

# VELUM COLLBLANC

Travessera de Collblanc, 23-31. L'Hospitalet





homes

GF + 4

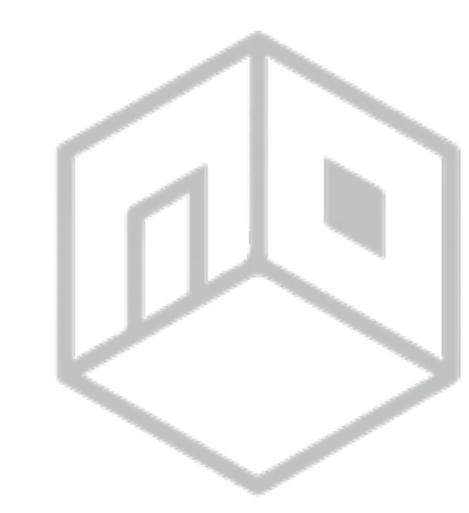
2 independent stairs

4 Ground floors with patio

12 homes of 2r 15 homes of 3r



Start of works 4T. 2023



2 and 3 rooms



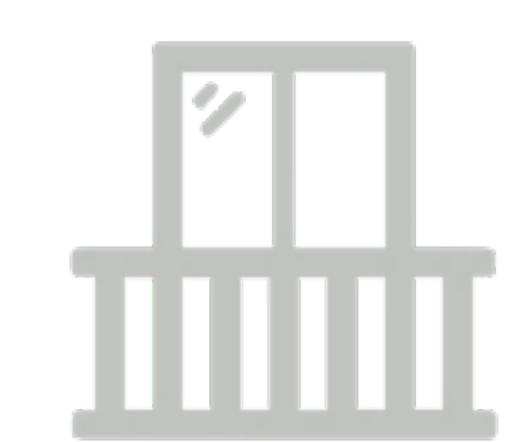
1 and 2 bathrooms



Delivery 4T. 2025



Full equipment kitchens



Balconies, patios and terraces



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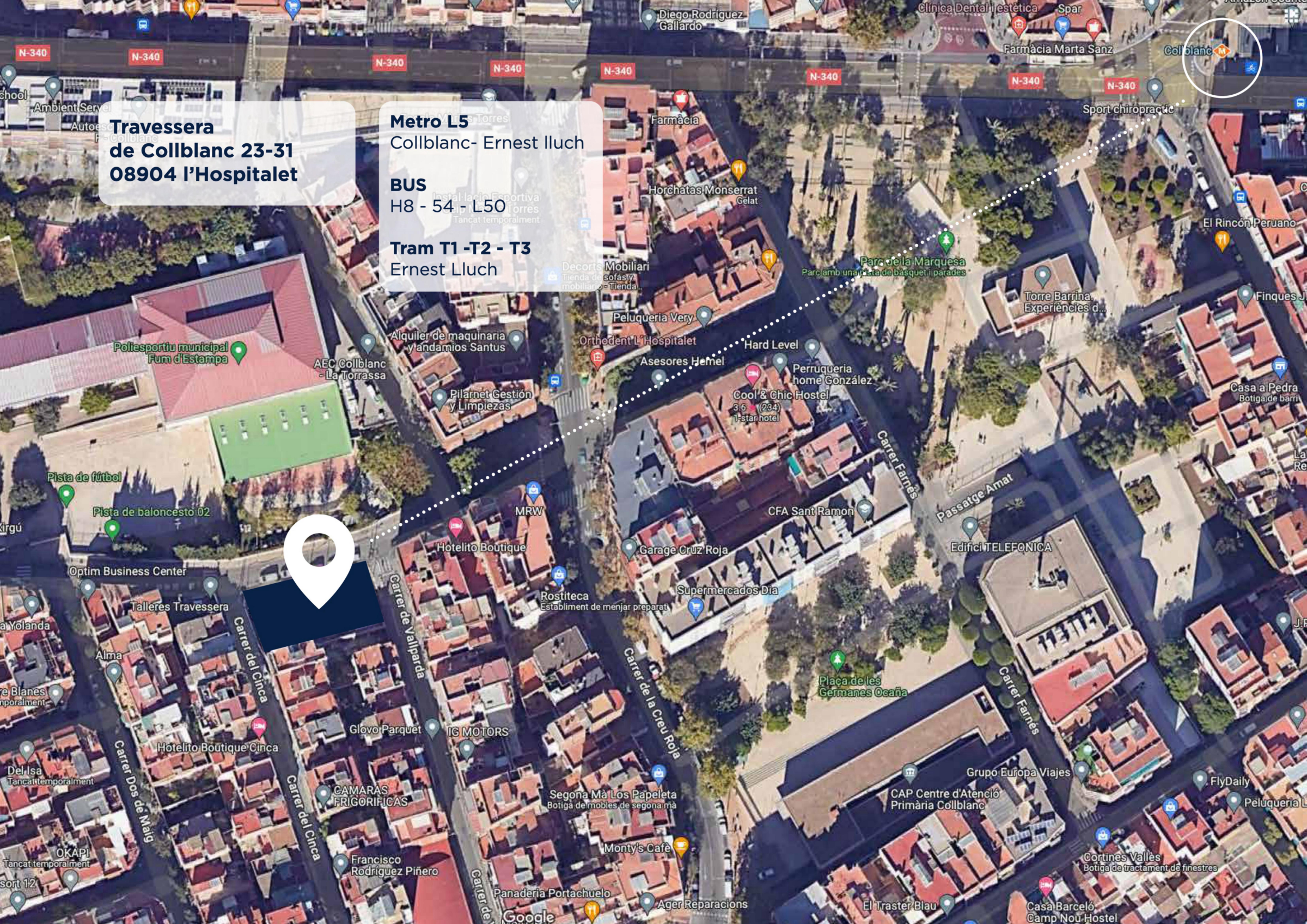


Pool and solarium



Parking spaces















# Quality report summary





# Finishes and equipment

#### **Exterior Enclosures**

- White aluminum windows with thermal break and double glazed glass.
- Aluminum blinds with electric switch

### **Interior Carpentry**

- Interior doors lacquered gray color RAL 7035 or similar. Closing system with simple white aluminum handle and latch in bathrooms.
- Entrance door to the apartments, solid, smooth, two-tone lacquered white exterior and gray interior. Security lock, handle and peephole.
- Custom closet in the main room with loft and bar and undistributed RAL 7035 color.

#### **Pavements**

- Large format porcelain stoneware floor throughout the home and on the Land NEWKER balconies measuring 75x75cm.
- Bathrooms with large-format Land NEWKER porcelain stoneware floor and wainscot with stone-type porcelain tile "Ceppo di gre" Grigio Luminoso by MATIMEX.

### Coatings

- Finished with smooth white or light gray plastic paint on walls and ceilings.
- Tiling of the bathrooms with stone-type porcelain stoneware "Ceppo di gre" Grigio Luminoso by MATIMEX in the shower area and up to half height on the rest of the wainscoting-type walls.

# Ceiling

• Continuous false ceiling of laminated plaster in all rooms and accessible in the bathroom where the air conditioning machine is located.

### Lightning

#### Common zones

• Low consumption luminaires with presence detectors.

Households

#### Households

Low consumption luminaires throughout the house with LED lighting.

# Kitchen equipment

- Fully furnished kitchen with high and low cabinets with a wood conglomerate core and white laminate finish.
- SILESTONE-type artificial stone countertop and front panel with stone-type porcelain stoneware "Ceppo di gre" Grigio Luminoso by MATIMEX.

#### Balay home appliances or similar

- Telescopic extractor hood
- Conventional multifunction built-in oven
- 3-burner induction ceramic hob
- Paneled fridge-freezer
- Panel dishwasher
- White sink
- White or stainless steel single-lever faucets





### Bathroom equipment

- Toilet from the Roca house, Meridinan type model
- Countertop sink in the main bathroom SQUARE model by Roca
- White resin shower tray with tempered glass screen installed
- Single-lever taps
- Wall mirror

#### Balconies

- Balconies with folded micro-perforated sheet metal panels made of white lacquered galvanized steel.
- White lacquered galvanized steel bars railing.

#### Entrance

- Land NEWKER large-format gray porcelain stoneware flooring measuring 75x75cm
- Steel and glass door
- False ceiling

# Landings

- Land NEWKER porcelain stoneware floor measuring 75x75cm.
- Plastered and painted walls.
- Front of the elevator doors white

#### Stairs

- Porcelain stoneware flooring.
- Metal railing.
- Plastered and painted walls.

# Air conditioning

• Installation of total air conditioning with aerothermal machine through ducts and compressors on the roof.

#### **Community Area-Terrace**

Solarium area and small pool

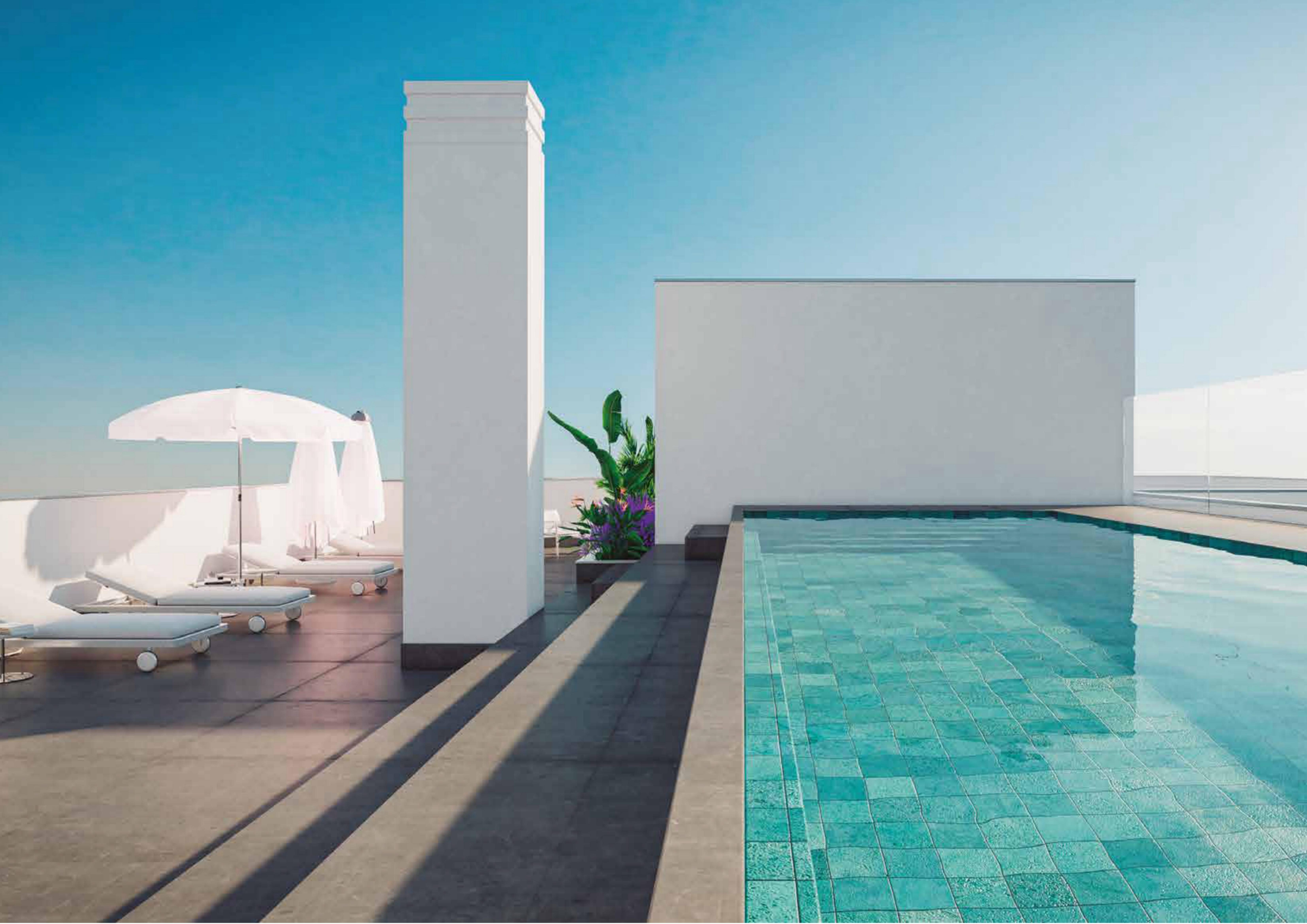
#### QA

• According to current legislation, the necessary technical quality control audits of the executive project are carried out and are carried out on the structure: foundation, walls and slabs, as well as the watertightness of the roofs, terraces and facades.

