


# CULMIA Talassa Badalona

Destination, your home



# CULMIA





A journey we are taking together  
where the destination is your home.

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# The perfect location

Culmia Talassa Badalona is a residential complex located in the city of Badalona, between Tres Chimeneas and Badalona Marina. Badalona is in the county of Barcelonés, less than 3 km from Barcelona.

An ideal spot on the Mediterranean coast to breathe the sea air while taking a stroll along the beach or the promenade and do outdoor activities and water sports. It has all kinds of facilities and services, from supermarkets and restaurants to primary and secondary schools, chemists and health centres.

Your new home will be well connected in terms of public transport, with various bus routes, Gorg Station on Metro line L2, and Sant Adrià Station on the Renfe national train line R1 within a stone's throw. And if you travel by car, you will be able to reach different places along the coast along the N-11, B-10 and the C-32 motorway, which takes you to Barcelona.

The journey to your new life starts in Culmia Talassa Badalona.



Health



Cultural centre



Sport



Education



Beach



Point of interest



Train



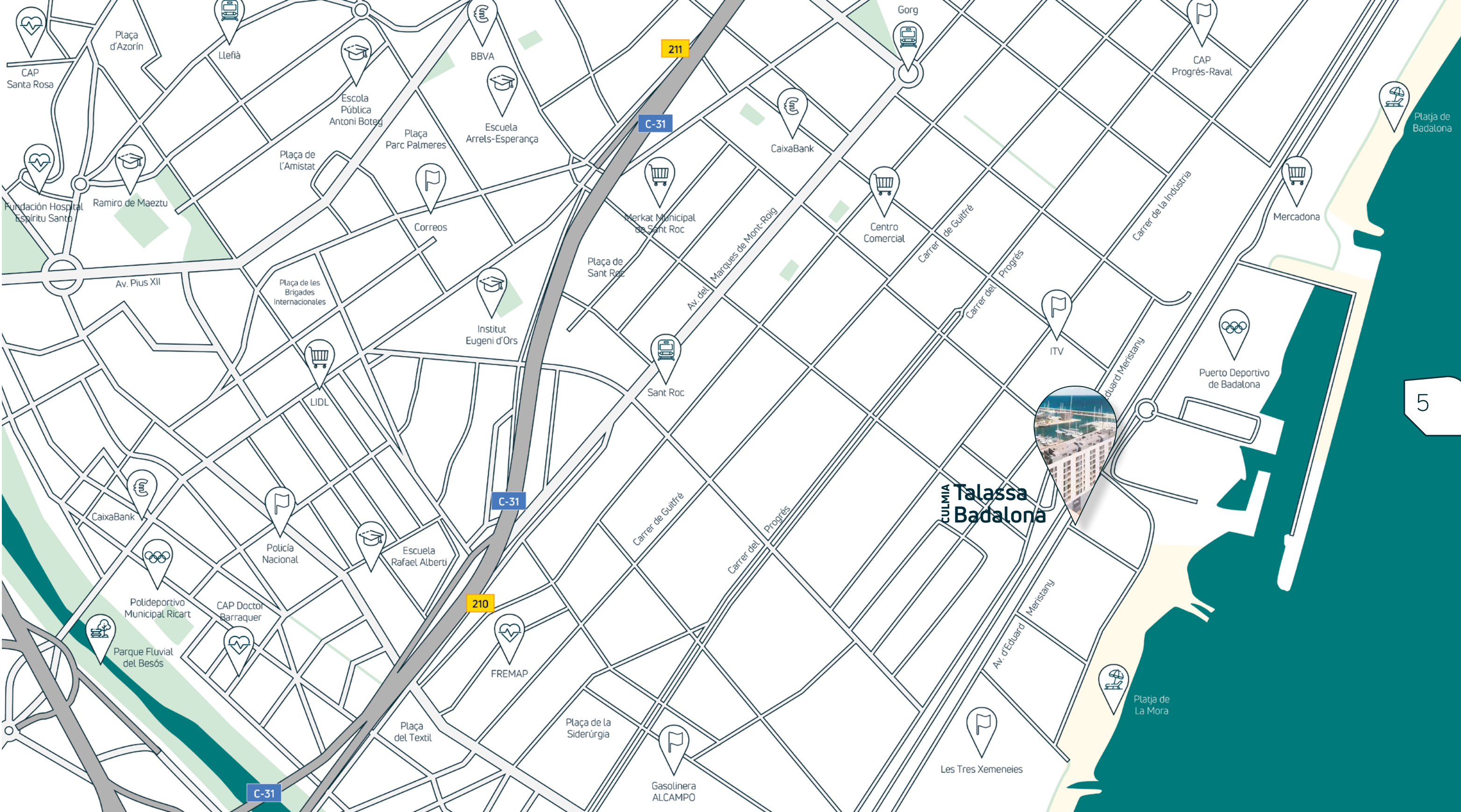
Supermarket



Park



Bank







Talassa  
Badalona





## Your new home

Culmia Talassa Barcelona is a development made up of 129 2- and 3-bedroom residences, distributed in two buildings, one with five floors and the other with seven floors. This new development also has 138 parking places, 129 storage spaces and 12 business premises. There are top-floor duplexes with large roof terraces and all the homes have their own terraces with panoramic views of the sea and the Marina.

