



# PRINCESA XXI | BORN



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Intro

# FOURTEEN EXQUISITE CONTEMPORARY STYLE APARTMENTS

Right in the heart of the historic El Born neighbourhood, and on no other than the iconic Calle Princesa, lies a period property featuring 14 modern apartments behind a carefully preserved and restored listed façade.







## CHARM AND ELEGANCE IN THE HEART OF BARCELONA

The apartments – some boasting views out over Calle Princesa and others over Calle d'en Boquer – are all arranged around a central residents-only landscaped courtyard that provides a real sense of space and a natural oasis for the privileged few who live there.



El Born

## LIVE IN A CHIC NEIGHBOURHOOD

El Born is widely considered Barcelona's most sophisticated, modern and distinguished neighbourhood. With period properties, medieval palaces and narrow and winding streets rubbing shoulders with designer stores and chic bars, this area is truly unique.

One can wile away the hours ambling along the cobbled streets, visit the area's many museums, peruse its signature boutiques or simply enjoy the gastronomical delights of its local food scene thanks to this area's ability to seamlessly blend its historic importance with a forward-looking spirit.







## SOPHISTICATED, MODERN AND AUTHENTIC

Few places are home to as many architectural and cultural wonders as El Born. Its prime location is just a stone's throw from the Palau de la Música Catalana, the Parc de la Ciutadella, the Museu Picasso and the Basílica de Santa Maria del Mar - and within striking distance of the city centre.



Calle Princesa

## A STREET FIT FOR A PRINCESS

This historic street dates back to 1820, when it was first built to create a long and open avenue that would link the main thoroughfares of the walled city and enable troops to access the Citadel.



Calle Princesa, 1957





## A NOBLE AND STATELY THOROUGHFARE

However, it lacked a name befitting of its opulence and grandeur, a problem that was soon solved, as Queen Isabella III had recently given birth to Isabella, Princess of Asturias. It was decided that the street should be named after the Princess, who was next in line to the throne until her brother Alfonso was later born, and so it was christened: Calle Princesa.

Nowadays the street still boasts medieval palaces that have been meticulously restored and converted into residential or cultural spaces and is also home to the building where renowned local artist Santiago Rusiñol was born.



The project

# MAGNIFICENT APARTMENTS IN THE HISTORIC HEART OF THE CITY

Fourteen apartments designed for modern living in a historic property whose most emblematic features have been restored to their original splendour, including its magnificent façade which looks out over Calle Princesa, and its regal entrance and balconies.







