



ADDRESS

Comte d'Urgell 143
08036 Barcelona
Barcelona

DESCRIPTION

- Year of construction: 1992
Partially renovated in recent years.
- Parking for 46 cars and 4 motorcycles.

TRANSPORTATION

- Metro:
Hospital Clinic (line 5) at 280 metres, and Urgell (line 1) at 750 metres.
- HIGH SPEED RAIL LINK (AVE):
Renfe Sants, approx. 1000 metres.
- Municipal bus services
Numerous stops close by, lines 20, 37, 41, 59, H10, N12 y V11 among others.

ARCHITECTURE AND INSTALLATIONS

The building is of art deco style, with 3 large arched windows and a viewing gallery on each floor. The façade is of sandstone cladding and Climalit glass. All the offices have false ceilings. Structurally, the building is composed of steel and steel plates. The floors are of floating wood laminate.

- Climate control: by means of 13 VRV de Daikin units, giving service to each half-floor, and a water cooler with Carrier 86.4 Kw heat pump and shared convectors within the false ceilings of each floor.
- Lifts: 2

URBAN SITUATION:

- Classification: urban
Rating: Rating 13-E, previously PGM-76, of the Metropolitan Area of Barcelona.

USABLE FLOORSPACE

TOTAL M ²	4.928,07
ABOVE GROUND M ²	3.584,26
BELOW GROUND M ²	1.343,26

NO. OF FLOORS

ABOVE GROUND	8
BELOW GROUND	2



SITING

The building is located in the urban centre of the city of Barcelona, in the L'esquerra del Eixample district which, while predominantly residential also has some office and service buildings, retail outlets, hotels, etc. It is well served with both public and private transportation facilities. 300 metres from the property is Calle Aragón, one of the main arteries of the city, crossing from east to west. Sants railway station, served by the AVE high speed trains, is less than one kilometre away.

DESCRIPTION OF THE BUILDING

An exclusive office building adjoining other buildings to either side. Lower floor plus six upper floors, with 2 basement levels for parking. Each floor divides into two units, with the front ones having views of Carrer and Urgell and the rear ones looking onto the block's large internal green space. Further the building has an impressive interior light well. The lobby has marble floor and walls. The business unit on the ground floor has 6 metres of frontage onto Calle Urgell, plus a rear garden, and is well connected to an exterior space with a large patio.