural oak parquet flooring

OAK FUSION OIL FINISH or similar ecological water-based varnish finish, 8 coats plus brushed finish, on slats of 1.5 x 12 cm, glued on to underfloor heating screed (Kitchens, Living Room, Bedrooms > Front and Rear Apartments)



White Carrara Marble

(Shower cubicles, Bathrooms and Kitchens > Front and Rear Apartments)

CLADDING AND SUSPENDED CEILINGS - PRINCIPAL AND PENTHOUSE



Stained oak

Brown stained oak flooring with matt clear varnish (Corridors and Kitchens > Principal and Penthouse)



White Carrara marble

(Bathrooms and WCs > Principal and Penthouse)

CLADDING AND SUSPENDED CEILINGS - FRONT & REAR UNITS



Natural oak

Natural oak with clear matt varnish finish (Corridors, Kitchens and Bathrooms > Front and Rear Apartments)



White Carrara Marble

(Bathrooms, Kitchens and WCs > Front and Rear Apartments)

KITCHEN FURNITURE AND APPLIANCES

The kitchens are equipped with furniture by the prestigious German company Bulthaup. Units are from their B3 range, with different finishes according to the typology (varied by unit).

Worktops are natural stone.



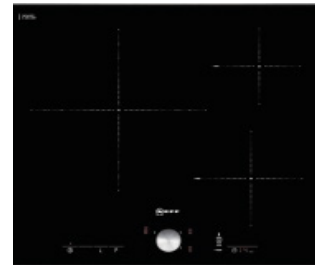
KITCHEN FIXTURES AND FITTINGS



Eloscope-F-II mixer taps by BLANCO



LINUS-S mixer taps by BLANCO (for penthouse-upper floor kitchen)



NEFF T46TS31N0 induction hob



NEFF N43TD20N0 induction hob (for penthouse-upper floor kitchen)



NEFF C17WR00N0 microwave oven
NEFF B27CR22N1 oven



NEFF KI5862F30 refrigerator/freezer



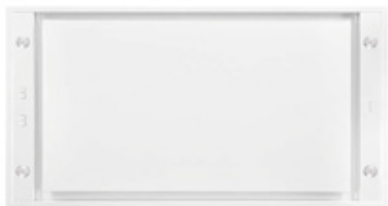
GAGGENAU RW 404 261 wine climate cabinet (for penthouse-upper floor kitchen)



GAGGENAU RW 424 260 wine climate cabinet



NOVY PURE'LINE 821 extractor hood (for Principal)



NOVY PURE'LINE 6831 ceiling extractor hood (for penthouse-upper floor kitchen)



NEFF S717T80Y0E dishwasher



NOVY PURE'LINE 6831 ceiling extractor hood (penthouse-upper floor kitchen)



NEFF S51M65Y0EU dishwasher (for penthouse-upper floor kitchen)

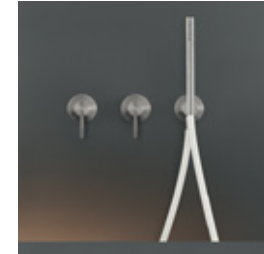
BATHROOMS

BATHROOM FIXTURES AND FITTINGS

Duravit bathroom fixtures, WC is wall-mounted with a concealed cistern. CEA brand fittings.

Showers have a natural stone finish.

The shower tray, bath and hand basin are Carrara marble constructed in situ.



3. INSTALLATIONS



AIR CONDITIONING

DAIKIN (or similar) air conditioning systems in the apartments, based on a highly energy efficient heat pump with distribution via ducts.

Continuous grilles and line diffusers used for supply and extraction.

Heating in the apartments is supplied by underfloor heating, controlled with thermostats.

DOMESTIC HOT WATER

Hot water is supplied by a boiler, integrating solar thermal panels, centralised collectors on the roof, a plate heat exchanger and electric heating. The hot water capacity is determined according to the number of rooms.

This system provides the greatest level of comfort and is economical, providing optimum energy savings and environmental protection.



