

Barcelona's

AUSIAS MARCH

36 - 40

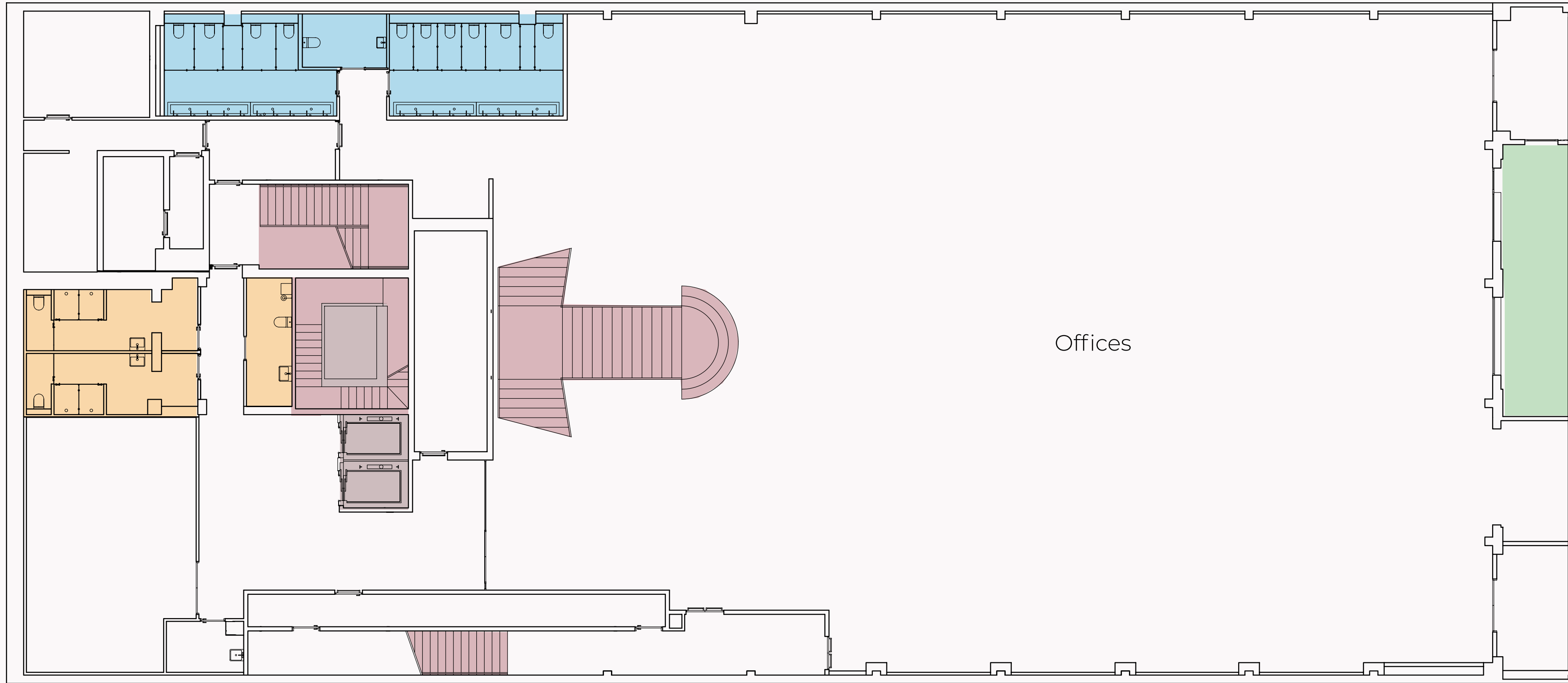
Plans and
Tech Specs



Basement Floor -1

 1,287.05 sqm

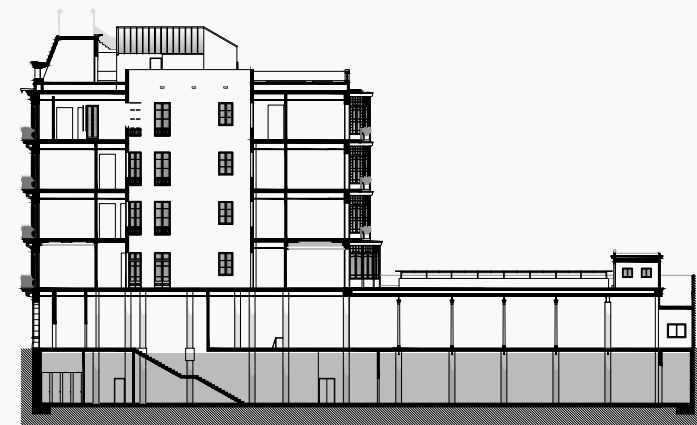
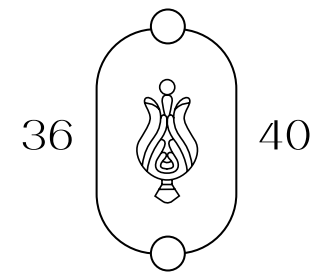
C/ de Bailèn



Offices