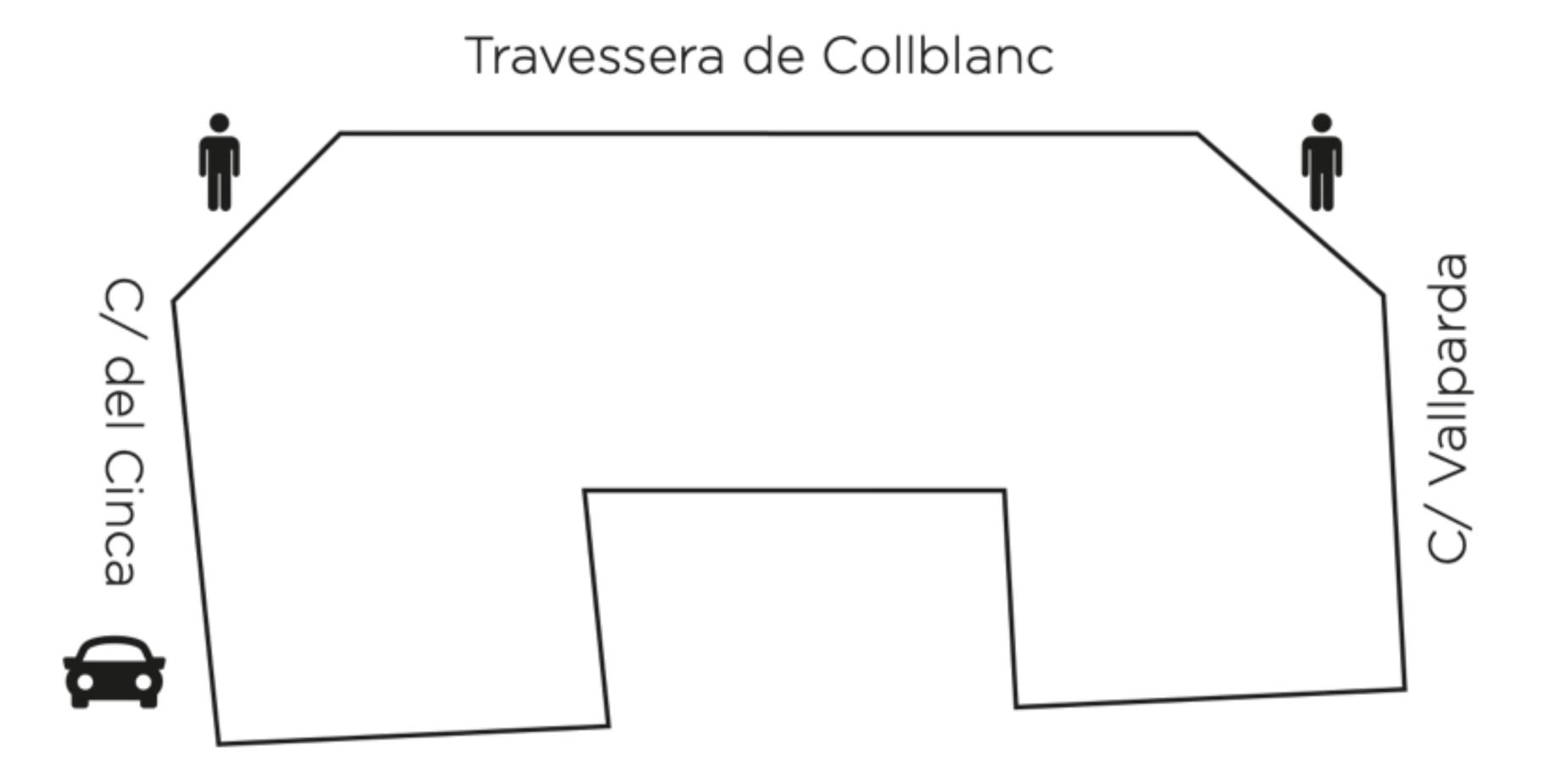
#### Note

- U.C.S.A. reserves the right to modify, without prior notice, the characteristics and finishes of the apartments, maintaining the same qualities, motivated by technical, legal, commercial or supply requirements.
- The distribution plans, m2 and elements of this commercial dossier are indicative and may be subject to modifications and changes during the development of the work. The 3D images or renders of the façade, terrace-pool and interior of a typical home are only simulations of the spaces that do not include the elements and furniture represented and have no contractual value.

