

EDIFICIO CONATA II

SANT JOAN DESPÍ - BARCELONA

INSSA
inmobiliaria
NORTE * SUR



ADDRESS

Fructuos Gelabert 6-8
08970 Sant Joan Despí
Barcelona.

DESCRIPTION

- Year of construction: 1992
Partially renovated in recent years.
Further renovations in progress
for flooring and false ceilings,
with new systems and installations.
- Parking: 135 places on two lower
floors.

TRANSPORTATION

- Metro:
Sant Ildelfons, Cornellá de
Llobregat.
- Trams:
Centre Miquel Martí i Pol situada
a 700 metros y Hospital de Sant
Joan Despí a 850 metros.
- Municipal bus service:
Lines 78, L10 and L46.
- Sant Joan Despí railway station:
1.2km

USABLE FLOORSPACE

TOTAL M ²	15.509,55
ABOVE GROUND M ²	11.505,55
BELOW GROUND M ²	4.004,00

ARCHITECTURE AND INSTALLATIONS

The facade of the building is composed of glass-curtain walls and granite walls. All offices have false ceilings and Ackerman floors. The structure of the building is composed of re-enforced concrete pillars and slabs. The offices on the ground floor have a height of 3.27 metres, and the possibility of communication with the offices located on the mezzanine and first floors.

- Air conditioning: By means of 2 x water coolers with 262Kw Carrier heat pumps, and 3 water coolers with 160Kw Carrier heat pumps, with 4 general fan convectors plus 22 ceiling convectors per floor.
- Lifts: 3

URBAN SITUATION:

Classification: urban
Rating: forms part of the Metropolitan Area of Barcelona and PDUM.

NO. OF FLOORS

ABOVE GROUND	9+1 ent.
BELOW GROUND	2



SITING

The building is situated in San Joan Despi, on the extension of The Diagonal, 11 kilometres from the centre of Barcelona and very well connected for the B-23 motorway. Close by are the television studios of TV3, the Moisès Broggi hospital and the Fontsa park. The building is equally well accessible by public and private transport.

DESCRIPTION OF THE BUILDING

A substantial office building in the northern part of the municipality of Sant Joan Despi. The building is the twin of Conata 1, with which it shares parking facilities. It is composed of two lower floors for parking with good ventilation and natural light, a mezzanine floor with communication to the lower floors, and 8 floors of offices, of 1056m². The upper floors are divided into four modules which could also be further sub-divided. On the ground floor there is a lobby with marble floors and walls.