

Bcn Palau F3

DESCRIPCION OF THE DEVELOPMENT

Pisos en el centro de Barcelona.>Promoción BCN Palau F3 Vallehermoso. >Descubre los pisos en el centro de Barcelona Vallehermoso. La promoción BCN Palau F3 te da la oportunidad de vivir en un edificio de obra nueva y diseño vanguardista en una de las zonas más emblemáticas del casco antiguo de Barcelona. >>La promoción BCN Palau F3 tiene una extraordinaria ubicación, proximidad a las playas urbanas y la gran variedad de oferta cultural, comercial y de ocio, hacen de sus viviendas un lugar privilegiado donde disfrutar de la intensa vida de la ciudad de Barcelona. Vallehermoso tiene a tu disposición pisos desde desde 258.999 euros. Descubre el piso de tus sueños al mejor precio. Conoce el piso ideal en el centro de Barcelona gracias a Vallehermoso. Comprar el piso de tus sueños en el centro de Barcelona está a tu alcance.



PRICE AND CONDITIONS

Housing	Bedroom	M2 useful	Price from *	Discount	Discount price *
5º 4	1	44	370.000€	30	259.000€
12º 2	1	43	540.000€	25	405.000€
4º 3	2	64	545.000€	30	381.500€
12º 3	2	62	710.000€	25	532.500€

* VAT not included

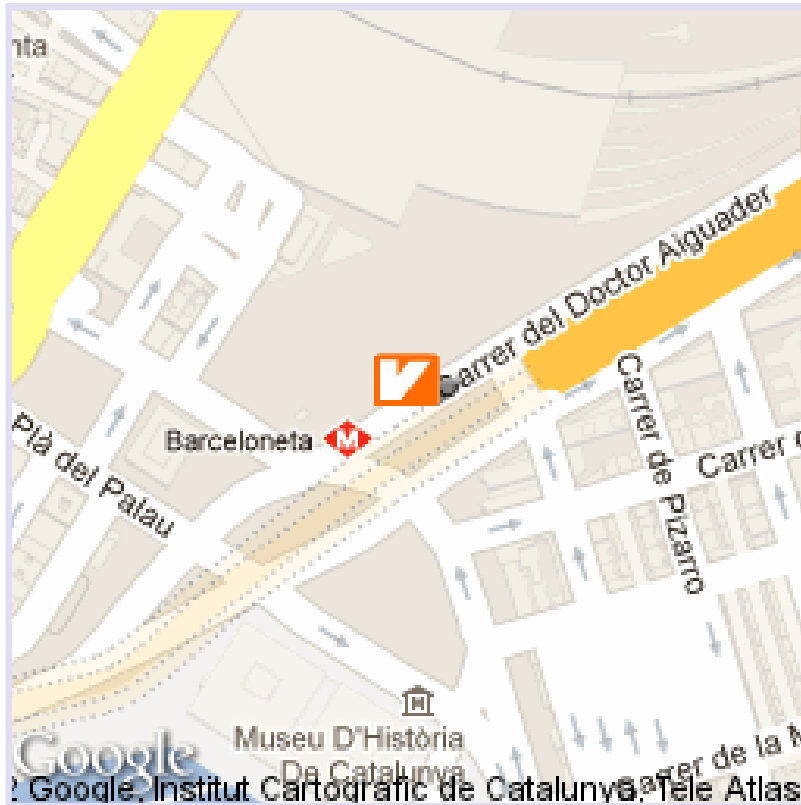
METHOD OF PAYMENT

Reserva: 10%

Llaves + Hipoteca: 90%

LOCATION

C/DOCTOR AIGUADER ESQ.PLAZA PAU VILA. 8000 BARCELONA (Barcelona)



SALES OUTLET

TECHNICAL FEATURES

QUALITY REPORT

STRUCTURE

To be built using pillars and reinforced concrete reticular slabs.

FACADE

Ventilated with pieces of white ceramic on metallic substructure. On high floors, the facade has a white zinc coating.

ROOF

Flat and passable, depending on the area, for maintenance of facilities. 2-sheet asphalt waterproof layer and thermal insulation.

