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POBLE NOU
BARCELONA

COTACERO
Taller Arquitectura Barcelona





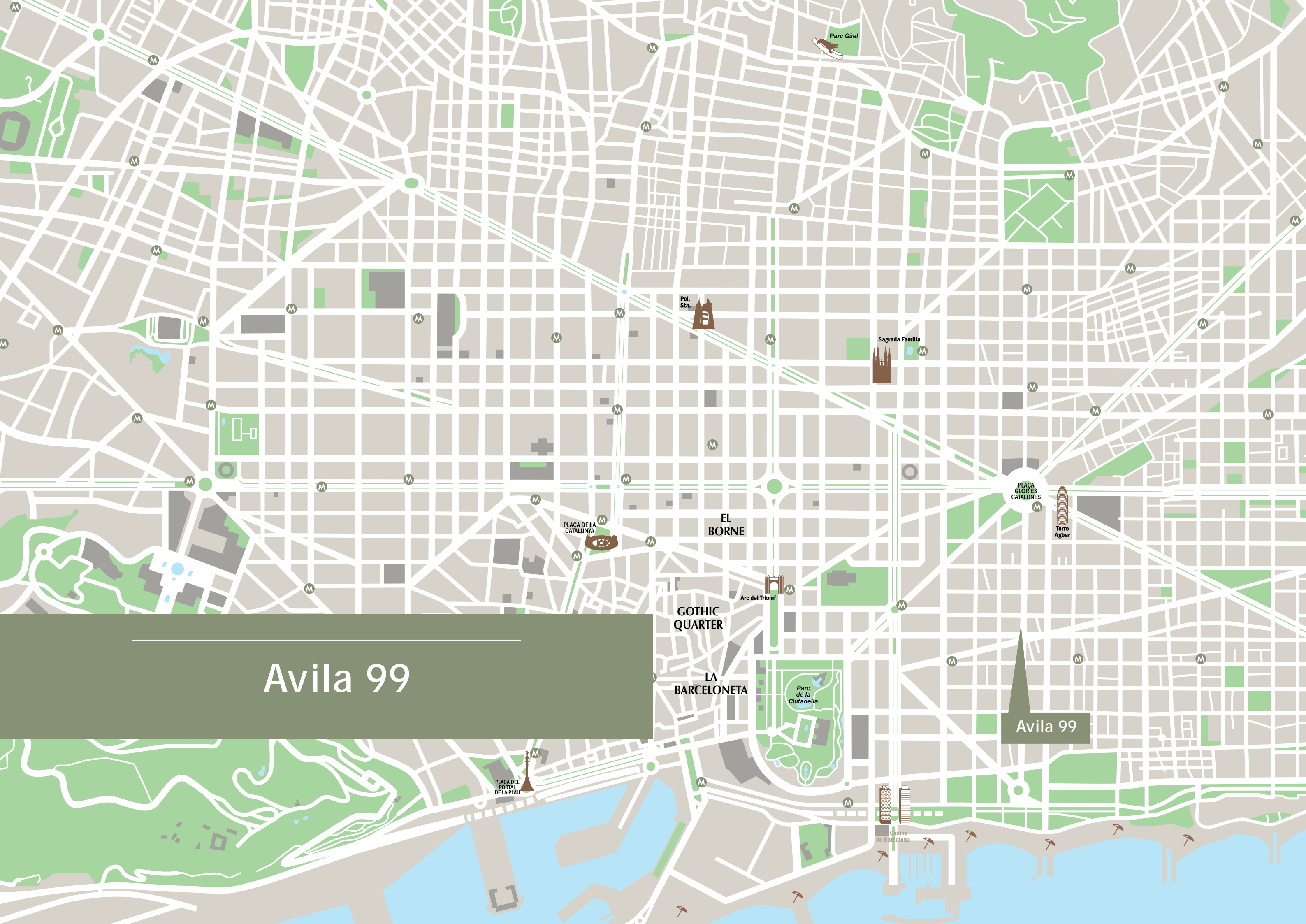
Avila 99

The Poblenou is one of the neighborhoods that more radically has changed in Barcelona in recent years.