And we want to use technology to make your life easier, which is why the buildings have two lifts with automatic doors and a garage with direct access to your home.





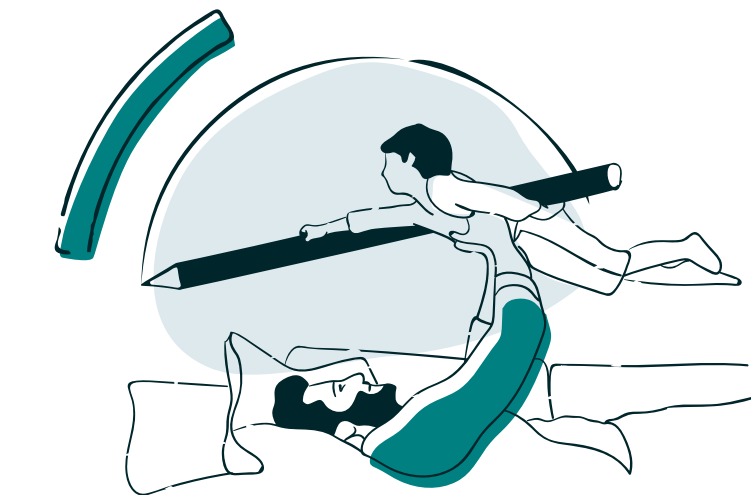


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## Quality and comfort

Every room in your home will be flooded with natural light, thanks to its large windows. What's more, your thermal and acoustic comfort will be guaranteed with Climalit double glazing for maximum insulation.

Porcelain stoneware tiles grace the floors of the bathrooms and kitchens, with anti-slip tiles for the terraces, and laminate flooring for the rest of the home for increased cosiness.



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The kitchens have been designed by top chefs and a special feature of the kitchen furniture is its huge storage capacity. The kitchens are fully equipped with cupboards with Gola system handles, and fitted microwaves and ovens made with top quality materials, including Silestone hobs and stainless steel sinks.

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## A space for everyone

Without doubt, the communal areas are key to make every day a day to share and enjoy.

Each of the buildings has a rooftop terrace with a communal swimming pool so that the adults and kids can pass the hot months as enjoyably and coolly as possible.

Your home will become the ideal place to let your life unfold without any worries, with the perfect combination of communal areas, peaceful spots and urban development.







## Outstanding features

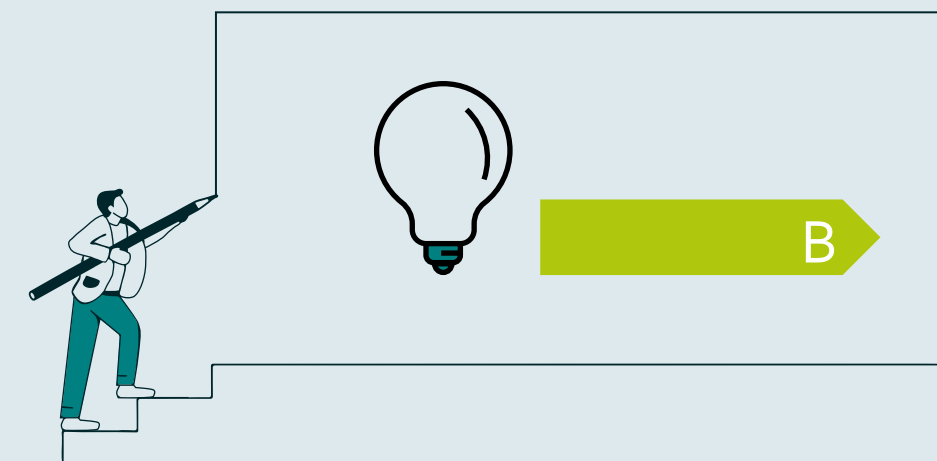
### Energy sustainability

If you want to enjoy your home, you have to make sure that what is happening outside does not affect your well-being. That's why these homes have been designed with a continuous insulation system that covers the whole of the building's façade, ensuring that there is no loss or increase of temperature inside.

