

CULMIA Innova  
Barcelona

Destination, your home



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

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# The perfect location

Culmia Innova Barcelona is a residential complex located in the area of Glòries, in the city of Barcelona. It is an unbeatable location, tucked between the neighbourhoods of Poble Nou and Eixample, in the district of St. Martí.


It is a growing neighbourhood that connects to the nearby Mediterranean Sea, with the Olympic Port just 15 minutes away on foot, Bogatell Beach, and Ciutadella Park. It is also close to the National Theatre of Catalonia and Glòries Torre, with a host of different amenities and services around it.

Barcelona is a cosmopolitan city with a fabulous public transport system and right outside your home you will find the Glòries, Llacuna, Bogatell and Marina metro stops, which connect to Lines L1 and L4. And what's more, there is direct access to the C-31 by car.


The journey to your new life starts in Culmia Innova Barcelona.




Points of interest




Education




Leisure




Bus




Supermarket



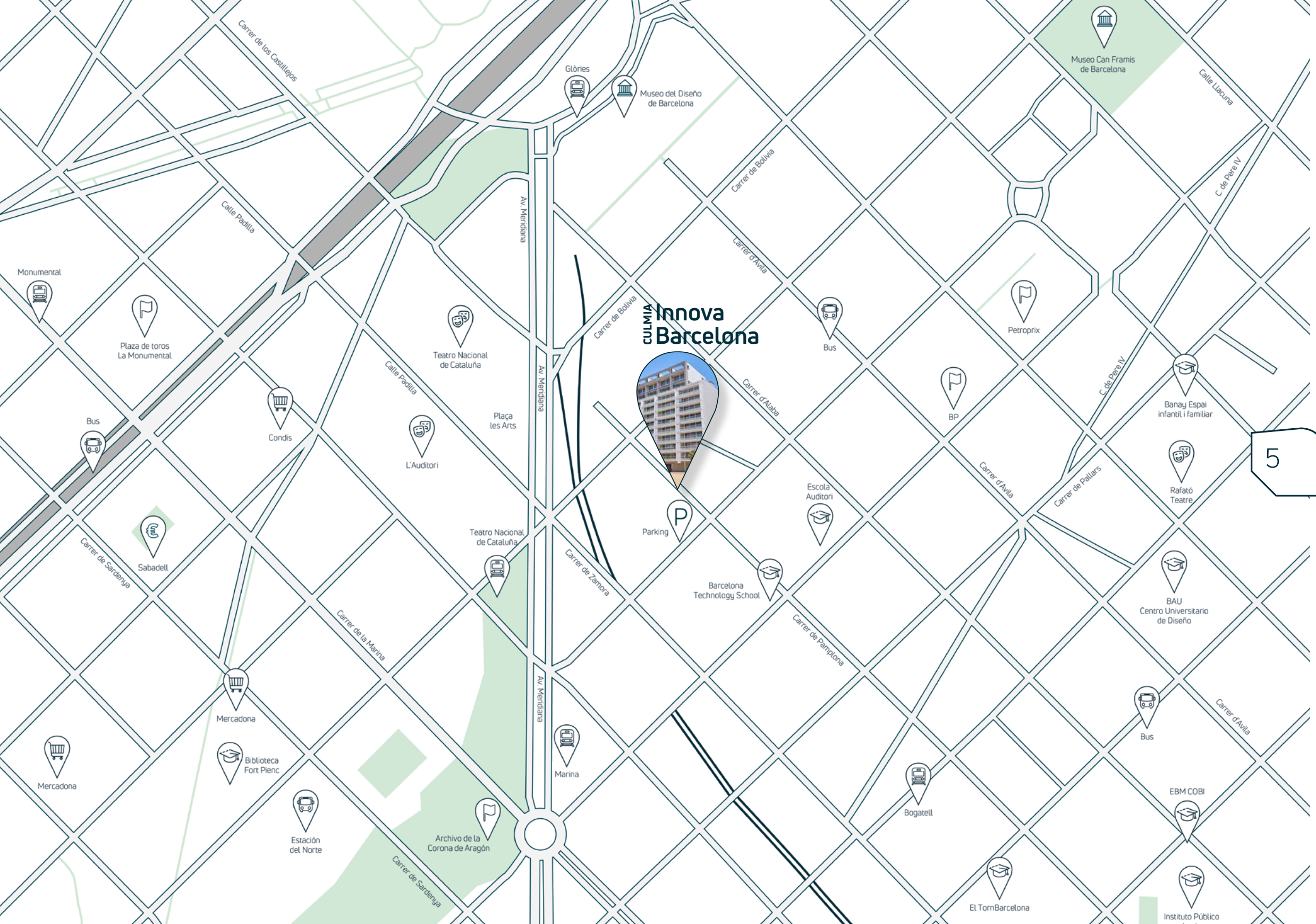
Parking



Bank



Train







## Your new home

Culmia Innova Barcelona is a development made up of 45 3-, 4-, and 5-bedroom residences, distributed in a building with two stairways, one with eight floors and the other with ten floors. There are also 50 parking places and 22 storage spaces in this new development. On the tenth floor there are 4 exclusive 4-bed triplexes with a private swimming pool.