CALLE PRINCESA FAÇADE

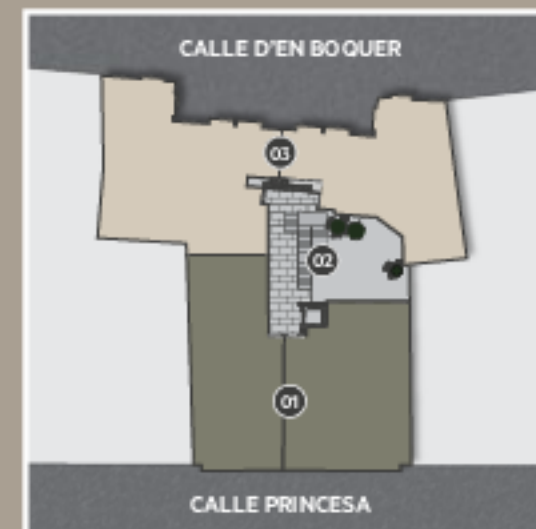


CALLE D'EN BOQUER FAÇADE



PRINCESA XXI

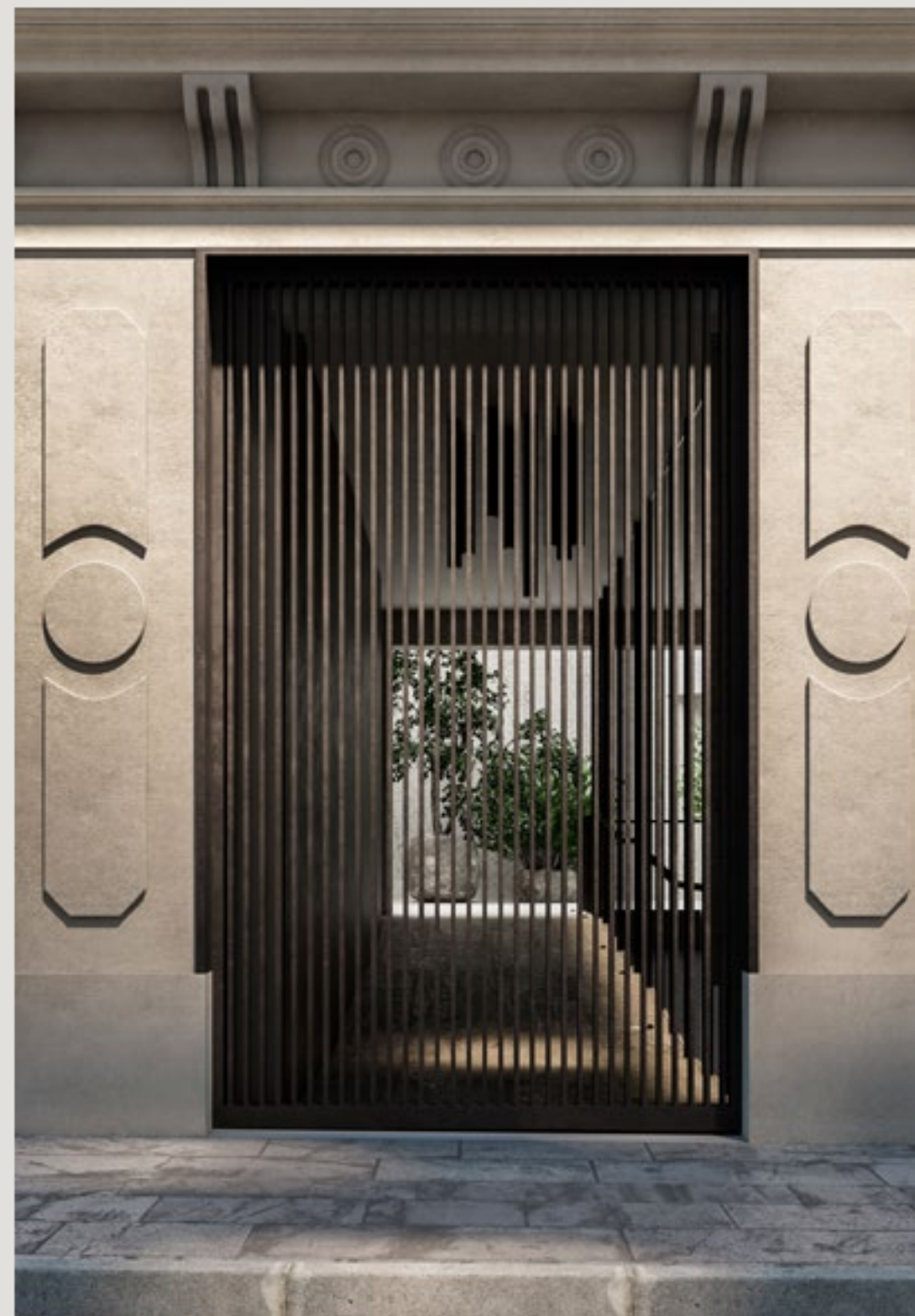
- 01 C. PRINCESA APARTMENTS
- 02 COURTYARD
- 03 C. D'EN BOQUER APARTMENTS



## TWO FAÇADES, TWO STREETS, TWO STYLES

Princesa XXI is conceived as the conjunction of two independent buildings joined by a central courtyard and connected by iron walkways.





## ELEGANCE AND SIMPLICITY EFFORTLESSLY COMBINED

Materials such as stone and steel are used to create a seamless relationship between indoors and outdoors.

