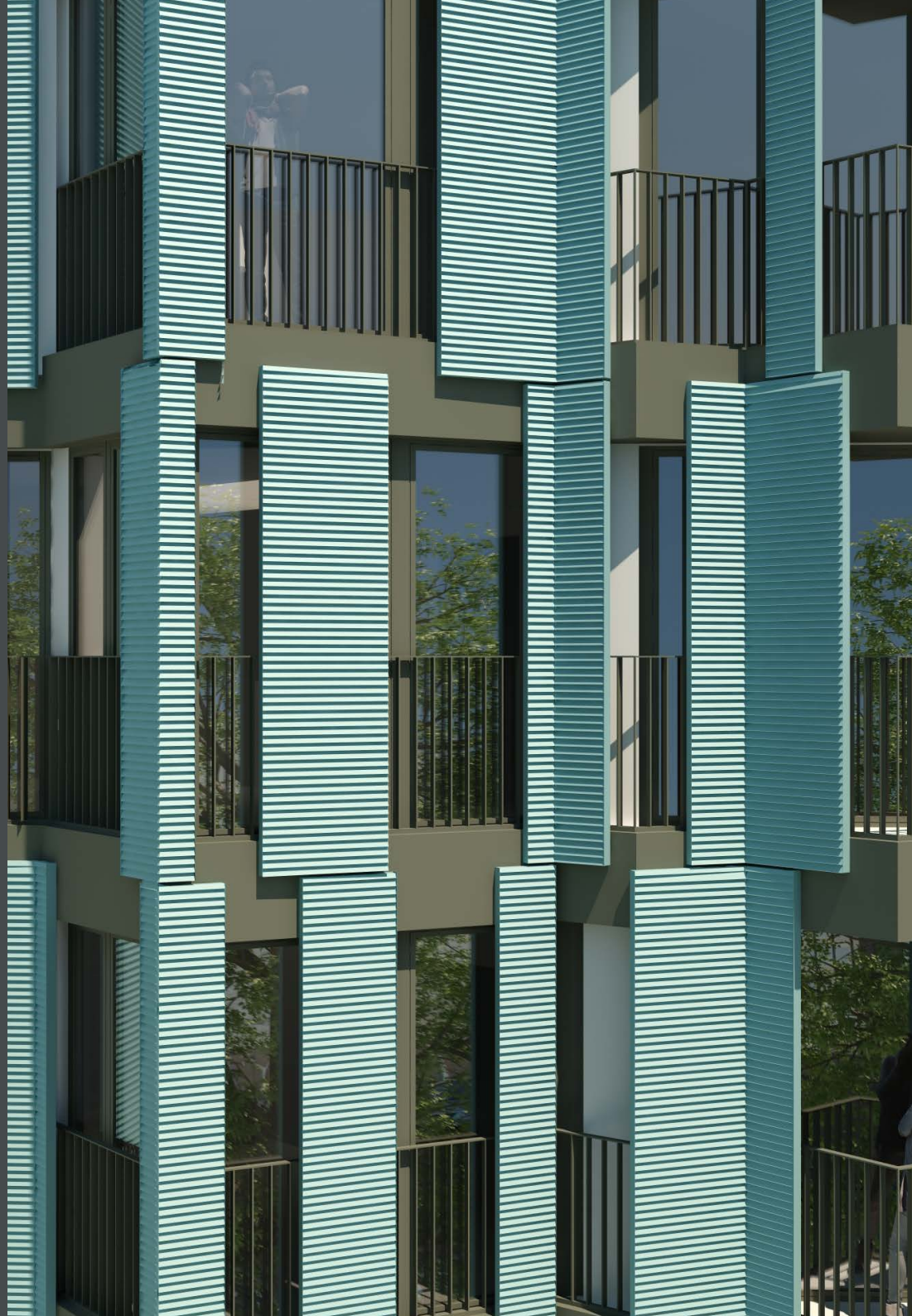
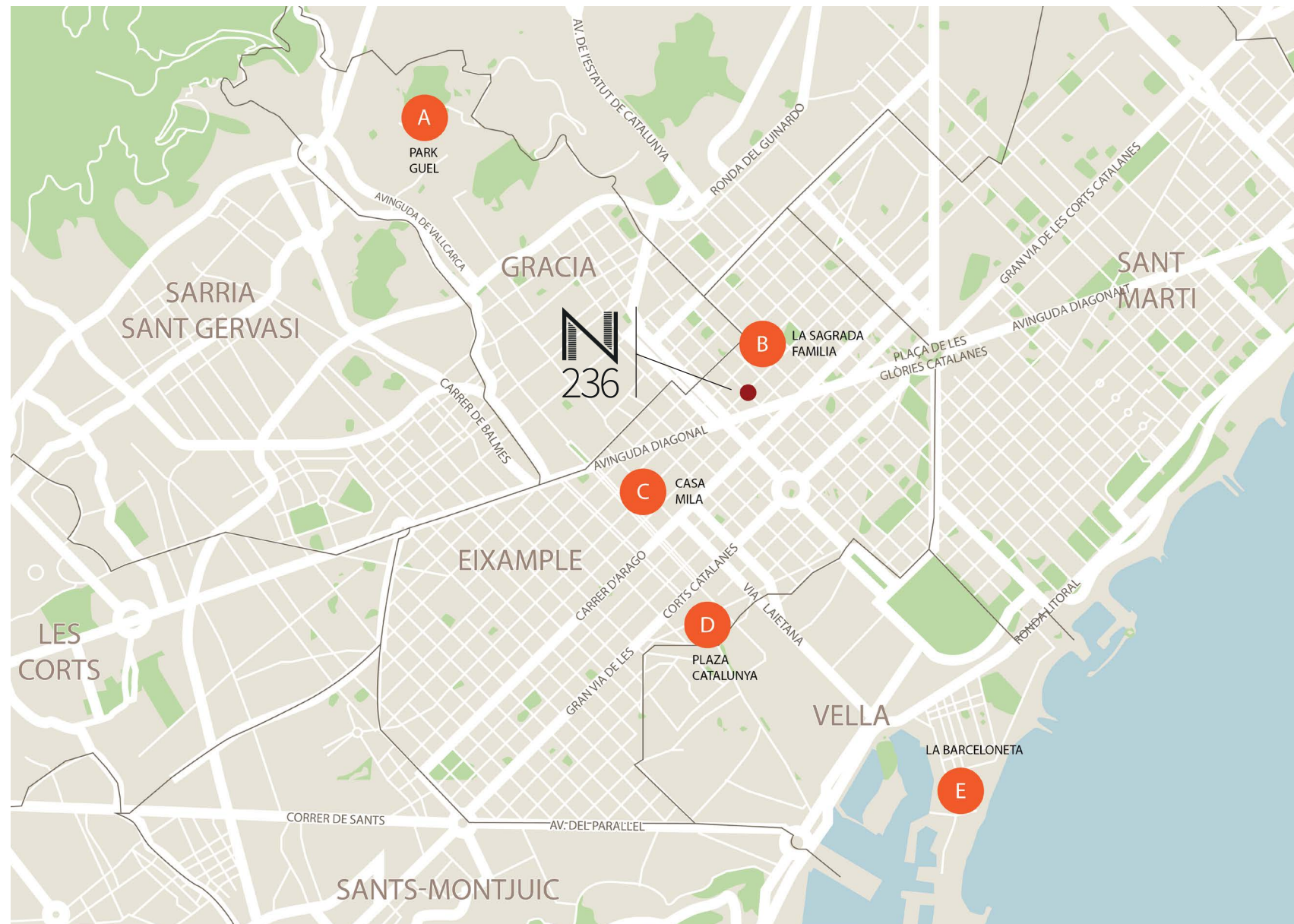