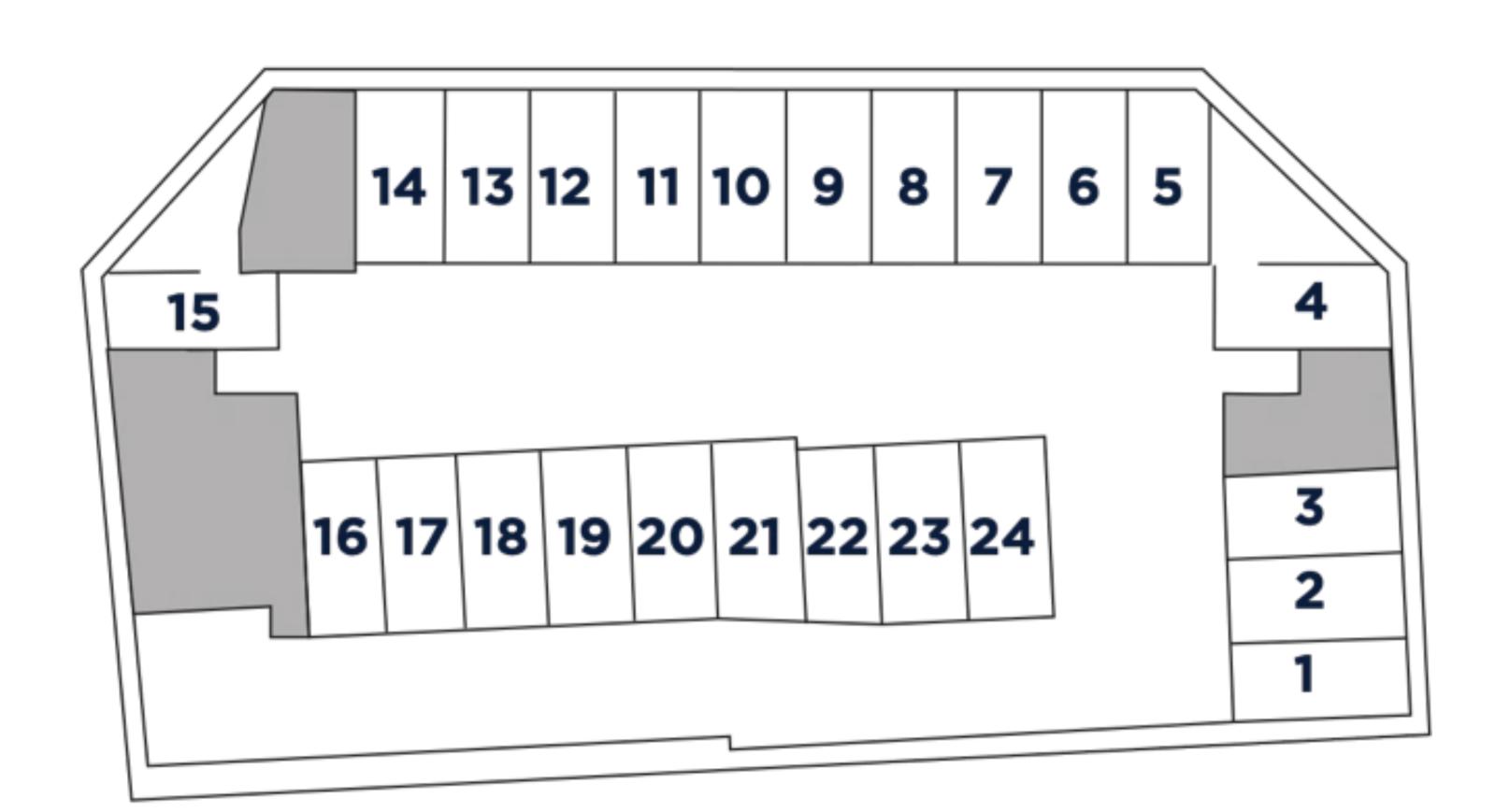




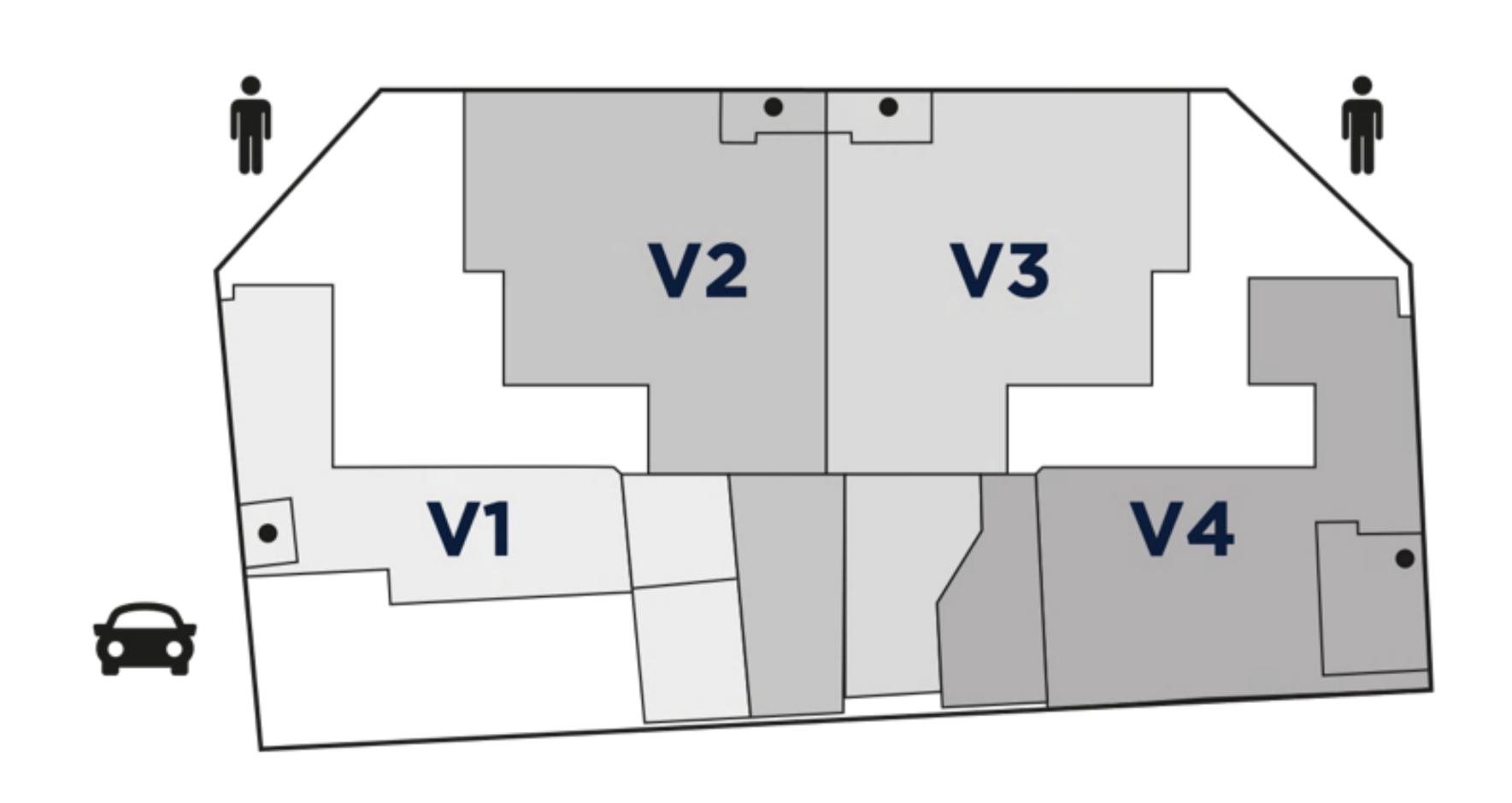




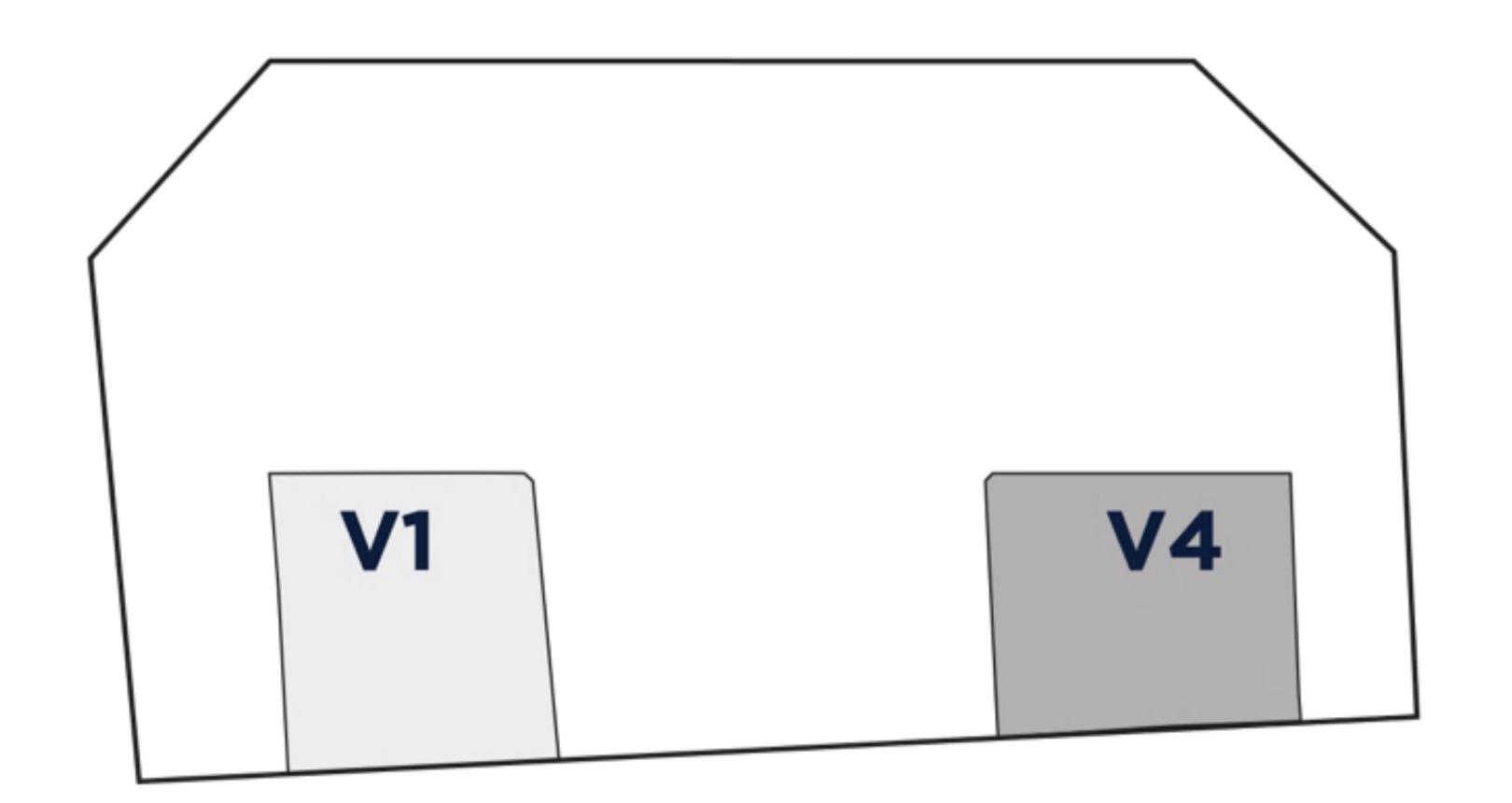
-1 Floor



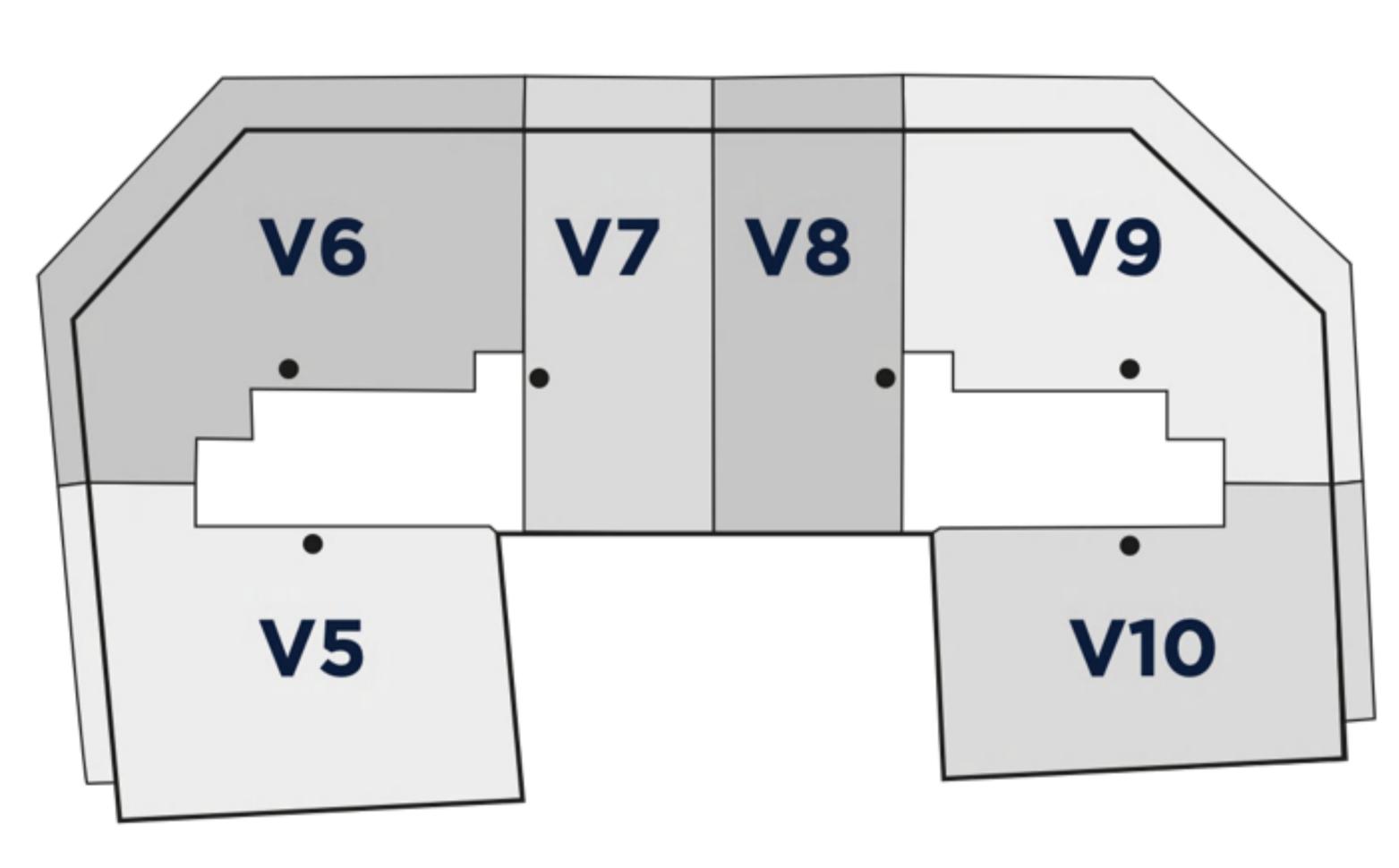
Ground Floor



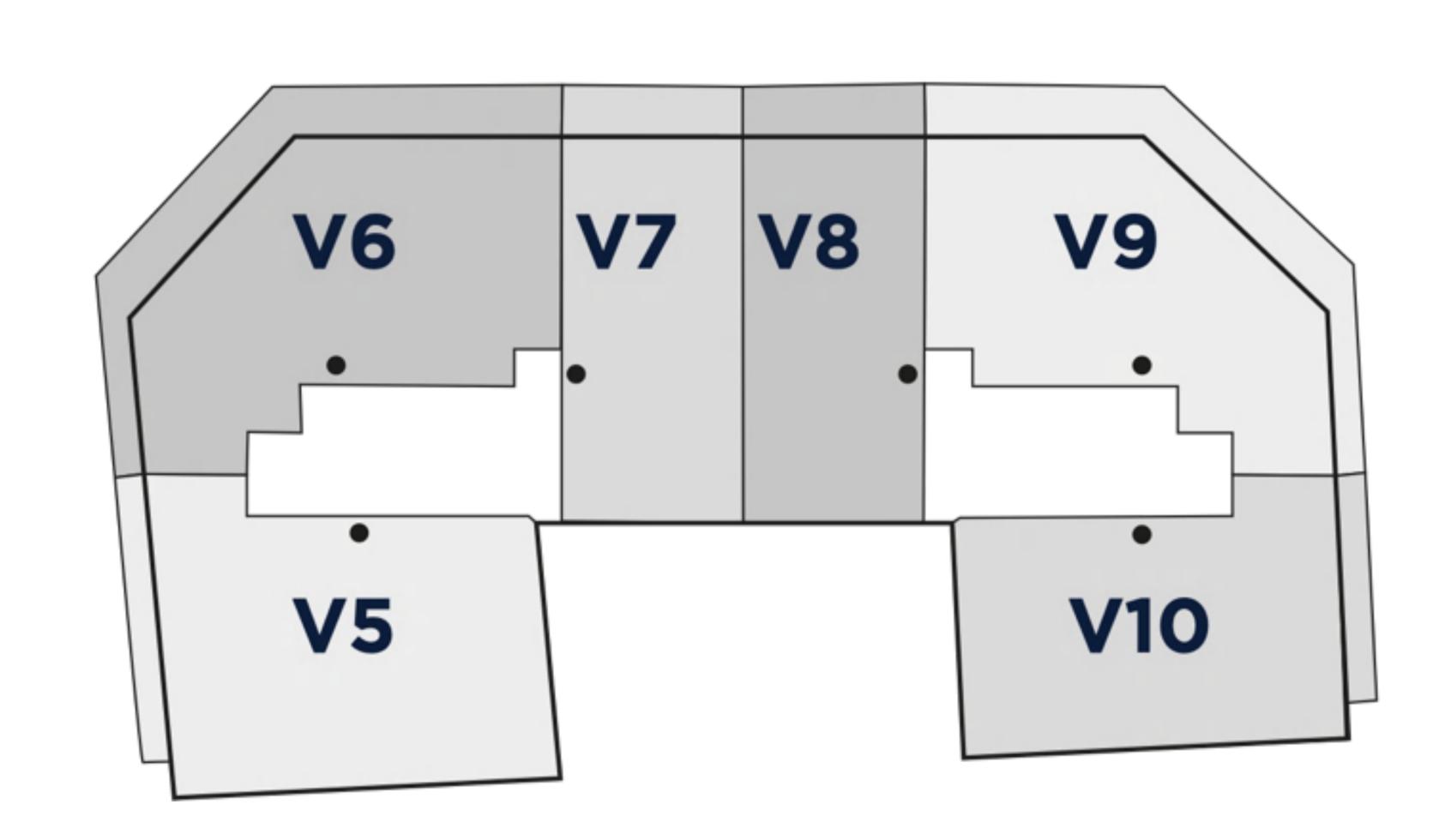
Attic Plant



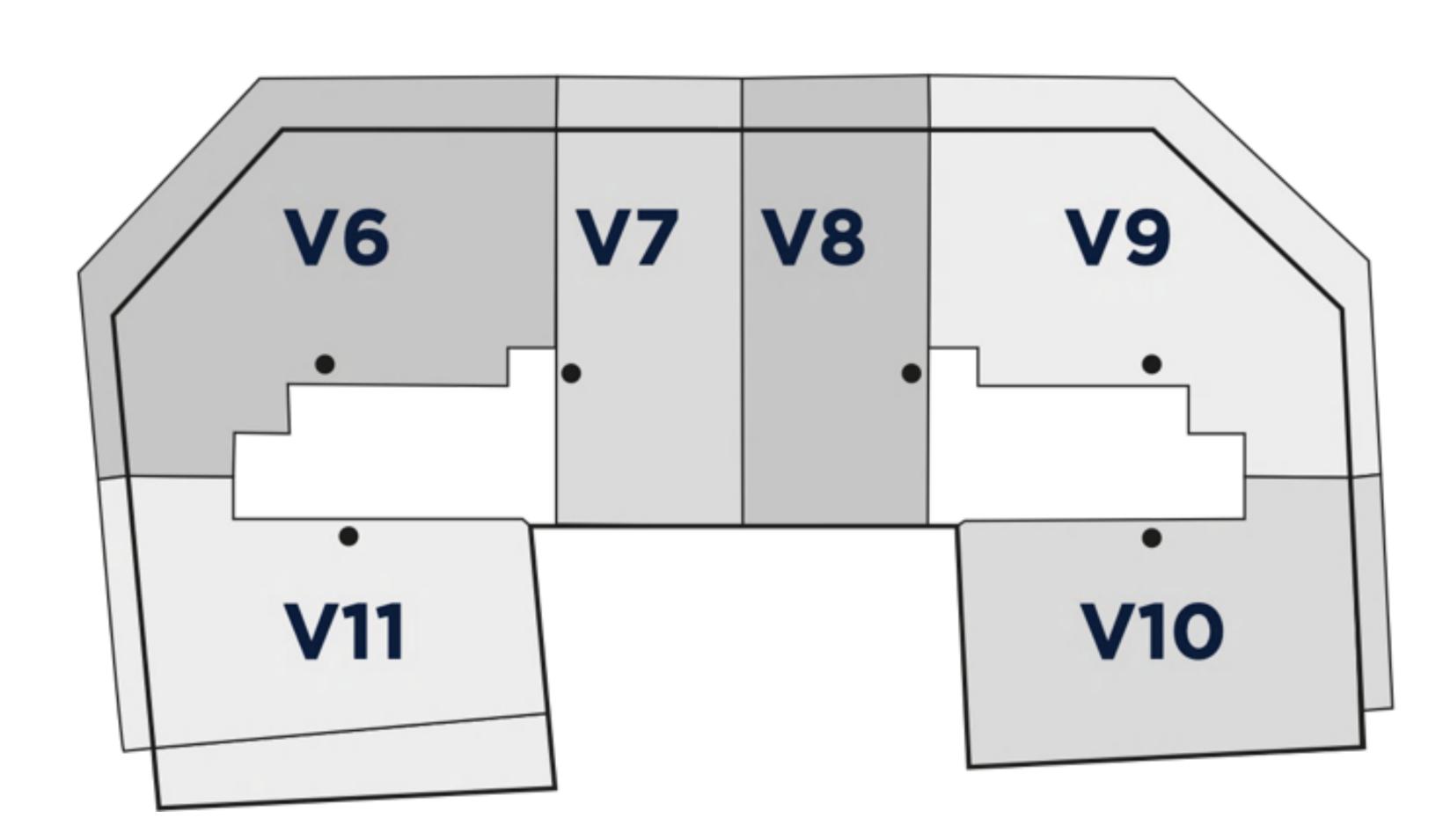
1st Floor



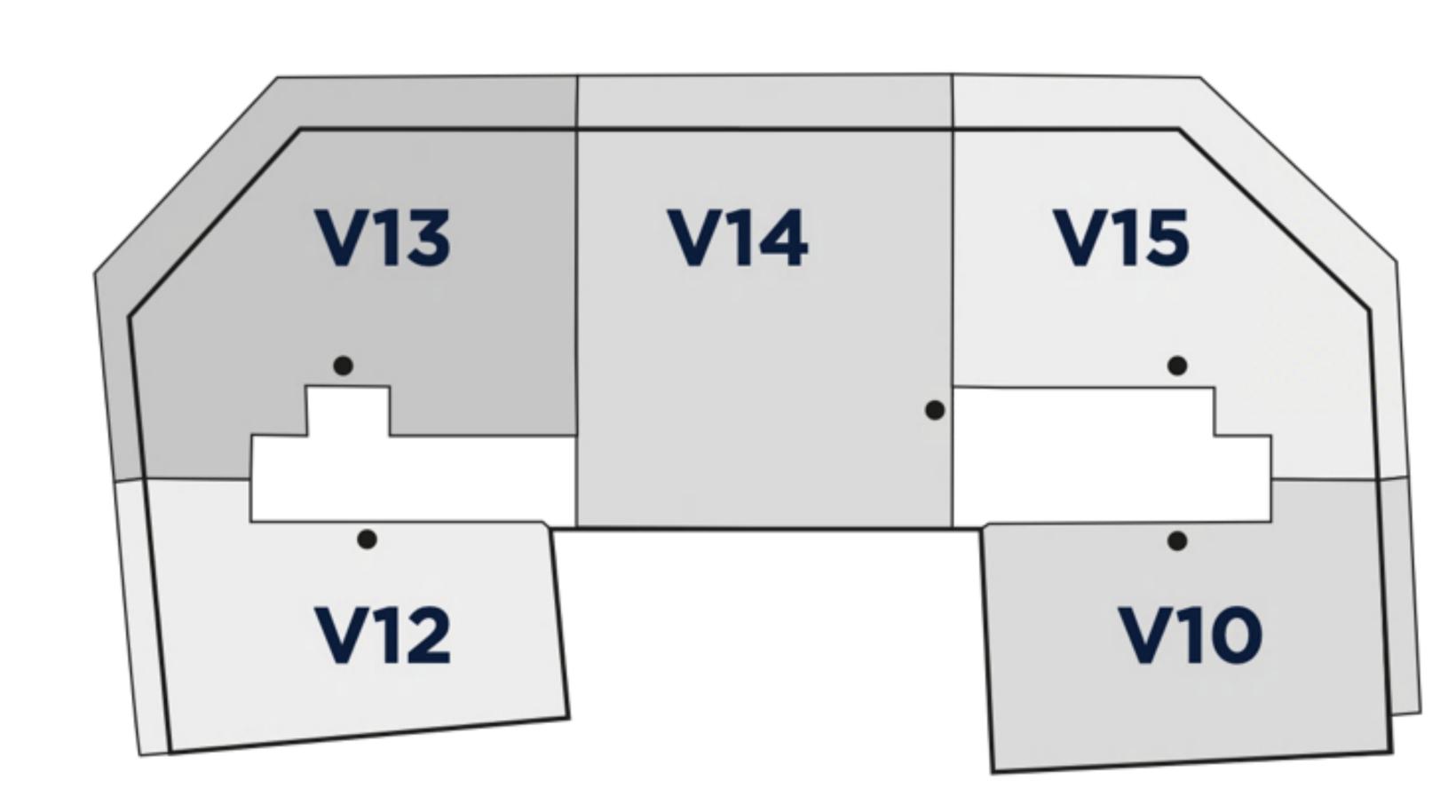