The two buildings are linked by a landscaped central courtyard, featuring stone planters brimming with trees and foliage that help create a peaceful oasis in the heart of the city.





## **CALLE PRINCESA APARTMENTS**



# THE CHARM OF A PERIOD PROPERTY

Behind the period façade on Calle Princesa are eight apartments ranging between 80 and 100 sqm. Each of these elegant and refined spaces is decorated with expert taste, and with a particular focus on the materials used throughout.







EACH APARTMENT IS  
DESIGNED TO MAKE LIFE JUST  
THAT LITTLE BIT EASIER

Boasting two bedrooms, a dressing room,  
an open kitchen-diner and en-suite bathroom.









## PRIVATE ROOFTOP TERRACES

Both of the large fourth floor penthouses enjoy private rooftop terraces of up to 100 sqm, each complete with a chill-out, barbecue space and swimming pool.

Relax and enjoy the sunshine in these little corners of paradise, taking in the sweeping views and spectacular sunsets in the heart of the city.





## **CALLE D'EN BOQUER APARTMENTS**



# A HAVEN OF UNREFINED ELEGANCE AND COMFORT

These apartments boast a magnificent setting over Calle d'en Boquer, a peaceful street just steps away from the heart of El Born.







## SIX MODERN TWO-BEDROOM APARTMENTS, SOME COMPLETE WITH A TERRACE, ALL BOASTING IMPECCABLE INTERIOR DESIGN

The walls and ceilings are a statement of unrefined elegance, with each space brought to life by materials such as copper, bronze and natural wood.

The natural light that bathes these apartments throughout the day is yet another of their endless benefits.





OPEN SPACE AND FRESH AIR  
IN THE VERY HEART OF EL BORN







The finer details

## GOOD TASTE IN EVERY DETAIL

The Princess XXI development strikes the perfect balance between the traditional and the modern, in terms of spatial design, materials and finishes.





## CALLE PRINCESA APARTMENTS

### FLOORING AND CLADDING

- Large format oak parquet flooring.
- Wall in reception hall-dining room area clad with oak wood panels.
- Large honed stone flooring and cladding in bathrooms.

### KITCHENS

- Santos kitchen units.
- Fully-equipped kitchen, fitted with electrical appliances.
- Induction hob.
- Kitchen fronts finished in honed stone.
- Countertop and sink clad with honed stone.
- Neve taps with burnished nickel finish.

### INTERIOR JOINERY

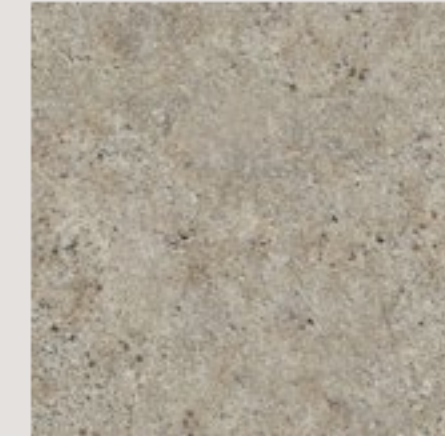
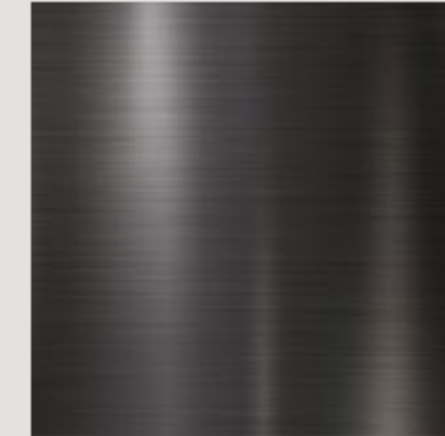
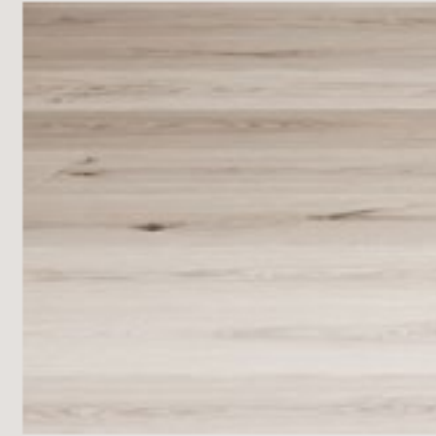
- Security door in apartment entrance with semi-lacquered finish to match the walls on the inside and covered with black sheet metal on the outside.
- Full height interior doors finished to match the walls, complete with concealed hinges.
- Handles for interior doors with a contemporary design and matt bronze finish.
- Full height fitted wardrobes finished to match the walls, complete with interior lighting.