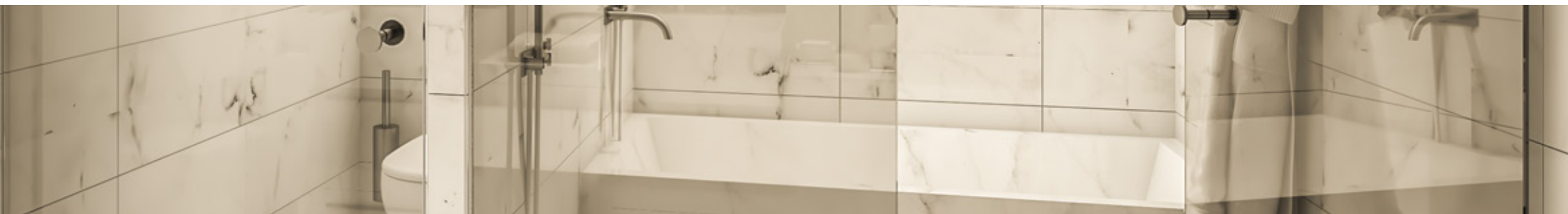
WATER SUPPLY AND DRAINAGE

Mains water supply and water meters for the whole building are located in the basement, from where the supply is piped to each apartment.

The distribution pipes are polypropylene in the communal areas and vertical runs, and WIRSBO-PEX polyethylene within the apartments.

All pipes are insulated, to maximise energy efficiency and durability.

Rainwater downpipes and waste water pipes are POLOKAL polypropylene. STUDOR MAXIVENT ventilation valves by Wavin are used for all downpipes.



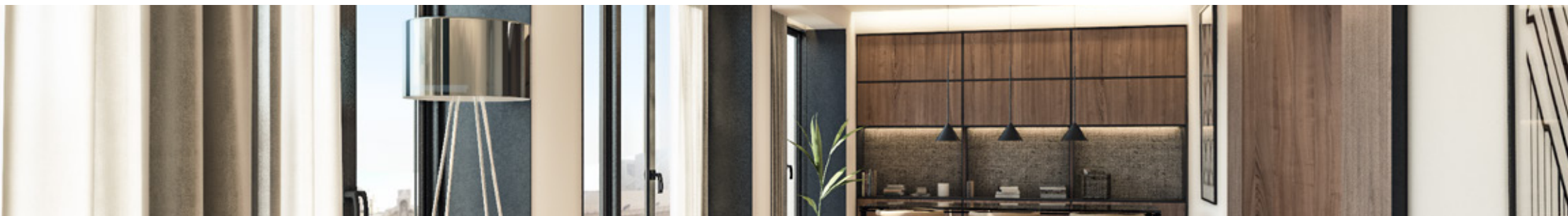
ELECTRICITY AND TELECOMMUNICATIONS

Each apartment has an electrical switchboard (with an Automatic General Switch and a Voltage Control Switch), from where the supply subdivides to the various areas of the apartment.

The apartments have a high number of electricity outlets as well as mechanisms for controlling devices.

All the units have radio and television (DVB-T) reception, and a pre-installation for later connection of satellite television.

Automatic video entry system.



4. COMMUNAL AREAS



LIFT

A lift by a top manufacturer (Thyssenkrupp or similar) is installed with stops on each floor, and direct communication with the entrance floor and the garage and storage units.

The lift features automatic doors, overloading detection and an emergency telephone. It also has a rescue system that permits evacuation of the lift in the event of a power cut.

In addition, it includes a two-direction communication system linked to a control centre.

The lift motor has low acoustic emission, ensuring that the level of noise from the lift is virtually non-existent.



GARAGE

A car lift by Omer (or similar) is installed in the garage.

In addition, to facilitate moving the cars, a turning platform by Omer (or similar) is installed on each floor of the garage.

The garage has a centralised fire alarm system by NOTIFIER or similar.

The garage door will be remote controlled and have a gloss finish. The garage will have portable fire extinguishers and emergency lighting, fire hydrants, CO2 detection, thermal volumetric detection, smoke detectors, alarm buttons and an alarm.

STOREROOMS

The basement has a storage unit area (13 storage units), which will include a ventilation system, portable fire extinguishers and emergency lighting, fire hydrants, optical sensors and an alarm.