The buildings have their own individual aerothermal systems for generating domestic hot water with storage. The hot-cold air temperature control system works with a system of pipes in the false ceiling and grilles in the rooms.

Our homes have a B-Rated Energy Certification.

Quality, design and savings are guaranteed at Culmia Talassa Barcelona.



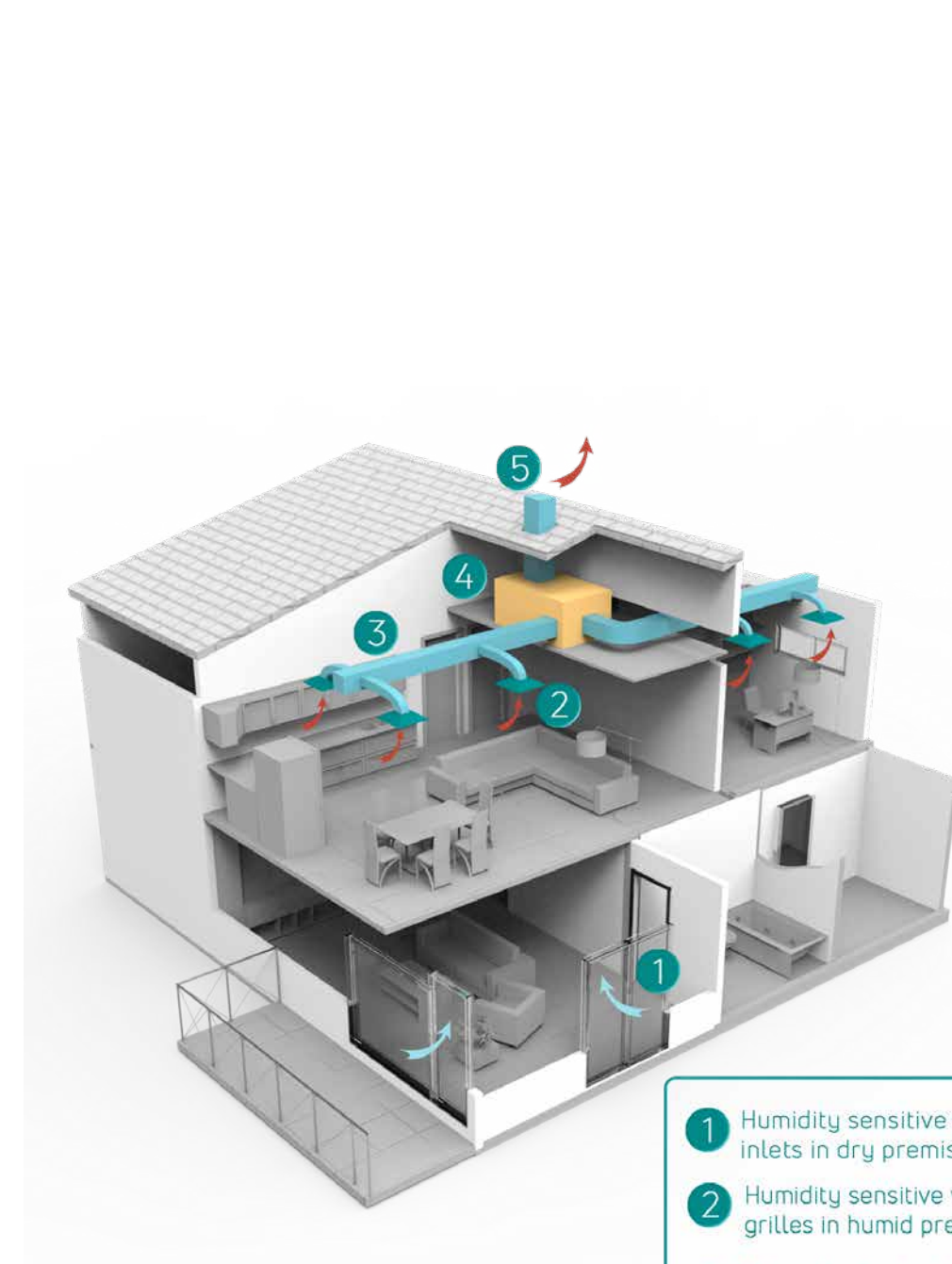




## Passive systems

The building is formally designed and construction solutions applied for maximum prevention of heat loss in the winter and heat entry in the summer.

1. Orientation of the building, with large windows on the north-eastern façade to ensure that the rooms have natural light. The day areas are located where there are the best views.
2. Solar protections with overhanging balconies on the north-eastern façade for protection from the summer sun and maximum enjoyment of the heat in the winter months.
3. Natural ventilation via the large windows throughout the development.
4. Aluminium carpentry with thermal bridge breaks and double glazing.
5. Façades with continuous cladding to ensure that the homes are protected from the climate and, therefore, provide climate comfort.
6. Continuous insulation that envelops the building, preventing the rise and loss of temperature inside the building through the thermal bridges.