2nd Floor



3rd Floor



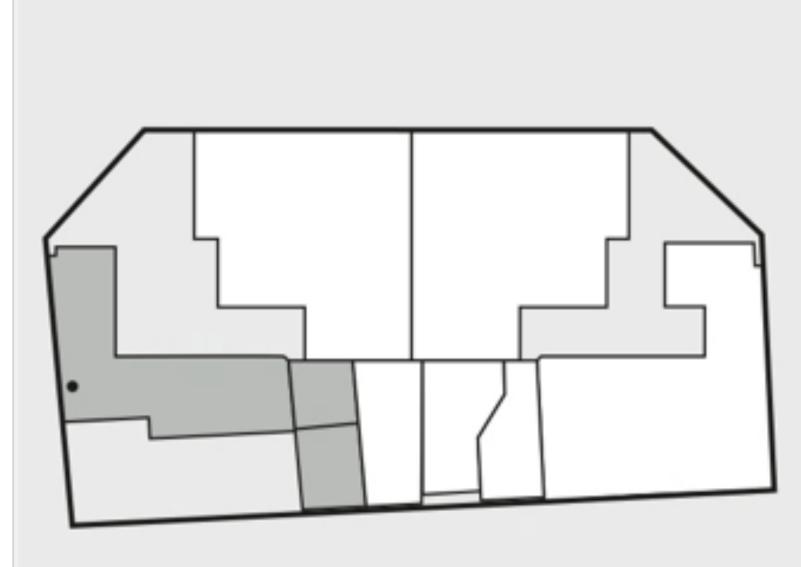
4th Floor

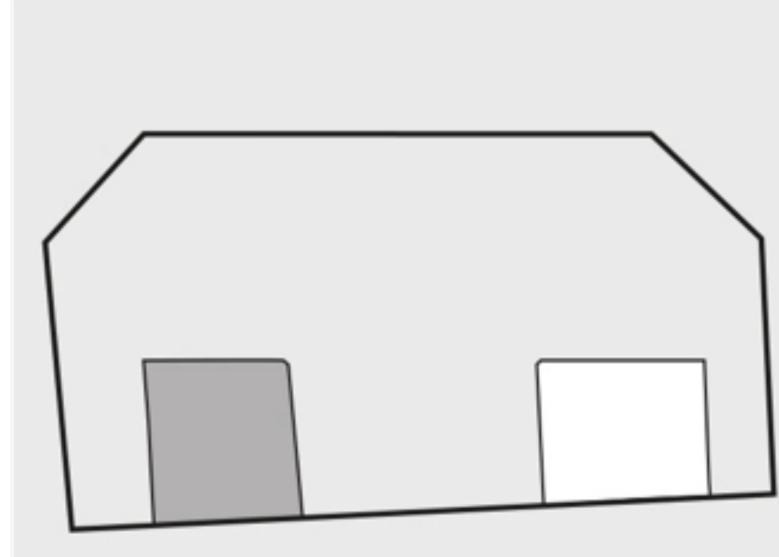




105,24 m2 built

21,20 m2 interior patio







2 rooms



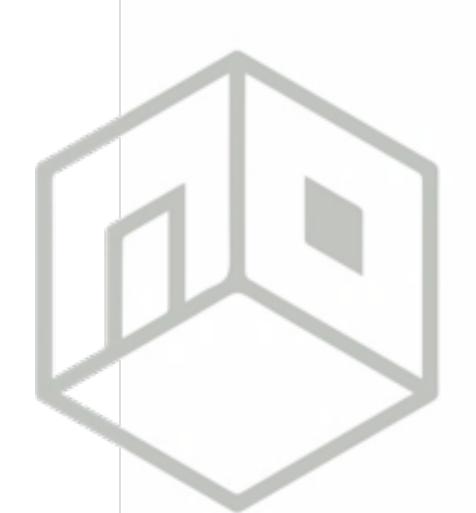
2 bathrooms



Interior patio



Ground floor with patio



3 rooms



2 bathrooms

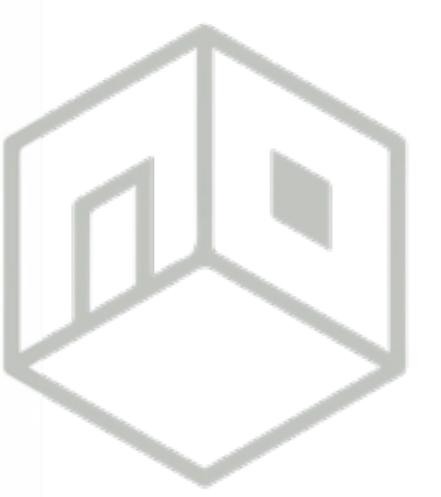