C/ de Girona

C/ Ausiàs March



-  Changing rooms
-  WCs
-  Stairs
-  Lifts
-  Outdoor areas

Ground Floor

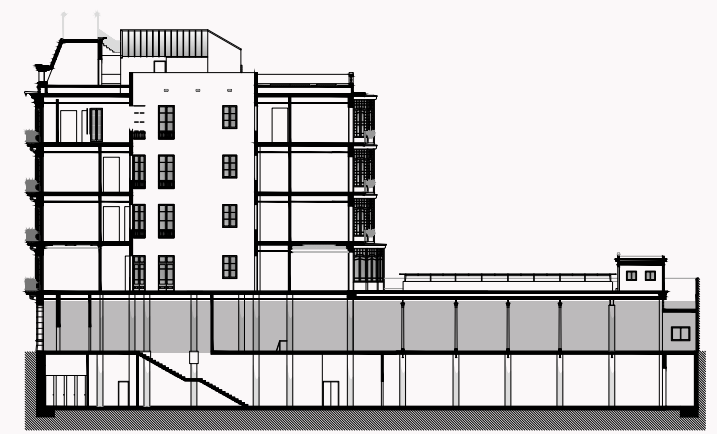
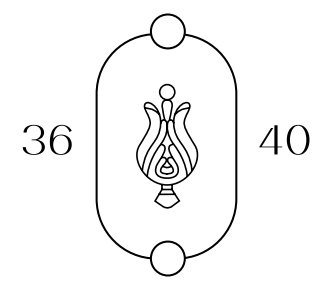
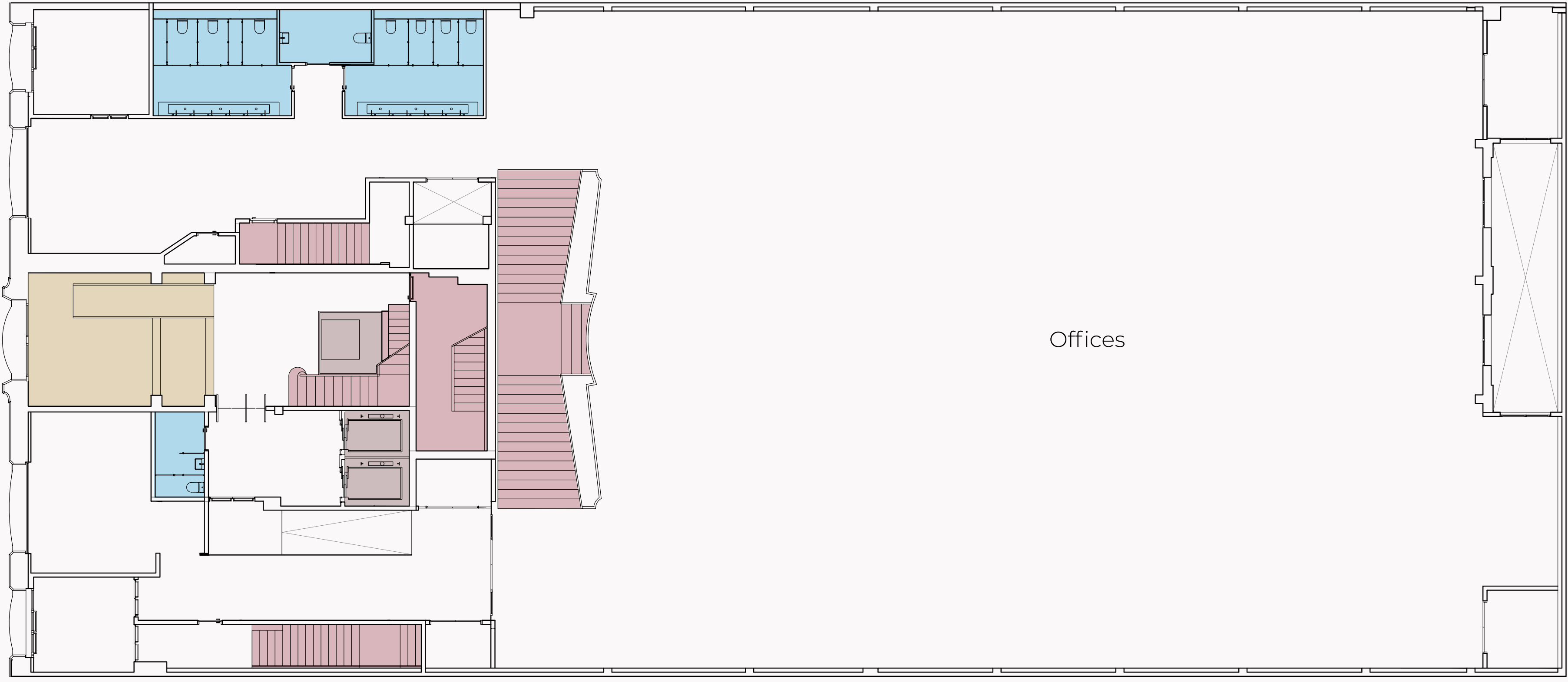
 1,268.70 sqm