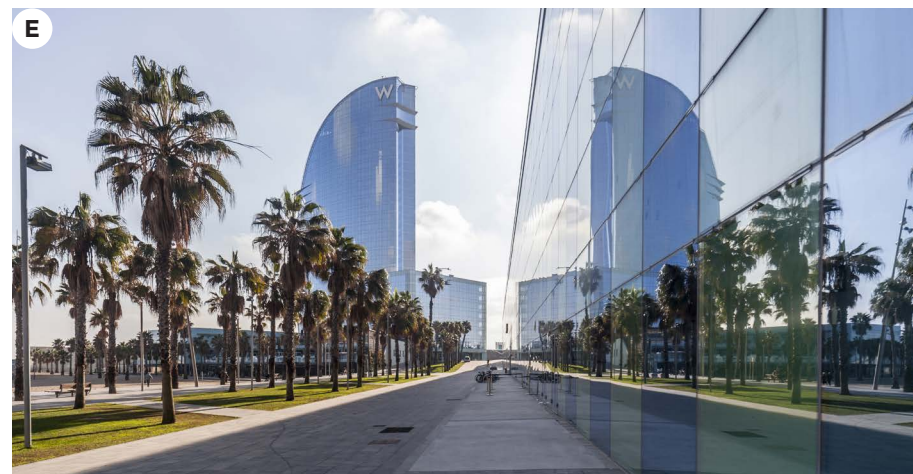
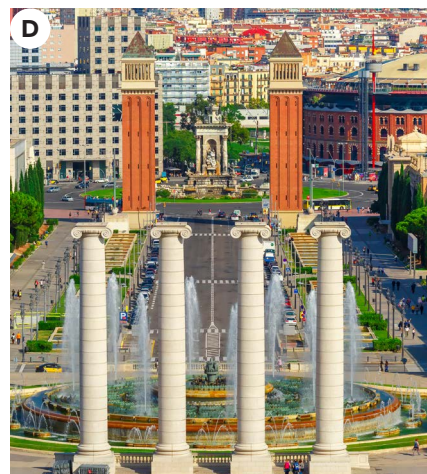