It is a district with an evolution interesting evolution from an industrial structure to house supermodern neighborhoods like The Olympic Village -in the coastal strip of Poble Nouo, the 2004 Forum; workshops and centers of contemporary art; and innovators business projects and urbanistic like 22 @.

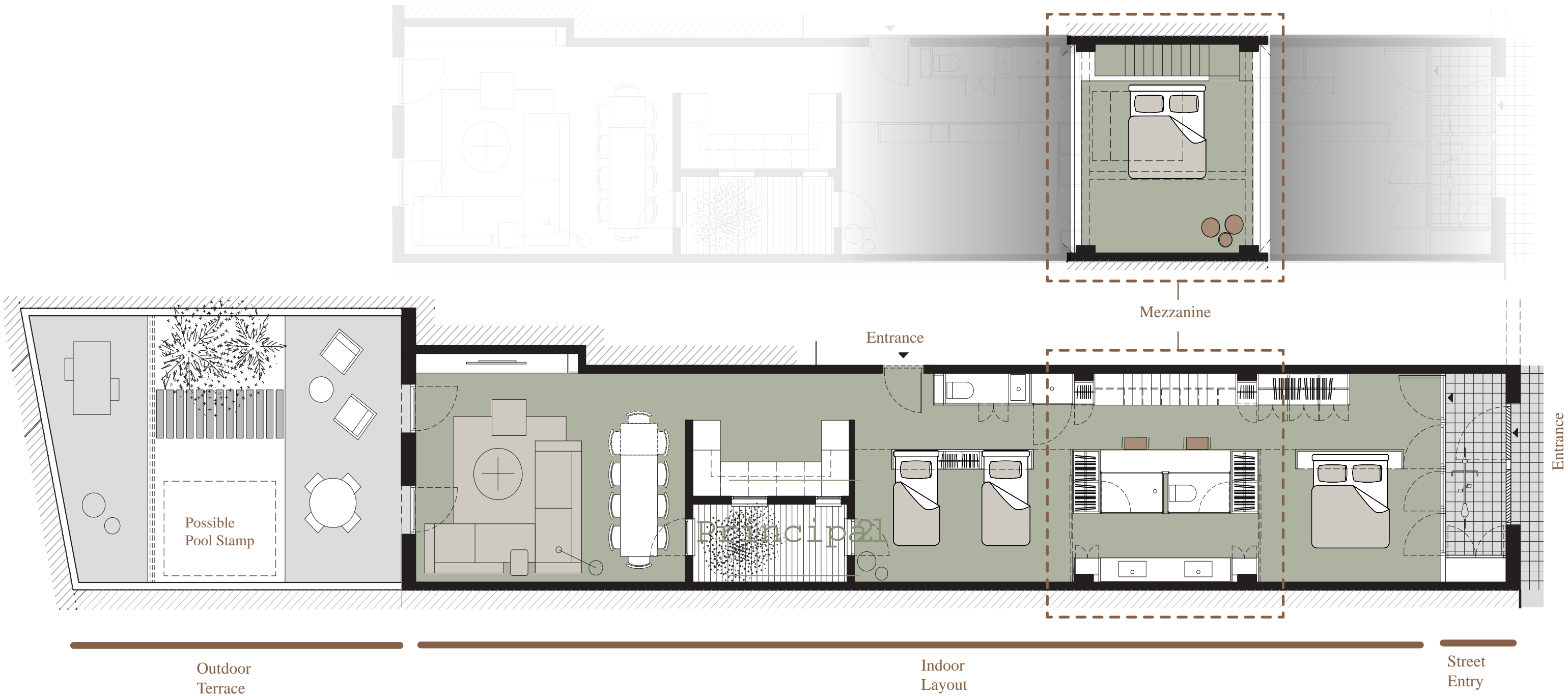
Poble Nou has turned it into a district away from the tourist bustle of the Ciutat Vella, to a postindustrial aesthetic that delights of the contemporary stroller, but not exempt of the coveted flavor that is usually sought in traditional neighborhoods.