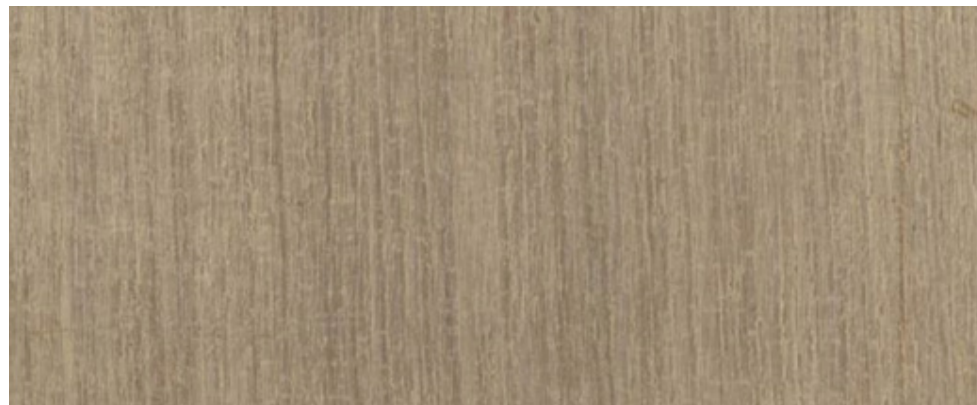


LOBBY AND LANDINGS



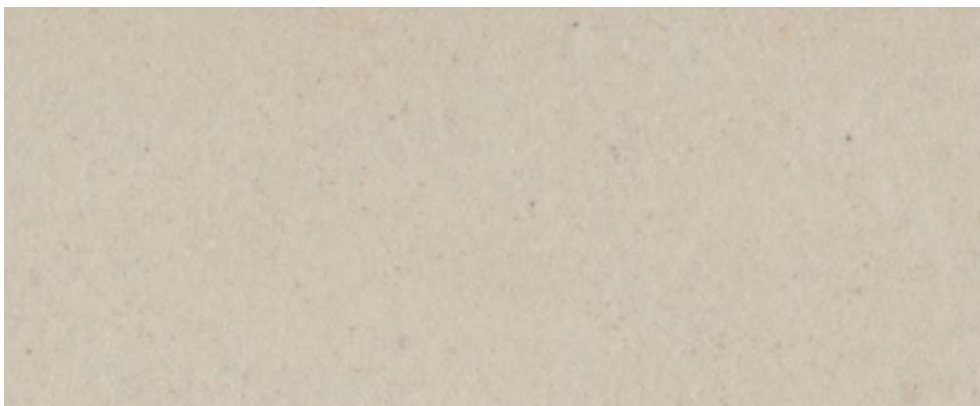
White/cream porcelain wall tiles

Snow Granity natural porcelain stone tiles from Feri & Masi, matt finish, thickness 1 cm, with mortar joints same colour as tiles, with a continuous joint layout.



Iroko wooden flooring on slats

Iroko wood flooring with a bleached finish.



White/cream porcelain flooring and wall tiles

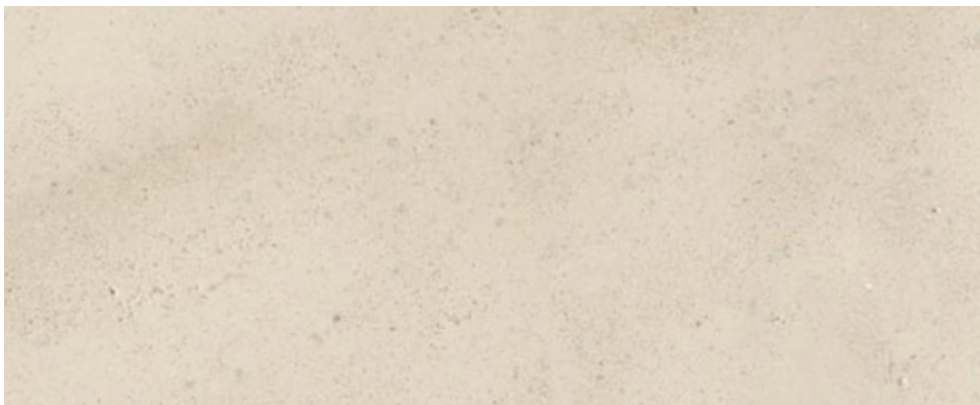
Snow Granity natural porcelain stone tiles from Feri & Masi, matt finish, thickness 1 cm, with mortar joints, same colour as tiles, with a continuous joint layout.



Nora Beige stone flooring

Nora Beige marble with 32 pumiced surface finish, on mesh and ventilated façade frame.

LOBBY AND LANDINGS



Pietra di Brera limestone wall tiles

Clear cream Pietra di Brera limestone tiles, thickness 2 cm, with no fossils or marks.
Satin pumiced finish.



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