Interior patio









3 rooms



2 bathrooms

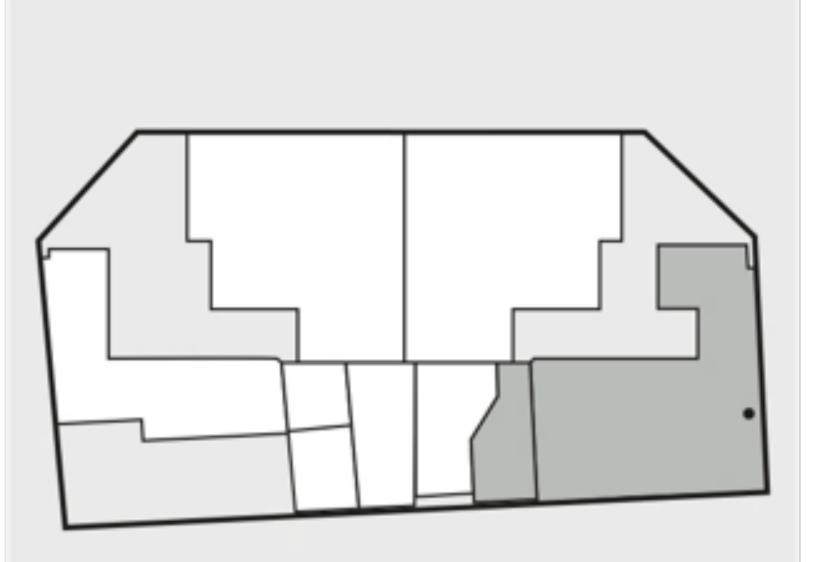


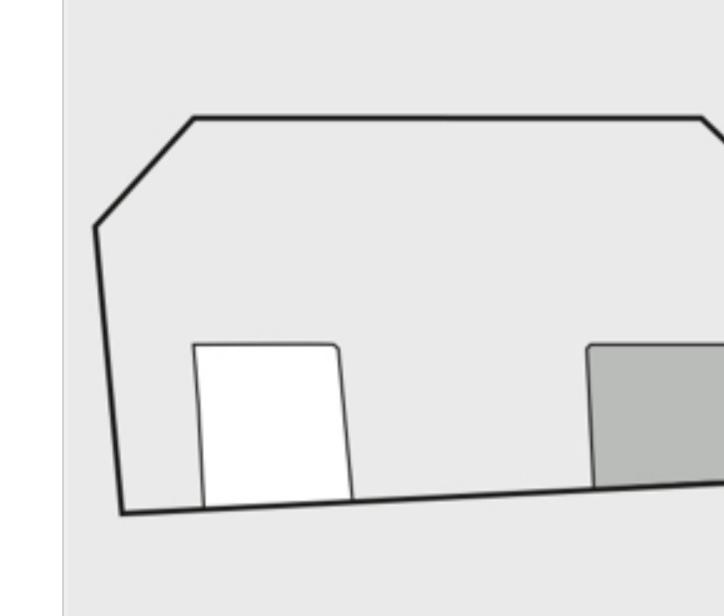
Interior patio

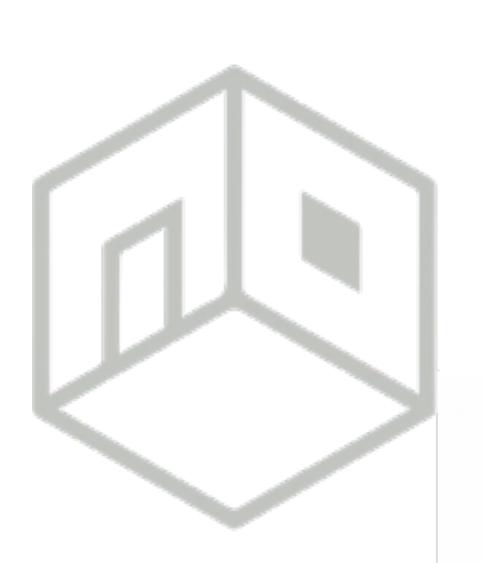


Duplex ground floor with patio

136,68 m2 built includes gate



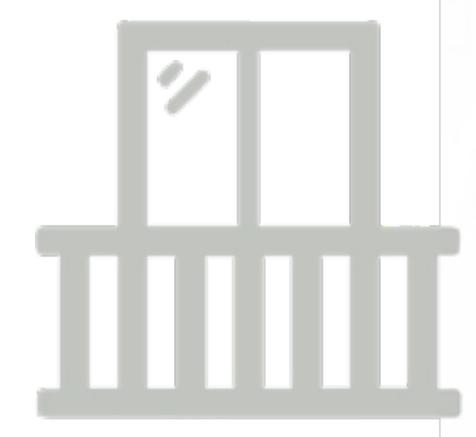




3 habitaciones



2 baños