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.



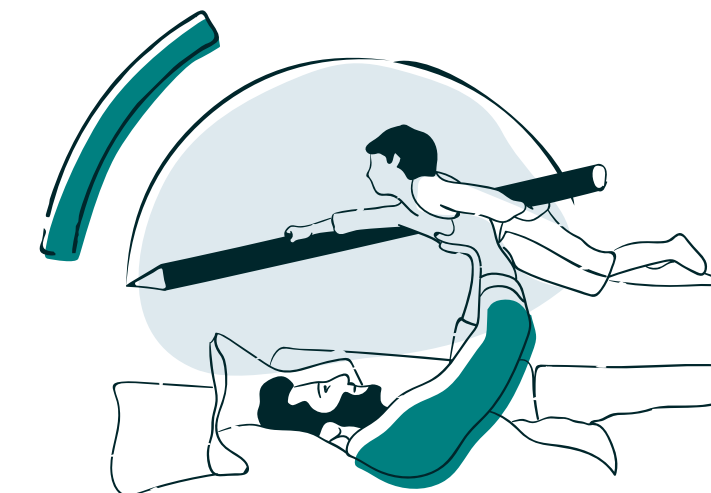




## Quality and comfort

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.

Porcelain stoneware tiles grace the floors of the bathrooms and kitchens, with anti-slip tiles for the terraces and the gallery, and natural wood laminate parquet 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 fitted microwaves and ovens made with top quality materials, including Silestone hobs and stainless steel sinks.



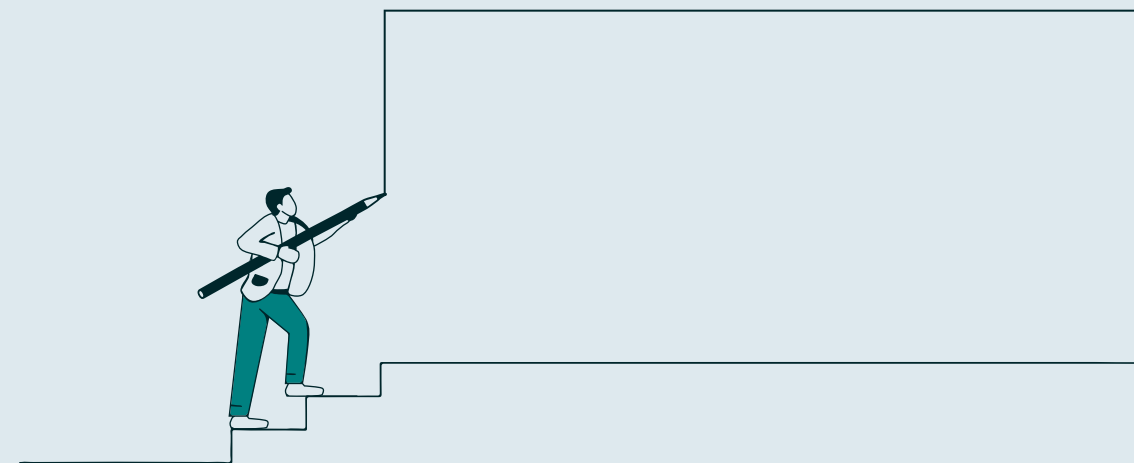
11





12

## 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 community solar panels to produce hot water, not only to reduce costs but also to help the environment. The individual boilers are mixed, also firing on natural gas. The heating system in the bedrooms and dining-living area works via radiators and thermostats for maximum control of the room temperature.

Our homes have an A-rated energy certificate for emissions and a B-rated certificate for energy consumption.