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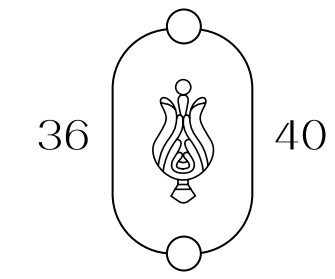


-  WCs
-  Stairs
-  Lifts
-  Lobby

Main Floor



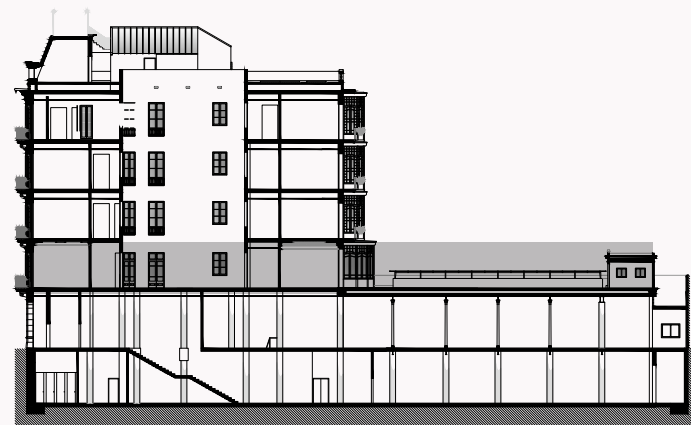
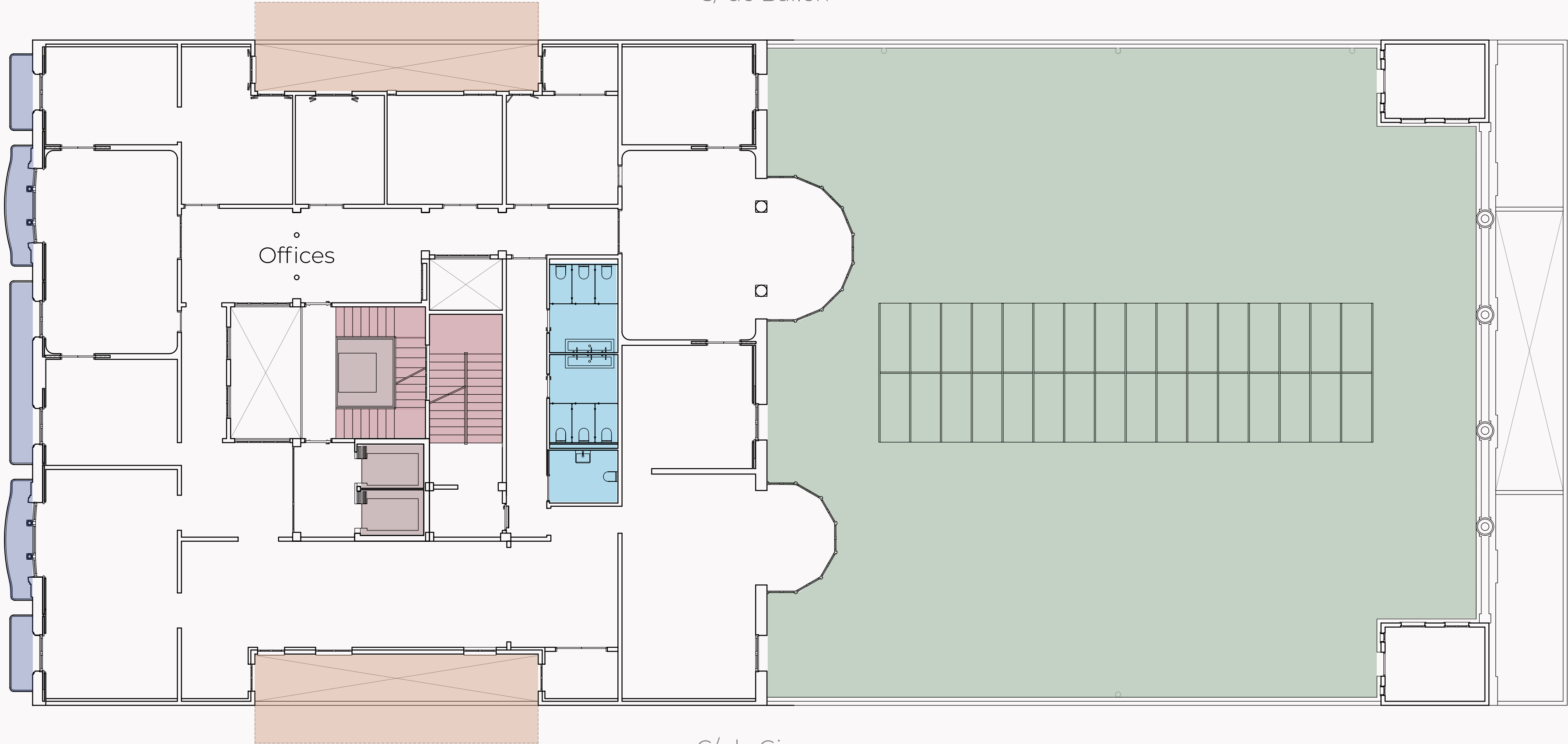
667.45 sqm