# Gate and interior patio

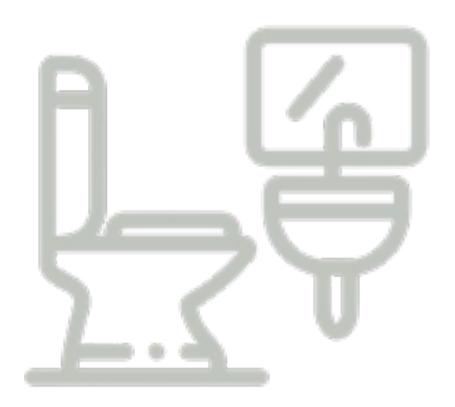




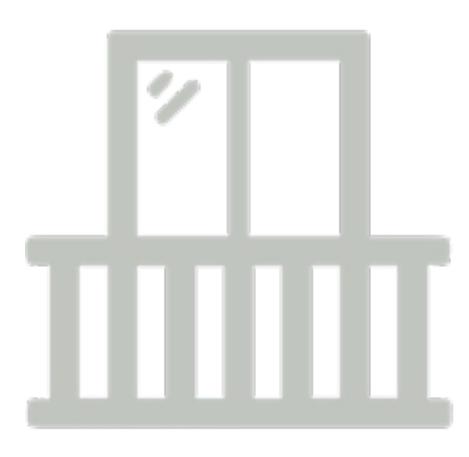
1-1, 2-1
Travessera
Cinca



3 rooms



2 bathrooms

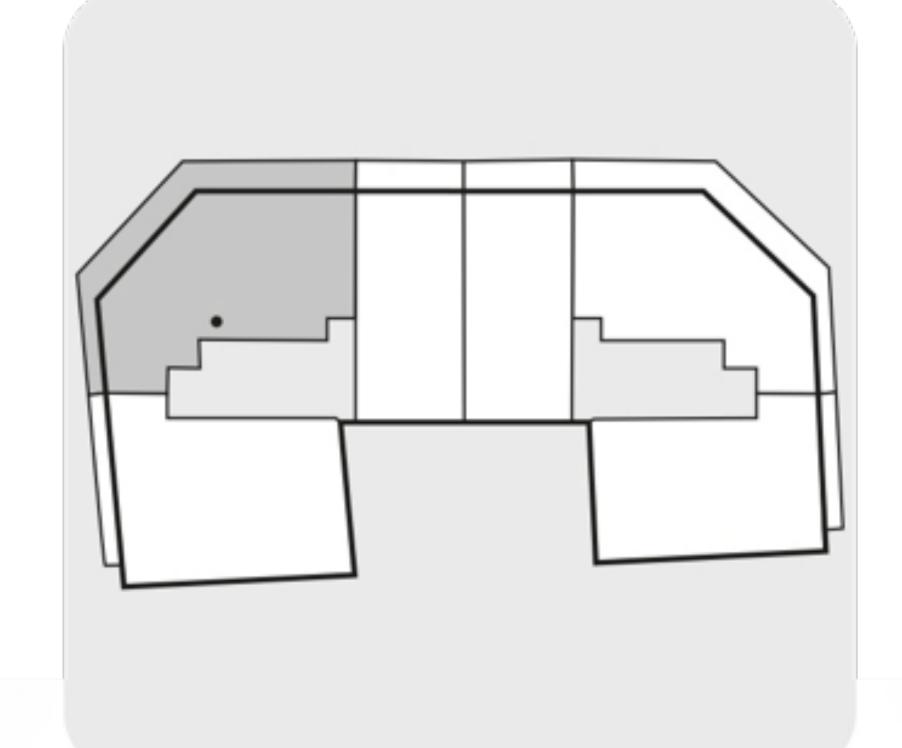


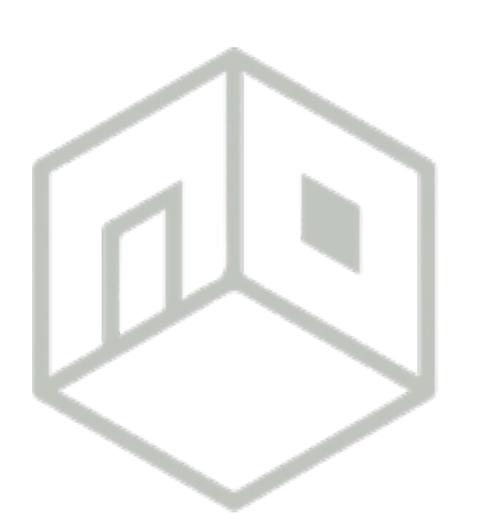
Balcony



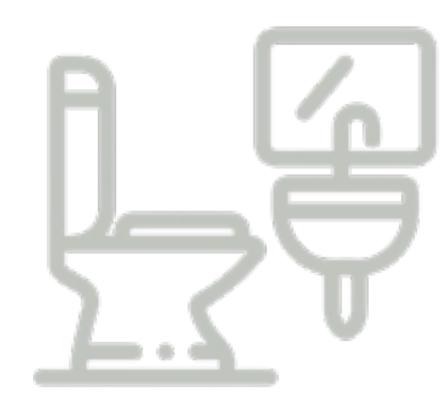
1-2, 2-2, 3-2 Travessera Cinca 83,48 m2 built