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



A

B

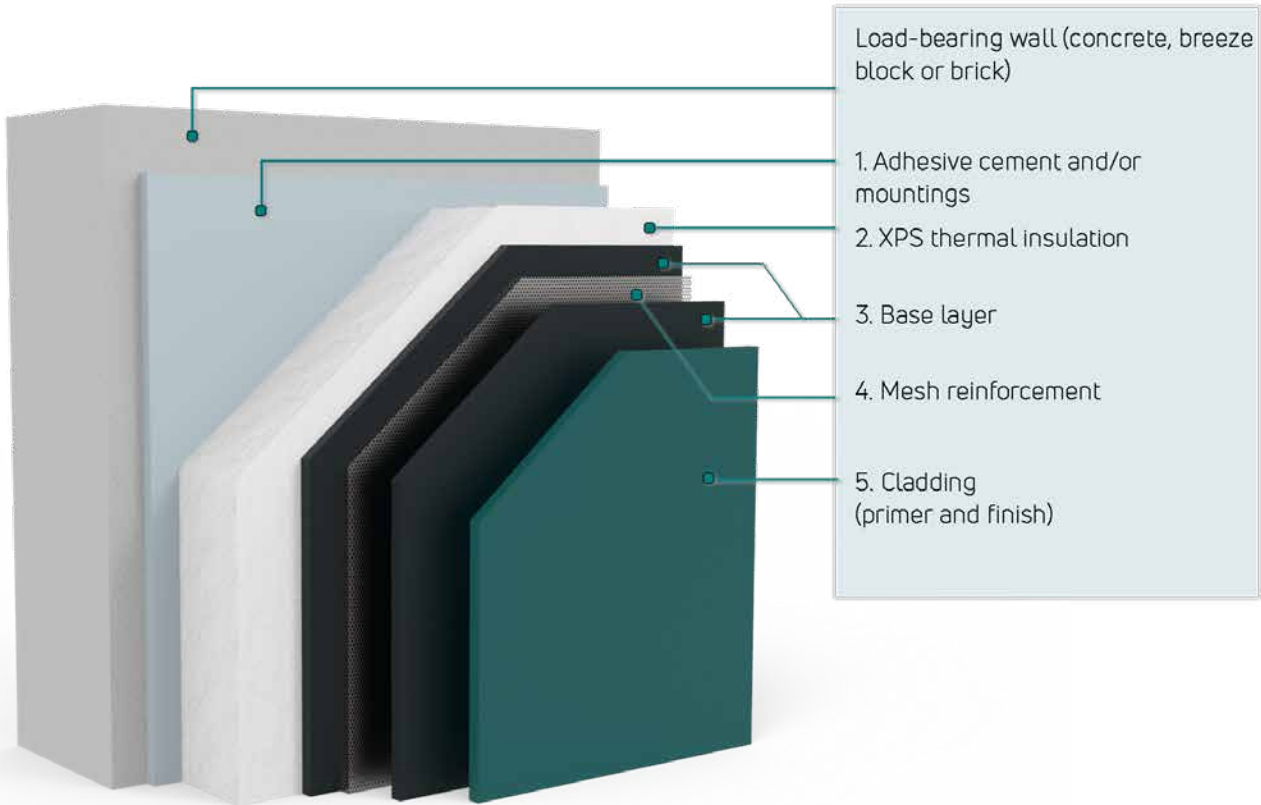




# Passive systems

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

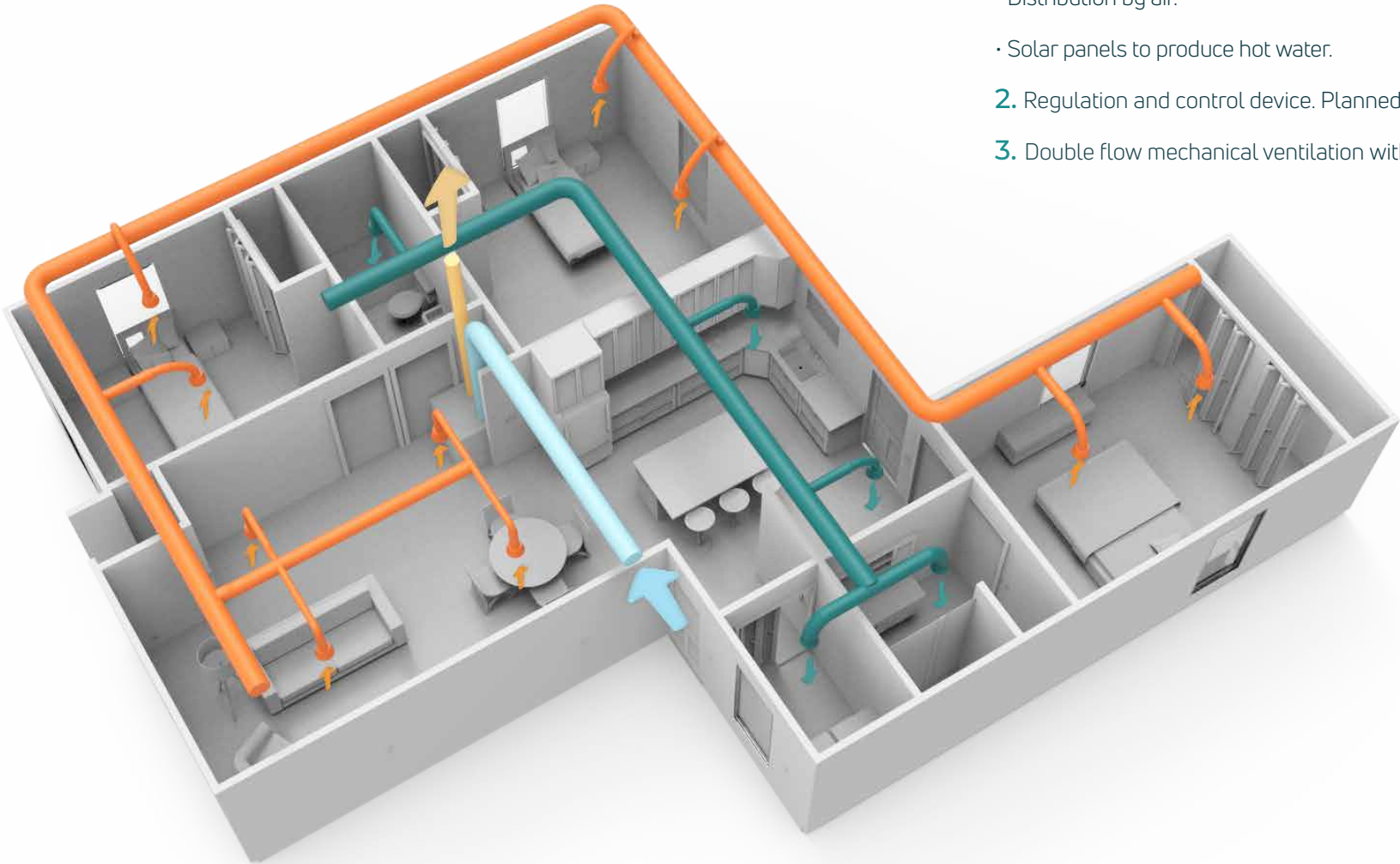
1. Regarding the orientation of the building, the south-west face has the maximum number of windows to ensure the penetration of natural light and heat in the day areas like the kitchen-dining area, while the number of windows on the north-eastern facing façade have been kept to a minimum for a more neutral light in the bedrooms.
2. Solar protection features, corbels and louvers have been fitted in the exterior areas, also serving to keep out the summer heat.
3. Crossed natural ventilation. Crossed natural ventilation has been applied throughout, except for in two bedroom types.
4. Carpentry with disruption of the heat bridge, low-emissions double glazing.