N
236
BARCELONA

 belcasa
FINDING YOUR HOME





WELCOME TO BARCELONA

Bel Casa offers you the opportunity to access one of these five exclusive flats. A project with unique design and style, located in the heart of Barcelona in one of the most privileged locations of the moment.

Nápoles 236 is located in the neighbourhood of Sagrada Familia, which belongs to the Eixample district, one of the most sought-after neighbourhoods in the city of Barcelona. The property has a fantastic location, placed next to the Basilica of La Sagrada Familia, the most emblematic monument of the city.



AN EXCLUSIVE LOCATION, AN IDEAL AND AUTHENTIC ENVIRONMENT

N236 is located in the heart of Barcelona, in the neighbourhood of Sagrada Familia, which has a special appeal for its familiar and cosmopolitan atmosphere.

Located only few meters away from Avenida Diagonal, one of the main streets of Barcelona, which facilitates the access to enter and leave the city. Moreover, the building is also located next to Paseo San Juan, which connects to the port of Barcelona through a nice walk full of parks and terraces.

This location counts with a wide range of means of transport, such as subway, bus or bike lane, which make Barcelona an easily accessible city.

The property is surrounded by green areas, parks, a large number of shops, and a wide range of restaurants and places to go for a drink.

N-236 is a property with unique features, an ideal place to live in Barcelona, and an incomparable investment opportunity.



SUBWAY//BUS

The nearest subway stations: L4-L5 Verdager 400m, 500m L2-L5 Sagrada Familia. Fast mobility through the city by bus. Station Sagrada Familia: Bus: H-10, V-21.