26,63 m2 terrace

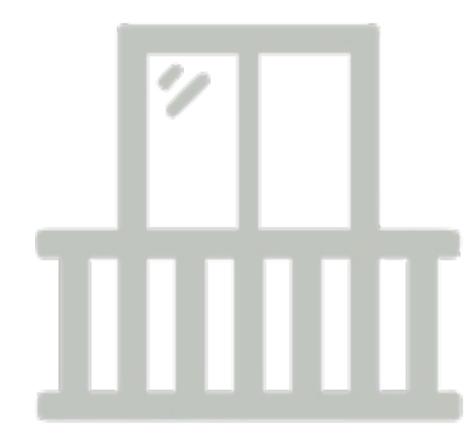




3 rooms



2 bathrooms



Terrace





Cinca





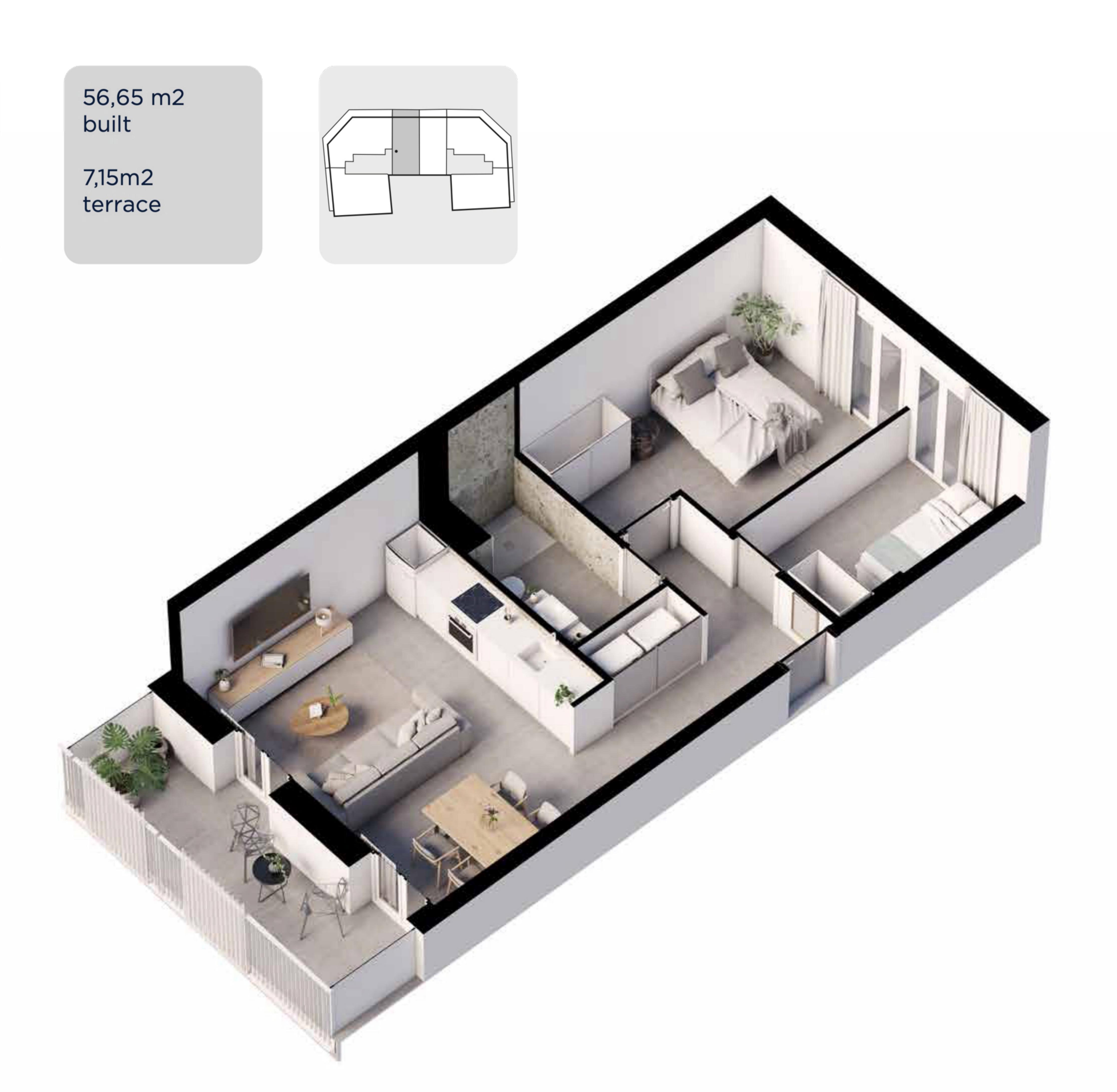
2 rooms



1 bathroom



Terrace





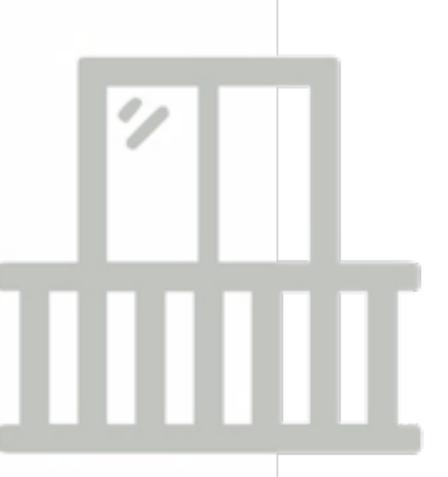
1-3, 2-3, 3-3 Travessera Vallparda



2 rooms



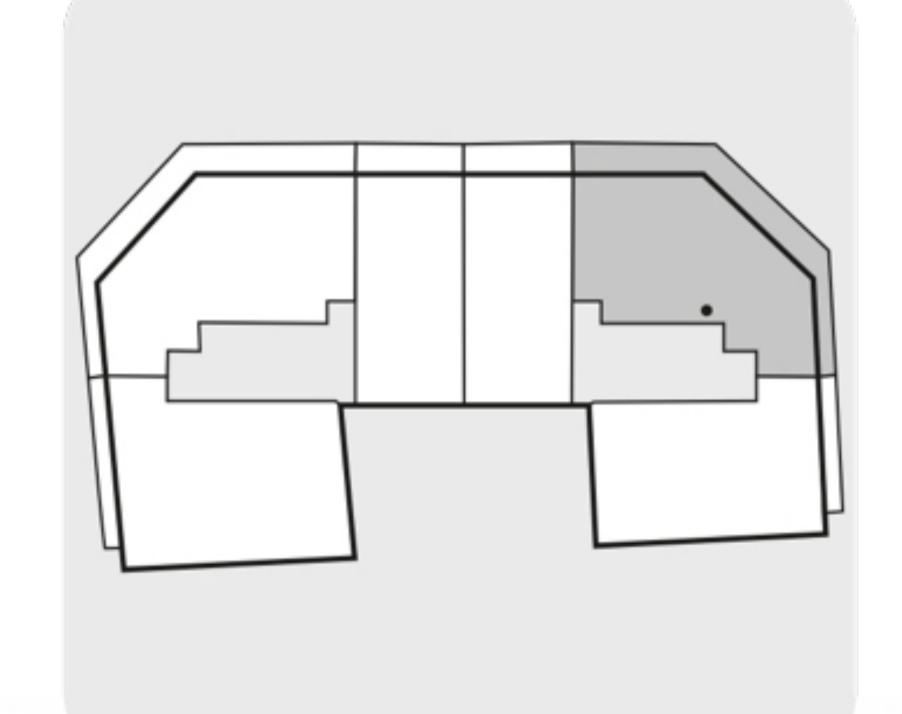
1 bathroom

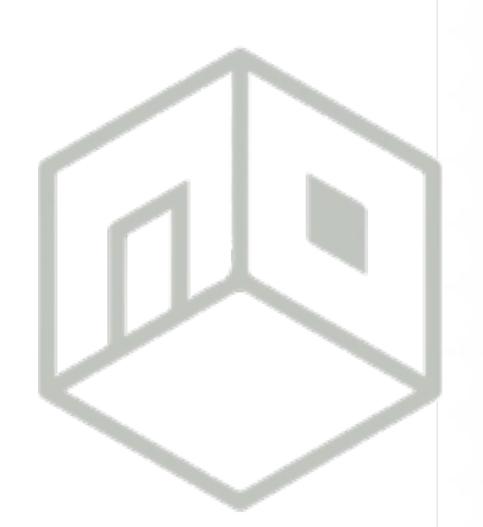


Terrace

1-2, 2-2, 3-2 Travessera Vallparda 76,47 m2 built

23,00 m2 terrace





3 rooms



2 bathrooms

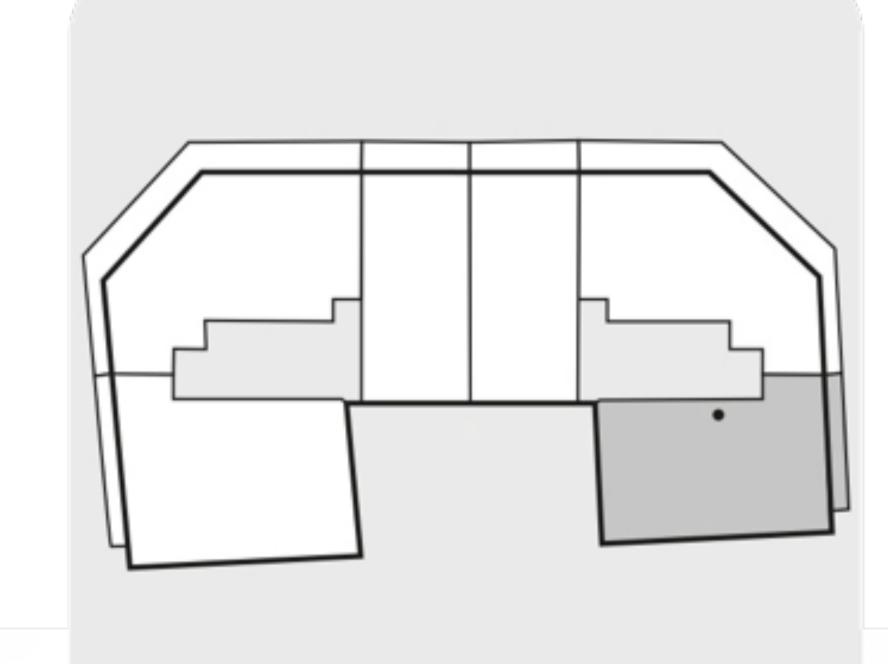


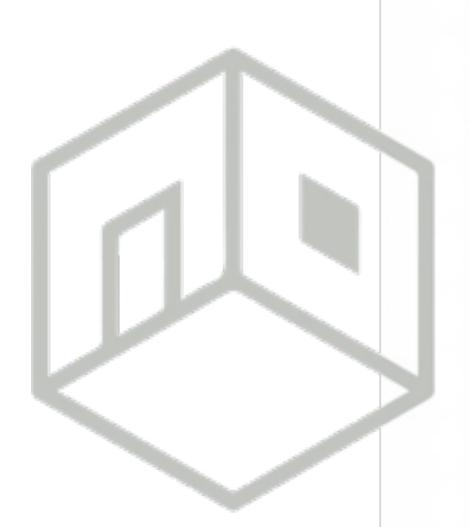
Terrace



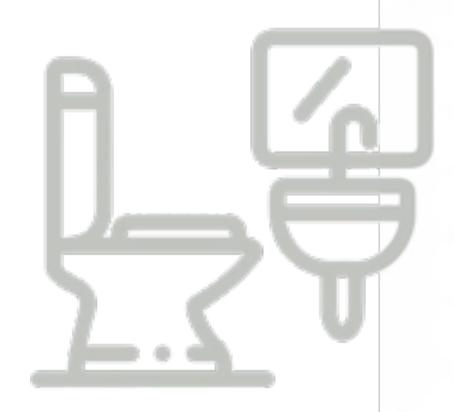
1-1, 2-1, 3-1, 4-1 Travessera Vallparda 76,28 m2 built