5. Façades adapted to the climate zone. The project planning includes a SATE thermal insulation system, and the façade is ventilated with photocatalytic extruded ceramic tiles.
6. Continuous insulation that envelops the entire building, preventing the rise and loss of temperature inside the building.



# 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 gas combustion boiler.
  - Distribution by radiators.
  - Distribution by air.
  - Solar panels to produce hot water.
2. Regulation and control device. Planned thermostat in each circuit.
3. Double flow mechanical ventilation with a heat recovery system.







## 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

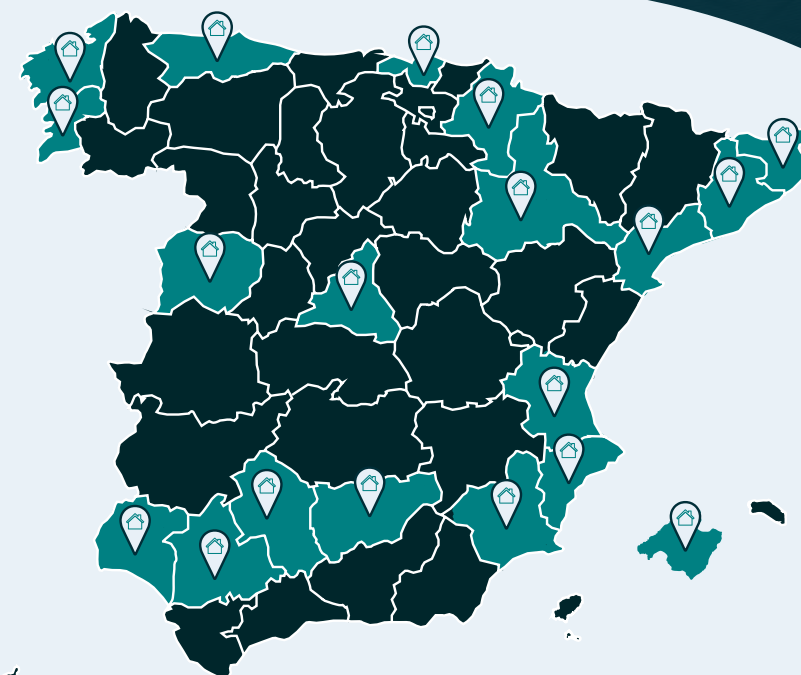
We are one of the leading property developers in the premium home sector in Spain. Since 2013, we have built more than 5,000 homes across Spain.

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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