BIKE LANE

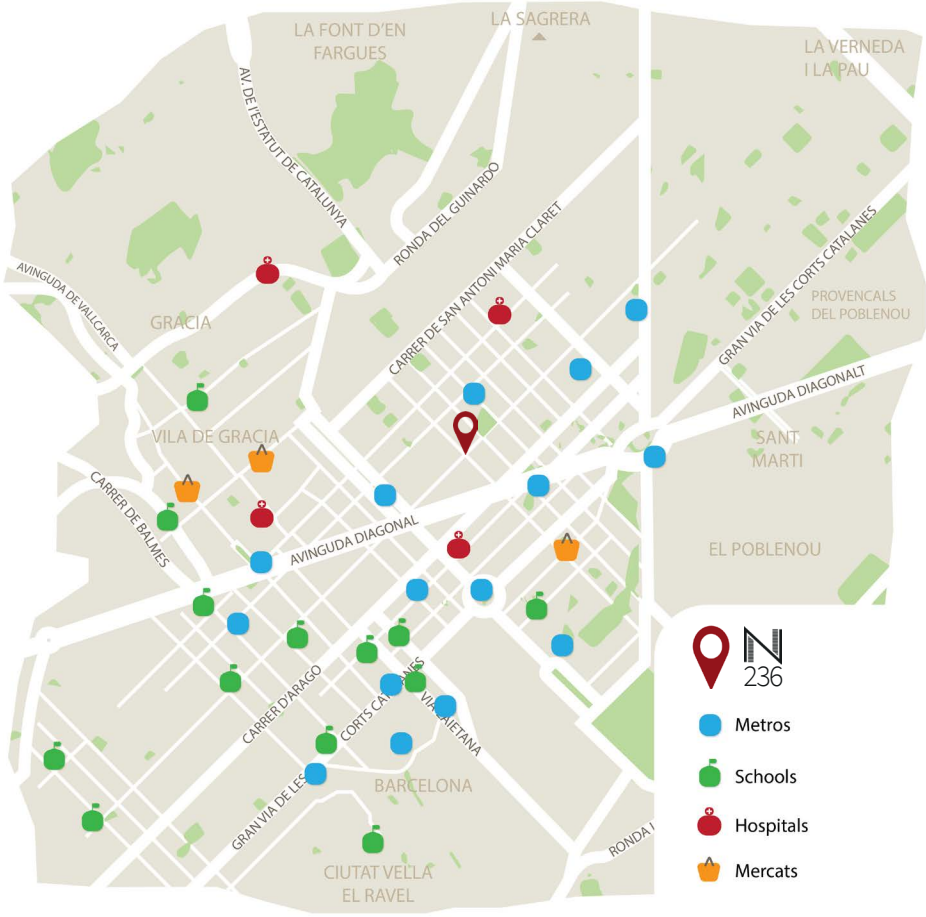
The availability of four “Bicing” stops near the apartments also facilitates communication with the rest of the city. A great network of bike lanes allows you to reach any place of the city in a fast and safe way.

LA SAGRADA FAMILIA

La Sagrada Familia is the icon of the city of Barcelona, it was built in 1882 by Antonio Gaudí, the greatest exponent of Catalan modernism architecture.

PASEO SAN JUAN

Paseo San Juan connects the neighbourhood of Gràcia / Eixample with the park of Ciutadella, through a nice walk surrounded by green areas.



ARCHITECTURE AND DESIGN



Project: N236 / **Location:** Barcelona / **Developed by:** Bel Casa



N-236 offers five flats, whose construction has been carried out using the best materials and systems available in the market, with the main goal of maximizing their energy efficiency and soundproofing of the exterior.

The place has an original and different design, which increases the value added of the apartment, giving it vitality and colour. It has been designed to take full advantage of natural light as well as to enjoy incredible views of 180°.

The building has five flats of 72 m² per floor with the option of creating an exclusive duplex of 148m² on the upper two floors. The standard apartments have two double bedrooms, bathroom, open kitchen and balcony.

The duplex () has three bedrooms (two doubles and one single), two bathrooms, and a toilet, a large living room, open kitchen, and a spectacular private terrace of 33m².*

The concept and design of this building has been created by the German firm “Heim Balp Architekten and DDA Derryk Dettinger Arquitectes”, integrating a modern architecture and an exclusive design, taking care of every detail.

** The duplex option is conditioned by the Municipal license.*

STANDARD APARTMENTS



The standard apartments have natural light throughout the house because the distribution of the place allows the entrance of light in all the rooms.