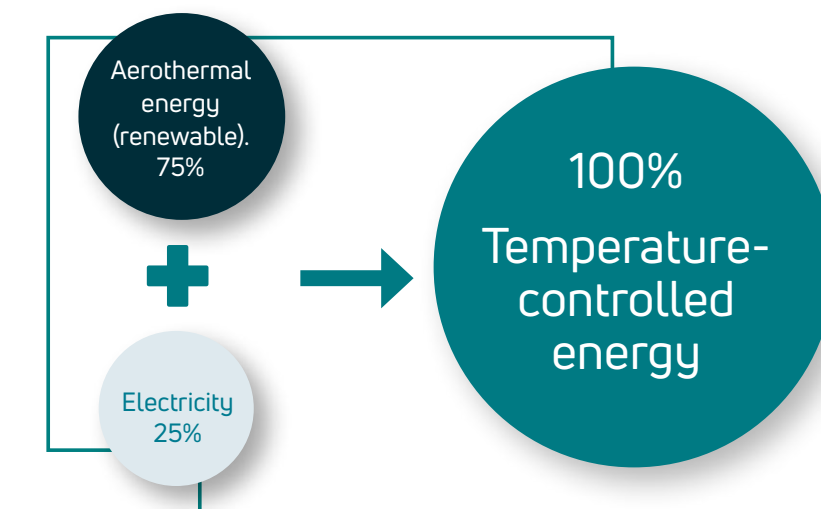


- 1 Humidity sensitive variable ventilation air inlets in dry premises
- 2 Humidity sensitive variable ventilation extract grilles in humid premises
- 3 Network of extraction pipes hidden in false ceilings, under the roof, etc.
- 4 Extraction unit
- 5 Roof outlet

## Active systems

Installed in the building are elements to generate the energy needed to achieve a comfortable temperature and to produce hot domestic water.

1. Heating, refrigeration, and domestic hot water production. Included in this project are:
  - Energy efficient aerothermal heat pump to produce hot domestic water with storage and air heating and cooling. Distribution of temperature-controlled air by means of pipes in the false ceiling and air supply and return grilles in the rooms.
2. Regulation and control device. Thermostat in the main room to regulate the air temperature.
3. Mechanical humidity sensitive ventilation that complies with the Spanish Technical Building Code.







## Destination Culmia

The last stop on the journey is your home, and we want to help you reach the summit.

There are journeys that have no limits and stories like ours that we can tailor to measure. The opportunities start here. We invite you to a home where you can live, grow and be happy.

## Destination sustainable

Our journey starts here, and this starting point is one that will assure you a present and a future in our society. We will make the journey together, which is why at Culmia we work to create spaces that respect the environment.



## Destination Innovation

This could be the second stop on our journey. As promoters, we emerged from change and we aim for difference ensuring that your home retains its essential features. We want to break with the conventional and create an opportunity for change, but we need you to achieve this.



## Destination Experience

To live in a Culmia house is to have a single destination where you can start a life for you and yours from zero, so that you can live without having to worry about anything. Here we pave the way to your destination; a journey to your new home where we will take care of everything should you decide to join us.





# Who we are

We are one of the leading property developers in the premium home sector in Spain. Since 2013, we have built more than 5,000 homes across Spain.

We base our quality proposition on the capacity to integrally manage the entire production process of a property asset, from finding the building plot to the design, construction and marketing of the development. Our priority is design, innovation, and sustainability, particularly in the area of energy efficiency, and our strength is the ability to adapt to the needs and new requirements of our clients.

We are a multi-disciplinary team of around one hundred experienced property development professionals, with a marketing portfolio of over 2,500 residences all over Spain, and a highly competitive building land portfolio of more than 2.4 million m².

Culmia has a unique business model based on innovation and sustainability for both the construction process and the final product. The energy efficiency of its homes means a better quality of life at no extra expense.

Discover more about us



## We have a story to tell

Banco Sabadell property development activity starts.

**2011**

**2013**

Consolidation of Banco Sabadell's property development structure.

The property developer's first residential development projects in Barcelona: Sancho de Ávila 15 (Sant Martí) and Mestre Nicolau (Sarrià-St Gervasi).

**2013**

**2016**

Start of provision of delegated development services.

Property development activity is separated from marketing at the end of 2018.

**2018**

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**2020**

SDIN Residencial no longer forms part of Banco Sabadell and is re-named CULMIA.





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