PARTITIONING

Internal partitioning using pre-manufactured system with Paldur plates with insulation and supporting structure. In humid areas, WR plates will be installed.

WALL PLASTERING

Front kitchen (from hob to high wardrobes) made from white Silestone, Zeus tiling behind low furniture and freezer area. Other walls are painted. Main and secondary bathroom have black Saloni ceramic tiles up to the false ceiling. Mirror above hand basin. Sliding partition for show tray in the secondary bathroom. The walls in the entrance hall, living room-dining room, bedroom(s) and halls(s) are painted using smooth plastic paint.

PLASTERING OF FLOORS AND CEILINGS

Kitchen and laundry: Black Saloni ceramic tiles. Main bathroom: Black Saloni ceramic tiles. Secondary bathroom: Black Salón ceramic tiles. The rest of the apartment has floating wooden floors, 3-slat Jatoba. Skirting board made from white semilacquered wood that matches doors. False ceilings made from Pladur plates with a smooth plastic finish in the entrance hall, bathroom(s), corridors and those areas through which air conditioning and services pipes must pass. The false ceiling in the bathroom where the air conditioning unit is installed will be registrable. All other horizontal panels in the apartment will have a Pladur finish or be plastered and painted.

WOOD CARPENTRY

External carpentry: Silver-coloured aluminium. Practicable and tilting according to maps. Minorcan Persian blinds made from aluminium with adjustable slats, aluminium-silver in colour.

Climalit or equivalent glazing, with air chamber. Interior carpentry. Access door: Armoured door, white semilacquered wood finish, with nickel mate hinges and door handles and security lock. External doorknob and peephole. Transit doors: Smooth internal doors will white semilacquered wood finish, either sliding or conventional, with nickel mate hinges and door handles. The doors of the main bathroom and toilets will have with internal lock that can be activated from the outside in the event of an emergency. Wardrobes: Modular built-in wardrobes with sliding doors that have a white semilacquered wooden finish, including separation table and coat hanger rail.

PLUMBING AND SANITARY EQUIPMENT

Plumbing: Hot and cold water, in accordance with current rules and regulations.

Sanitary equipment and taps: Sanitary equipment made from white porcelain. WC fitted with cushioned lid. Duravit shower plate in secondary bathroom and main bathroom. Single-handle tap in Paini washbasins, bathtub and shower, Hans Grohe thermostat. Worktop in main bathroom made from coloured varnished wood.

AIR CONDITIONING

Heat pump used. Bathroom(s) fitted with electric towel radiators. Hot water: Individual cumulative boiler with adjustable thermostat, also draws in solar energy. Cold pump. Internal equipment and pipes located in false ceiling, with external equipment under cover, brand Daikin. Grilles for the impulsion and return of aluminium. System for adjusting temperature used thermostat in the room.

ELECTRICITY AND COMMUNICATIONS

Electricity provided in accordance with Spanish low voltage electrotechnical regulations. Communications: TV and telephone jacks in living room-dining room, bedroom(s) and kitchen. Other installations: Alarm and intruder detector. Smoke detector in kitchen.

KITCHEN

Kitchen furniture consists of high and low furniture, brilliant white laminate with aluminium edges and concealed handles. Skirting board and finish on ceiling made from aluminium coated slats.

Worktop made from white Zeus Silestone. Franke washbasin made from stainless steel. Franke single-handle tap. Vitroceramic electric plate, electric oven, exhaust remover, microwave and dishwasher, brand AEG. Pre-installation for washing machine.

UNKROOMS IN BASEMENT

Concrete plaster floors. Walls rendered with smooth paint finish.

DOORWAY AND COMMUNAL AREAS

Doorway decorated with exotic materials. Installation of video entrance intercom. Direct access from stairway and elevator to garage.

GARAGE

Concrete floor. Signage in the form of painted lines. Remote control automatic door.

ACCESS AND SECURITY

Security room on ground floor centred on stairway 7, prepared to install security cameras in access routes to and from car park (entry and exit ramps and emergency staircase with exit from the building), and lobbies of stairways on ground floor. Master key plan. One key will serve as the master key for locks to apartments, lobbies on the ground floor, the lift in the basement, the vehicle entry and exit ramp and junk rooms.