The inside of the apartments have been made with first quality materials and design, from its huge double glazed windows, with excellent acoustic insulation, to the floating pavement parquet made of natural wood.

The condos will have under floor heating, which will consist of four independent circuits for each of the rooms of the house.



KITCHENS

Next to the dining room is the kitchen, which has been designed to take full advantage of the space.

The kitchen furniture has been made with DM lacquered material, the black marble countertops and the Hansgrohe faucet.

Household appliance include: ceramic hob and Bosch oven.

BATHROOMS

The bathrooms have been designed to provide elegance and comfort.

On the walls of the shower have been used porcelain black and white pearl, which contrasts with the rest of the materials and furniture of the room.

All materials used are from Victoria + Albert brand, suspended sinks and toilets are from Roca.

The bathroom has a built-in shower that is installed at floor level, with a frame that has tempered glass panels with stainless steel fasteners.

The lighting of the bathrooms has been designed with a great detail, creating three types of lighting, achieving this way direct lighting according to the needs of the user.



THERMAL INSTALLATIONS AND HSW

The different apartments have an Aerothermia system for air conditioning and hot sanitary water (HSW).

This system allows to take advantage of the heat in the environment, which translates into an important energy saving.

The system used is the Ecodan Hybrid from Mitshubishi Electric, which has an outdoor unit for the production of refrigeration, heating and hot water. The system has an internal hydronic module (Hidorbox), which provides hot water for both heating and HSW.





TOP FLOOR DUPLEX OPTION

Located on the top floor, we find a spectacular duplex penthouse composed of two separate floors, which are sold separately or as a single unit. It must be taken into account that once the work begins, according to the current regulations, the request will be made to join both floors.

The upper floor has a spacious living room with natural light that illuminates the entire place.

Project: N236 / **Location:** Barcelona / **Developed by:** Bel Casa



KITCHEN

The pavement to be installed in the kitchen will be a hydraulic mosaic carpet that will bring warmth and colour to the room. The kitchen furniture is from the brand NOLTE, with DM white lacquered mate doors. The counter top is made of black porcelain from NEOLITH house, with a stainless steel washbasin, and taps of Focus model from the Hansgrohe house.

The kitchens also include a ceramic hob and a Bosch electric oven, a water softener and a reverse osmosis system from the Culligan house.



The toilet on the upper floor will be equipped with Roca toilets and suspended sink from the brand Victoria + Albert.



The lighting of the bathroom will be split into three lights: the first is the general one, the second illuminates the area of the sink, for the ease of use, and the third lighting illuminates the mirror behind creating an indirect light without shadows.

SMALL BATHROOM

The smallest of the bathrooms on the lower floor will be equipped with a built-in shower, tempered glass frame, a sink and a toilet.

LARGE BATHROOM

The larger of two bathrooms on the lower floor will be equipped with a recessed shower finished with the same material of the pavement and with a linear sink of stainless steel from Geberit, Clean Line model. The screen will be made of tempered glass with stainless steel fixings



TERRACE

The terrace has incredible views from where you can see great a part of the city, with direct views of the mountain and, in the opposite direction, you can see La Sagrada Familia.