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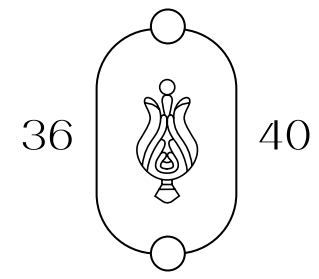
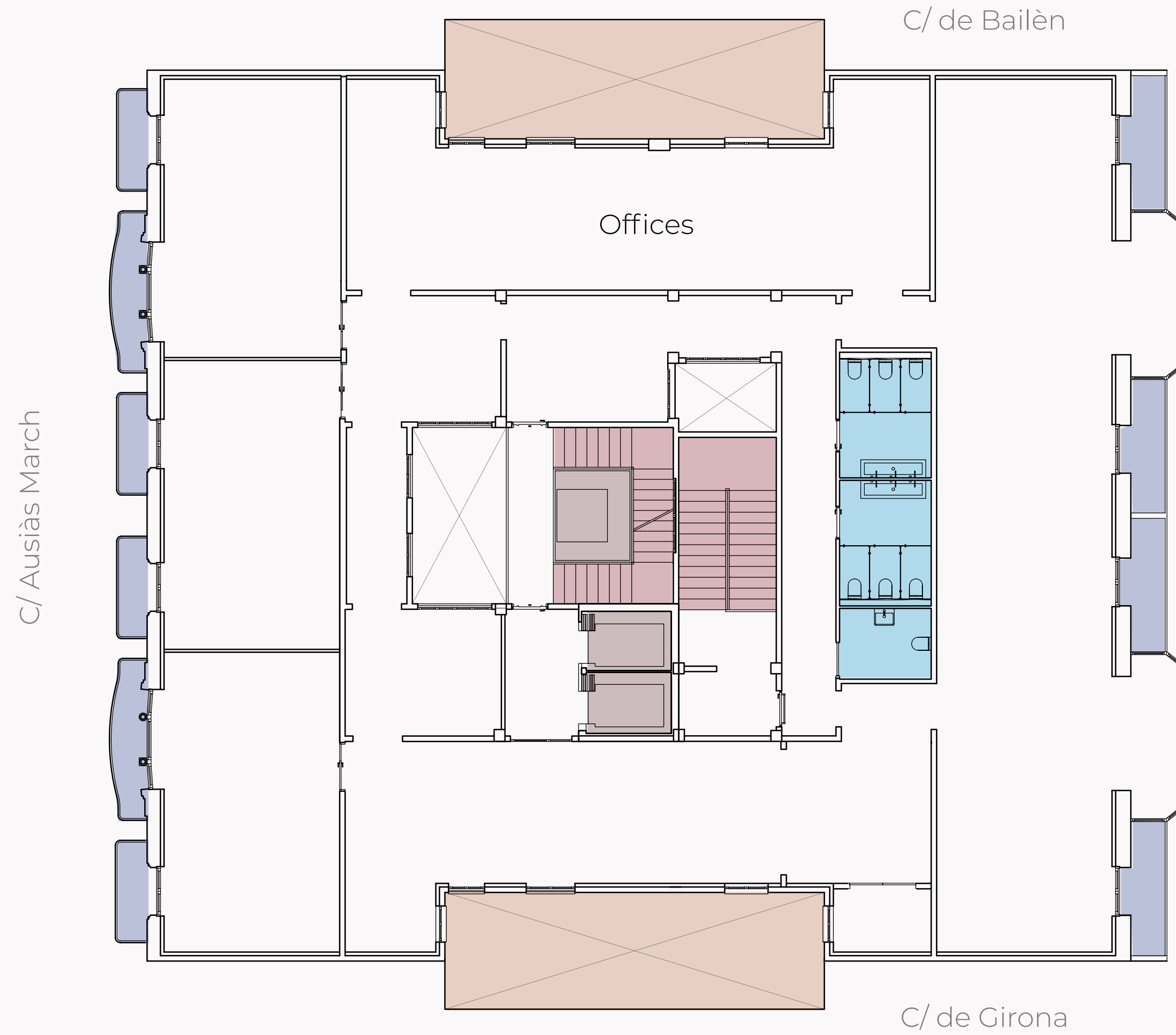


