



BALMES 141

SPECIFICATIONS



FAÇADE AND COMMON AREAS

- Restored Modernista residential building located in Barcelona's Eixample district, on calle Balmes, and boasting an Eixample-style interior patio.
- Restored façade, including original finishes and colours.
- Restored lobby and stairwell stuccos, mouldings, and sgraffiti.
- Alterations carried out to make the building accessible to disabled people. Installation of a six-person lift cabin with two access doors.
- New water supply, plumbing, electrical, gas (units facing both Calle Balmes and the interior patio) distribution and telecommunications systems.
- Video door-entry system.

WINDOW SYSTEMS

- New hardwood window systems facing c/Balmes. Painted dark brown on the outside and white on the inside (per the original windows). Featuring blinds, shutters, a multi-chamber mainframe and double pained glass with Silence sound insulation.
- Restored hardwood window systems facing the interior patio. Painted dark brown on the outside and white on the inside. Featuring blinds, shutters, a multi-chamber mainframe and double pained glass with Silence sound insulation.

INTERIOR CARPENTRY

- Doors and windows finished in white lacquer.



N.B
Brands and models may vary but the quality will match or exceed original specifications.

WALLS AND CEILINGS

- Refurbished ceiling mouldings in the majority of main rooms. New crown moulding in the rest of rooms imitating original millwork.
- Cladding panels with sound insulation for partitions between units.
- Impact-resistant laminated parquet flooring surrounding restored original mosaic tile flooring.

KITCHENS

- High-end cabinetry. Premium quality Silestone Blanco Zeus quartz stone worktops and backsplashes. Bosch glass ceramic hob, hood, dishwasher, microwave and oven. Under cabinetry lighting.

BATHROOMS

- High impact porcelain stoneware tiles and flooring, Roca toilets and brassware, walk-in showers with glass screens, vanities, towel and toilet paper holders, and mirrors.

LIGHTING, HEATING AND A/C

- Built-in ceiling LED lighting throughout (except in living areas and bedrooms facing c/Balmes).
- White Simon 27 electrical sockets and switches.
- Fully air-conditioned providing heating and cooling via ducts. Double flow ventilation.
- Units facing both Calle Balmes and the interior patio will have a Saunier Duval condensing boiler and Roca Dubal model aluminium radiators.