New buildings and modernist low houses abound, give thanks that they have not been demolished in any restructuring of the neighborhood. And all of them guarded by the newly released and multicolor Agbar Tower and its brand new future park expected to be finished at Les Glories which will become one of the largest meeting point around Europe



Avila 99

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SIZE:	101.24 m ²
PATIOS:	10.79 m ²
TERRACE:	40.31 m ²
TOTAL:	152.34 m ²
REF:	A47418

Layout







Loft Atmosphere

Modern loft with a unique atmosphere. Using concrete, steel and wood as building fabrics. It is spacy (100m2) , offers three bedrooms plus a separate “snug” adjacent to the open studio area, set up as office and TV area. The site is extensively outddor terrace, very private with gated access is very comfortable with central heating throughout.





Industrial Elegance

The interior is a very open plan with lots of lights from big windows facing the street facade and private terrace.

The home has a modern and relaxed style designed for living and creating, with a spacious kitchen and livingroom area.
Ideal for a family.

Urban Scape

Private open terrace same level paved area close to the living space ideal for summer nights. Chance to install a small pool or contemplative water stamp to refresh the atmospheres around this outdoor space



Complete Renewal

This loft has been completely renovated with a contemporary design, always respecting the elements original architectural. The bathrooms are the only space reformed one hundred percent. We have added all the comforts to the spirit of a construction of 1931.



COMMUNAL AREAS



ENTRANCE LOBBY

- Flooring: ceramic tiles.
- Illumination: indirect light and lamps.
- Elevator.
- Restored original staircase.
- Videointercom.



FACADES

- Recuperated and restored facades, according to guidelines from the Patrimony Council of Barcelona City Hall.
- Balconies with painted steel railing.



EXTERIOR WINDOWS AND DOORS

- Balcony windows and doors are made of thermal chamber wood carpentry.
- Double glazed windows.

INTERIOR FINISHES



WALLS AND CEILINGS

- Exposed beams (where possible).
- Suspended ceiling (kitchen, bathrooms and corridors).
- Walls painted white.



FLOORING

- Apartment **concrete** flooring
- Wood skirting board.
- **Outdoor** flooring: terracotta tiles.



INTERIOR CARPENTRY

- Access door into the apartment: high security entrance door.
- Interior doors: white lacquer finish with matt stainless steel handles, or similar.



KITCHEN FINISHES

- Upper and lower cabinets: melamine finish.
- Natural stone, quartz agglomerate or similar.
- Lighting under the upper cabinets.
- Fully equipped kitchen by **Smeg**.



BATHROOM FINISHES

- Flooring: ceramic or hydraulic tiles.
- Wall tiles: ceramic.
- Shower fitting with thermostat.
- Ceramic sanitary equipment.
- Shower base.
- Glass shower screen.



FACILITIES

- TV and telephone plugs.
- Central air conditioning.

Note:

Specifications may be subject to change based on work or supply requirements.

In both cases, replacements will be similar and all decisions will be at the discretion of the site manager.

Pictures of the building and its surroundings are computer simulations or edited photographs, which do not depict neither the actual present-day appearance of the building or its surroundings, nor the exact visual aspect they will have once the refurbishment is complete. The same applies to architectural plans. The images, text and plans depicted in this brochure should not be considered a contract offer or part thereof. Therefore potential buyers shall have no action against the seller and/ or any other third party based on the information provided, including pictures, plans and text. Before making any purchasing decision, potential buyers are encouraged to personally visit the premises on site, request detailed information about the present-day material and legal situation of the building, and refurbishment plans, and to seek independent legal and technical advice. Furniture depicted is not included in the purchase price. Finishes and materials may be different from those depicted. Plans and maps are not to scale.



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