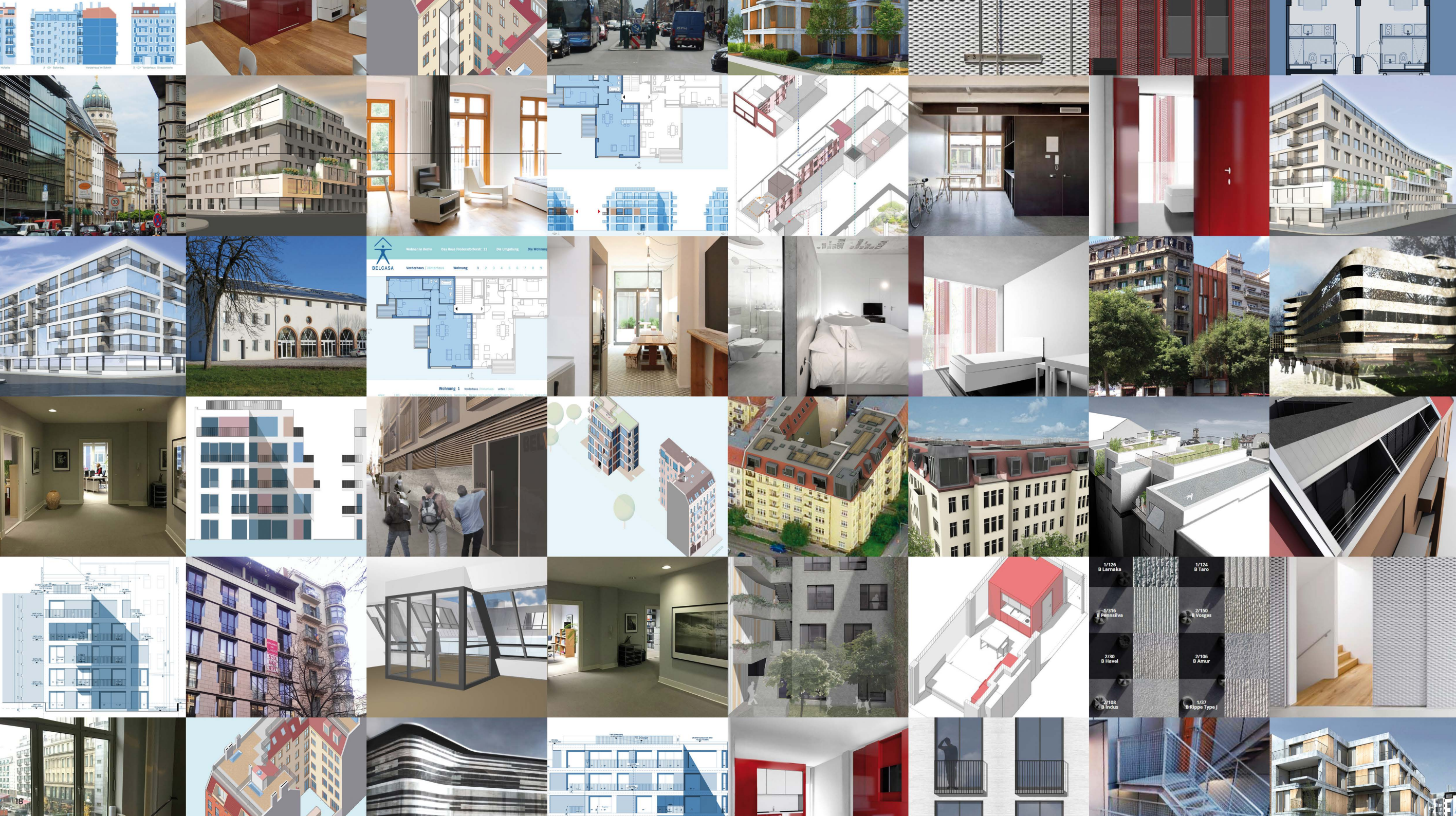
It is planned that the terrace has a swimming pool () ideal to enjoy the warm months in the city. In addition to this, natural parquet has been used as pavement of the terrace.*

For the illumination of the terrace a system of LED lighting has been used, creating a warm and intimate atmosphere.

** Installation is subject to the granting of municipal license.*

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In Bel Casa, we have been dedicated for more than 15 years to the promotion of new housing and rehabilitation of buildings. Our mission is to create unique homes, covering all the basic needs, and creating an exclusive space to feel at home.

We have an international team with many years of experience in the construction sector; with departments specialized in architecture, interior design, legal services, administration, marketing, communication and sales.

Our portfolio has a wide variety of projects in major European cities (Berlin, Milan, Barcelona) and we have increased our presence in the United States (Miami).

From Bel Casa we want to add an added value to each of our projects, we build under strict control criteria, in both execution and in questions of quality and design. With the sole purpose of creating for our customers the ideal home.



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