- WCs
- Stairs
- Lifts
- Terrace
- Side courtyards
- Balconies

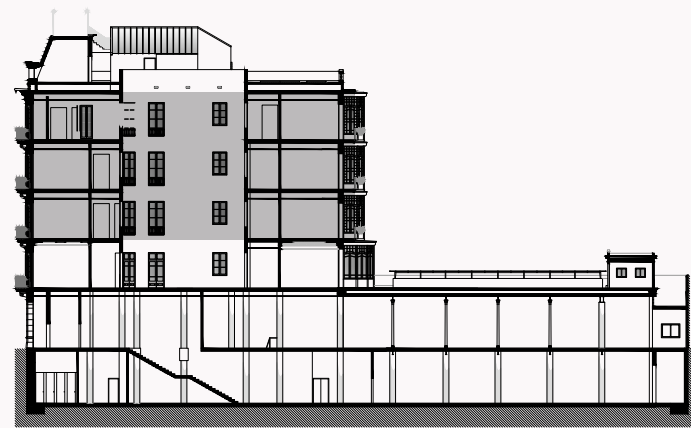
Standard Floorplate 1-3



634.80 sqm



#WorkInBarcelonaCity



Ausiàs March 36-40: the finer details



Reception and security

Reception desk on the ground floor. VIP waiting area.

Access to offices and shared spaces

Access via card reader.

Climate control

Hybrid VRF direct expansion system with two units on each office floor. Enthalpy ERV system on each floor.

Office lighting

Uniform lighting afforded by luminaires integrated into suspended ceiling, with a DALI control system to monitor occupancy and natural sunlight in façade areas.

Security

Surveillance using cameras and motion detectors at access points.

BMS

Lighting and climate control via BMS.



Finishings in shared spaces

A mix of high-quality ceramic and natural stone floor tiles depending on the area, along with wooden wall decoration.

Finishings in office spaces

Raised technical flooring and metal suspended ceilings with removable tiles.

Exterior joinery

Wood joinery has been fully restored, adding new low-emissivity glazing.