### SANITARY APPLIANCES AND TAPS

- Oversized stone finish shower trays.
- Neve shower taps with nickel finish.
- Villeroy & Boch, Avento model wall-mounted sanitary ware with concealed cistern.
- Oak wood furniture with stone hand basin.
- Wall-mounted washbasin taps with burnished nickel finish.

### BUILDING SERVICES

- Ductwork HVAC installation.
- Gyra Video intercom.
- Pre-installation for washing machine and condenser tumble dryer.
- Telephone, terrestrial TV antenna (TDT).
- LS990 Jung electrical devices with matt bronze finish.



## WOOD, STONE AND METAL, EVEN IN THE KITCHENS AND BATHROOMS, BRING AN ORGANIC AND NATURAL FEEL TO THESE APARTMENTS

The communal areas, such as the walkways between the two buildings and the central landscaped courtyard, feature the same materials as the apartments - based around steel and stone - to create a seamless link between the inside and the outside.

Each apartment benefits from its own parking space in the car park, accessed via Calle Princesa and complete with electric vehicle charging points and a laundry area on the second basement level.



## CALLE D' EN BOQUER APARTMENTS

### FLOORING AND CLADDING

- Large oak parquet flooring with plain skirting to be painted to match the wall.
- Large honed stone flooring and cladding in bathrooms.

### KITCHENS

- Santos kitchen units.
- Fully-equipped kitchen, fitted with electrical appliances.
- Induction hob.
- Kitchen fronts finished in honed stone.
- Countertop and sink clad with honed stone.
- Neve taps with burnished nickel finish.

### INTERIOR JOINERY

- Full height special doors of semi-lacquered MDF to match the walls.
- Handles for interior doors with a contemporary design and matt bronze finish.
- Security door in apartment entrance with semi-lacquered finish to match the walls on the inside and covered with black sheet metal on the outside.
- Full height fitted wardrobes of semi-lacquered MDF to match the walls, complete with interior lighting.

### SANITARY APPLIANCES AND TAPS

- Shower trays made of the same stone as the oversized claddings.
- Thermostatic two-way shower taps with nickel finish.
- Villeroy & Boch, Avento model wall-mounted sanitary ware with concealed cistern.
- Oak wood furniture with stone square hand basin.
- Wall-mounted dual-control washbasin taps with nickel finish.

### BUILDING SERVICES

- Ductwork HVAC installation.
- Video intercom.
- Pre-installation for washing machine and condenser tumble dryer.
- Telephone, terrestrial TV antenna (TDT).
- LS990 Jung electrical devices with matt bronze finish.
- Electricity; high level electrification of 9,200 W; 8 circuits.
- Recessed spotlights installed in circulation areas and bathrooms.
- Automatic interior lighting in wardrobes.

## LOBBY AND ENTRANCE AREAS

- Access to the two buildings is via the spectacular lobby located on Calle Princesa and its natural stone framed porch will be combined with stone panels and black sheet metal cladding.
- Aszende lift.
- System of surveillance cameras in communal areas and automatic presence sensors for lighting.





A development by:



PROMOCIONS IMMOBILIÀRIES

Muntaner, 292  
08021 Barcelona

t: +34 93 496 08 43  
info@lapromo.es  
www.lapromo.es

Architecture:

**nomen** ARQUITECTES  
I ASSOCIATS

Interior design:



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