Lifts

Two new lifts with access to every floor and a full restoration of the existing original lift.

Access control system

Access via turnstiles with card readers connected to the security network.



Telecommunications

Cabling on every floor for telephone and ISDN connection as well as TV and FM ports.

Fire protection system

Fire detection and extinguisher system in all spaces in compliance with current regulations.

Ventilation

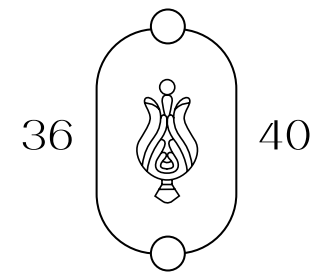
Outside air used to prevent the build-up of pollutants. CO₂ and humidity control.

Clean energy

Photovoltaic solar power generation.

DHW

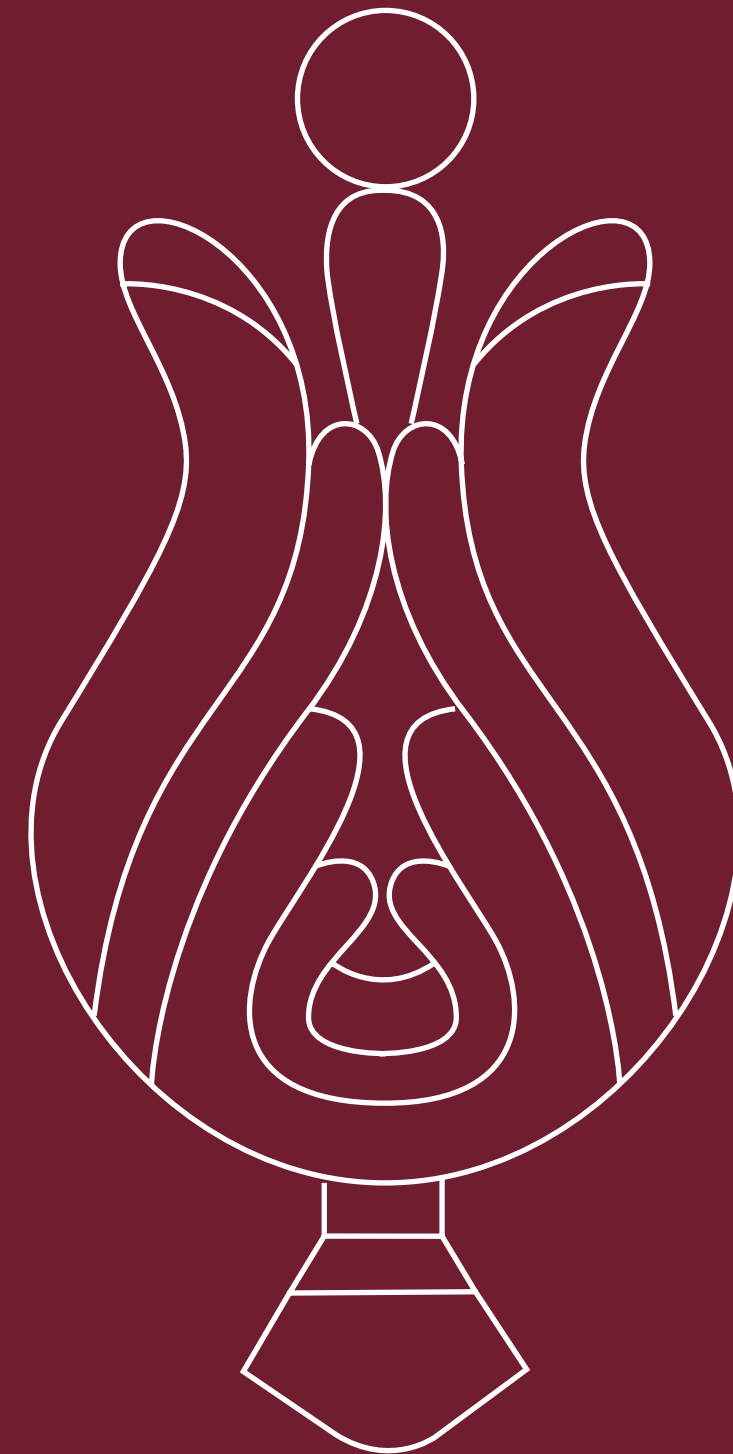
Hot water in changing rooms.



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