4,50 m2 balcony





2 rooms



2 bathrooms



Balcony





Travessera Cinca

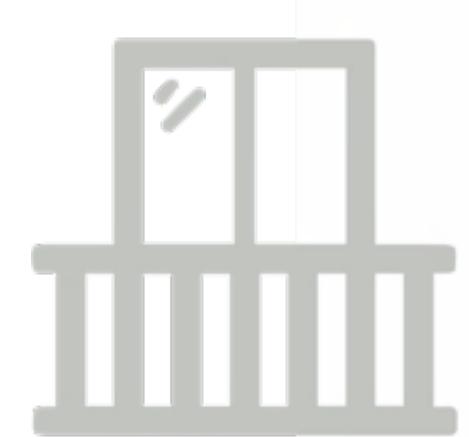




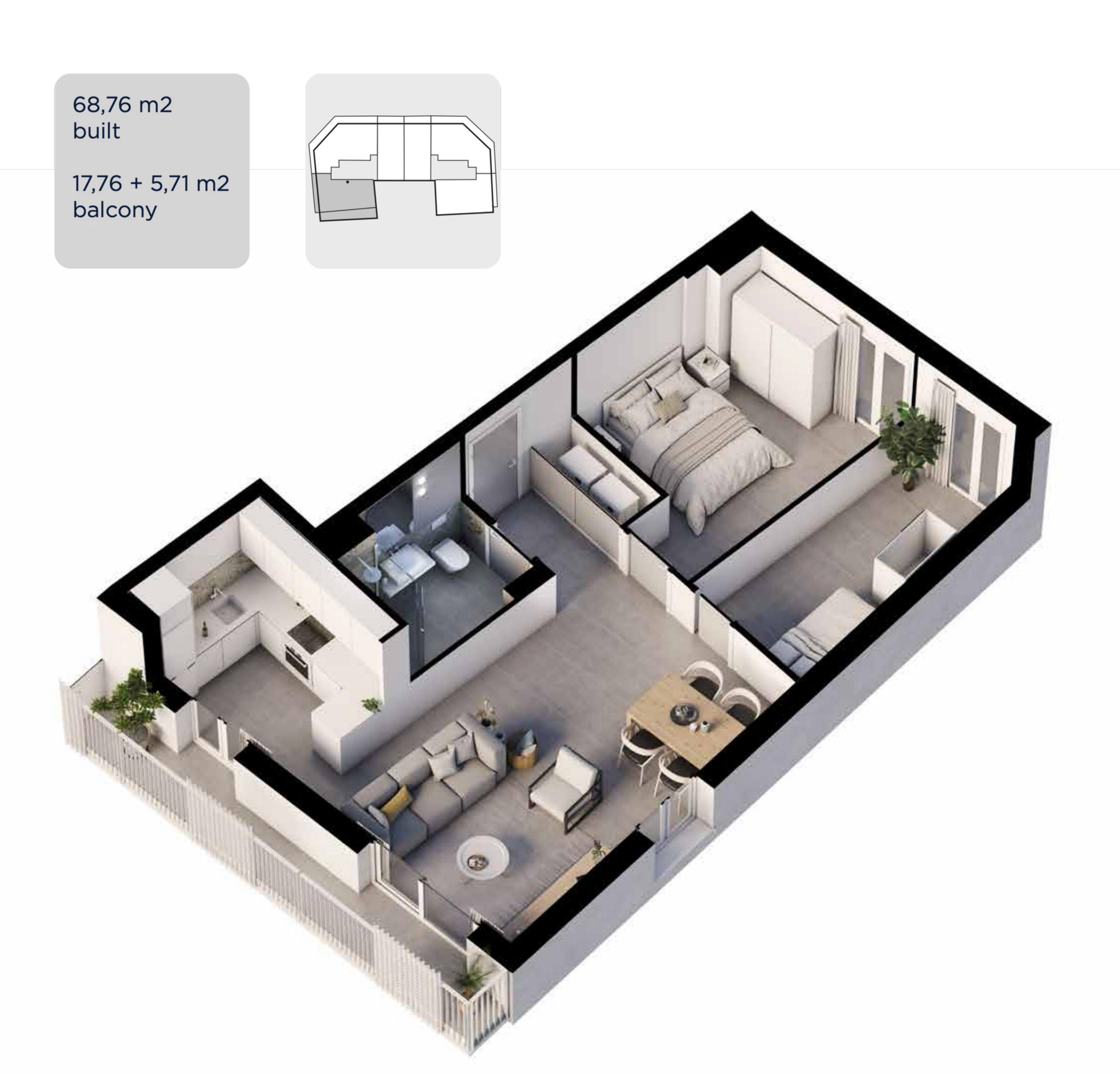
2 rooms



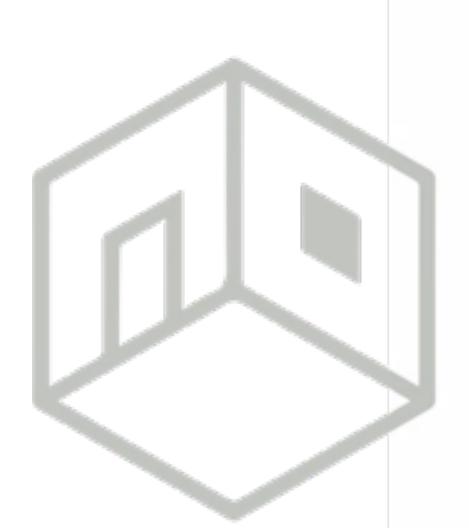
1 bathroom



2 Balconies



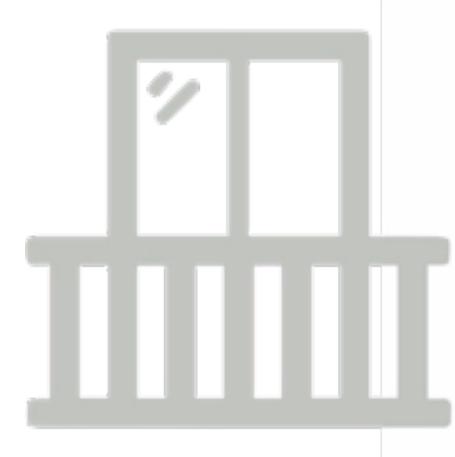
4-1
Travessera
Cinca



2 rooms



1 bathroom



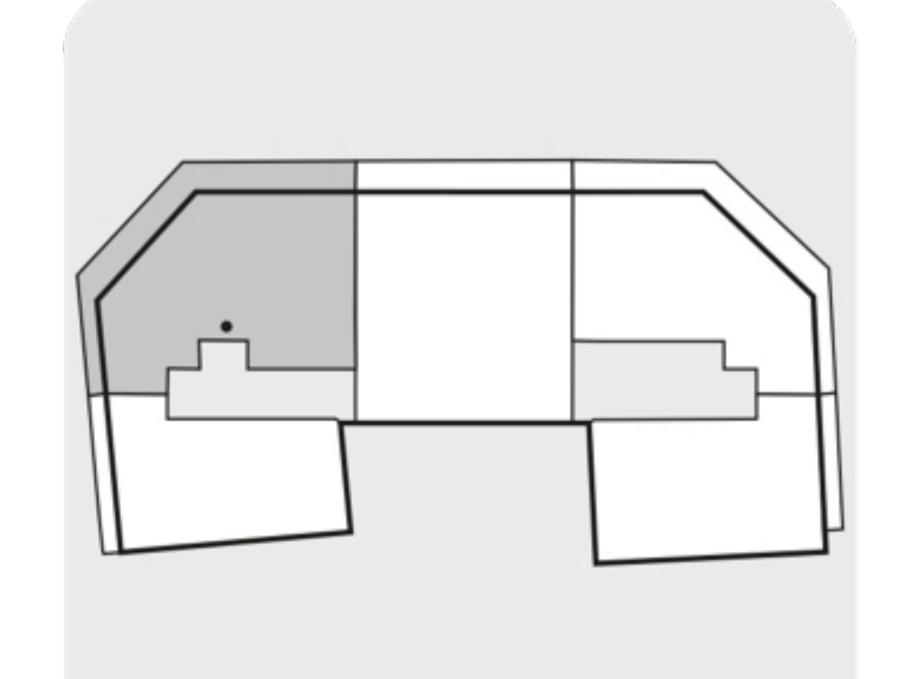
Balcony

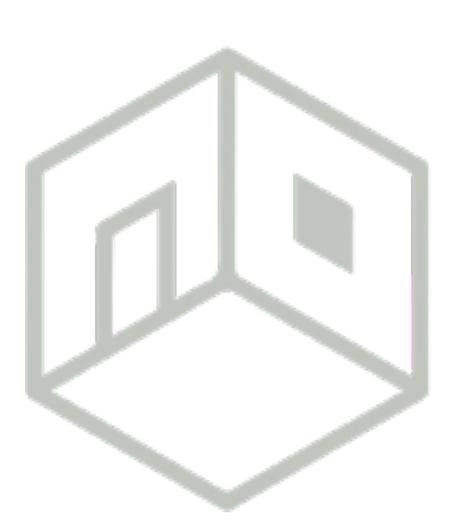


4-2
Travessera
Cinca

91,91 m2 built

24,63 m2 terrace

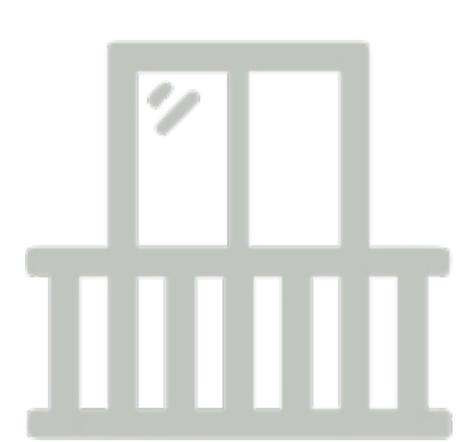




3 rooms



2 bathrooms



Terrace





4-3 Travessera Vallparda



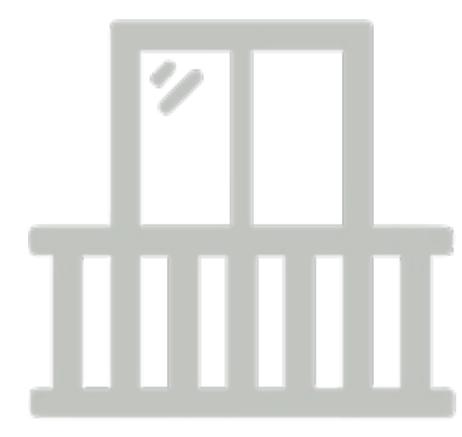
14,38 m2 terrace



3 rooms + hall



2 bathrooms



Terrace

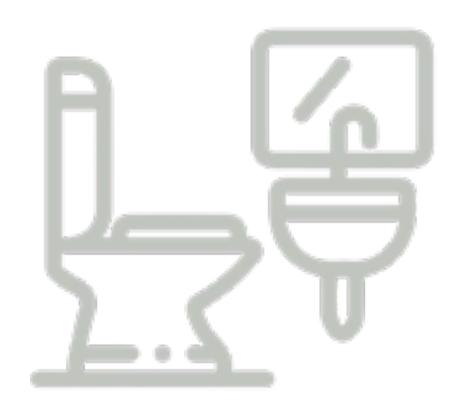




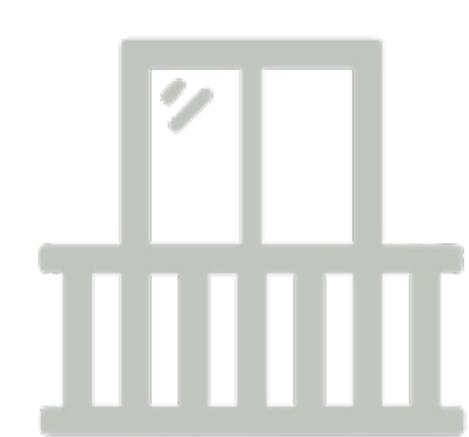
4-2 Travessera Vallparda



3 rooms



2 bathrooms

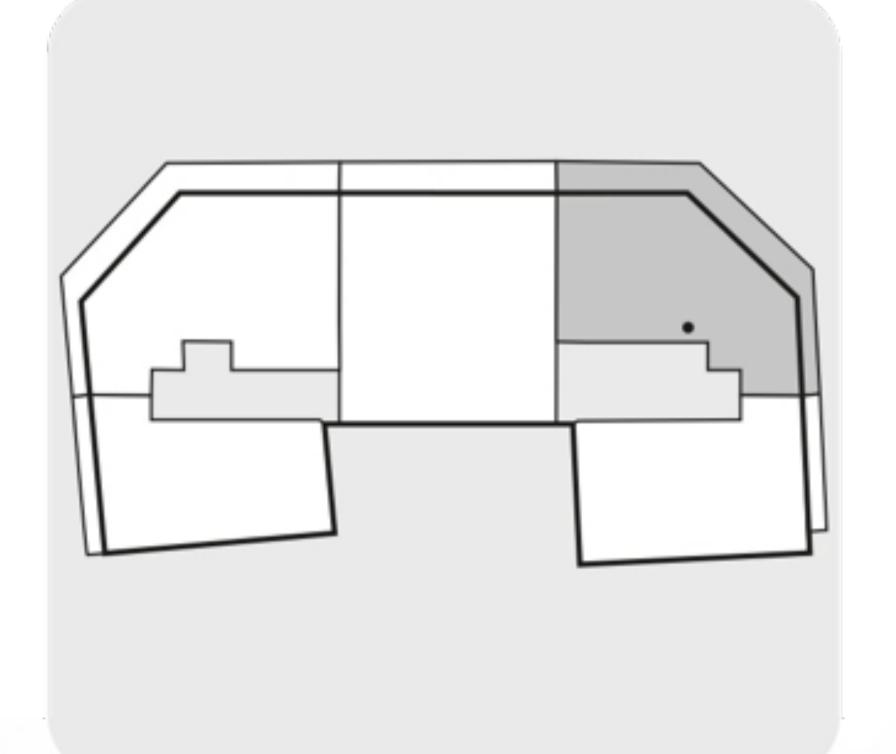


Terrace

These orthogonal floor plans of type homes are only simulations of the spaces that do not include the elements, finishes and furniture represented and have no contractual value.

77,93 m2 built

23,00 m2 terrace









Vivenda	Hab.	Baños	m² utiles	m <sup>2</sup> cons.	Balcón-Patio	Precio
Bajos 1ª(V1)	2	1	43,19 + 44,10m <sup>2</sup>	54,13+ 51,11m <sup>2</sup>	21,20m <sup>2</sup>	489.555 € + IVA
Bajos 2ª (V2)	3	2	87,67m <sup>2</sup>	100,71m <sup>2</sup>	21,78m <sup>2</sup>	473.331 € + IVA
Bajo 3ª (V3)	3	2	88,05m <sup>2</sup>	101,18m <sup>2</sup>	21,07m <sup>2</sup>	474.250 € + IVA
Bjos 4 <sup>a</sup> (V4)	3	2	77,33 + 43,01m <sup>2</sup>	93,67 + 51,28m <sup>2</sup>	16,11m <sup>2</sup>	599.000€ + IVA
1-1 (V5) Edificio Travessera-Cinca	3	2	76,47m <sup>2</sup>	89,32m <sup>2</sup>	5,90m <sup>2</sup>	379.845 € + IVA
1-2 (V6) Edificio Travessera-Cinca	3	2	70,56m <sup>2</sup>	83,48m <sup>2</sup>	25,16m <sup>2</sup>	432.630 € + IVA
1-3 (V7) Edificio Travessera-Cinca	2	1	48,27m <sup>2</sup>	56,66m <sup>2</sup>	7,28m <sup>2</sup>	(Sold)
1-3 (V8) Edificio Travessera-Vallparda	2	1	48,27m <sup>2</sup>	56,64m <sup>2</sup>	7,28m <sup>2</sup>	(Sold)
1-2 (V9) Edificio Travessera-Vallparda	3	2	64,28m <sup>2</sup>	76,47m <sup>2</sup>	23,00m <sup>2</sup>	404.685 € + IVA
1-1 (V10) Edificio Travessera-Vallparda	2	2	65,22m <sup>2</sup>	76,28m <sup>2</sup>	4,50m <sup>2</sup>	323.438 € + IVA
2-1 (V5) Edificio Travessera-Cinca	3	2	76,47m <sup>2</sup>	89,32m <sup>2</sup>	5,90m <sup>2</sup>	(Sold)
2-2 (V6) Edificio Travessera-Cinca	3	2	70,56m <sup>2</sup>	83,48m <sup>2</sup>	25,16m <sup>2</sup>	444.015 € + IVA
2-3 (V7) Edificio Travessera-Cinca	2	1	48,28m <sup>2</sup>	56,65m <sup>2</sup>	7,28m <sup>2</sup>	(Sold)
2-3 (V8) Edificio Travessera-Vallparda	2	1	48,27m <sup>2</sup>	56,64m <sup>2</sup>	7,28m <sup>2</sup>	(Sold)
2-2 (V9) Edificio Travessera-Vallparda	3	2	64,28m <sup>2</sup>	76,47m <sup>2</sup>	23,00m <sup>2</sup>	408.825 € + IVA
2-1 (V10) Edificio Travessera-Vallparda	2	2	65,22m2	76,28m2	4,50m2	332.235 € + IVA
3-1 (V11) Edificio Travessera-Cinca	2	1	56,89m <sup>2</sup>	68,76m <sup>2</sup>	17,76 + 5,71m <sup>2</sup>	345.173 € + IVA
3-2 (V6) Edificio Travessera-Cinca	3	2	70,56m <sup>2</sup>	83,48m <sup>2</sup>	25,16m <sup>2</sup>	454.883 € + IVA
3-3 (V7) Edificio Travessera-Cinca	2	1	48,28m2	56,65m2	7,28m2	(Sold)
3-3 (V8) Edificio Travessera-Vallparda	2	1	48,27m <sup>2</sup>	56,64m <sup>2</sup>	7,28m <sup>2</sup>	299.115 € + IVA
3-2 (V9) Edificio Travessera-Vallparda	3	2	64,28m <sup>2</sup>	76,47m <sup>2</sup>	23,00m <sup>2</sup>	419.175 € + IVA
3-1 (V10) Edificio Travessera-Vallparda	2	2	65,22m <sup>2</sup>	76,28m <sup>2</sup>	4,50m <sup>2</sup>	(Sold)



Vivenda	Hab.	Baños	m² utiles	m² cons.	Balcón-Patio	Precio
4-1 (V12) Edificio Travessera-Cinca	2	1	56,89m²	68,76m²	5,90m²	(Sold)
4-2 (V13) Edificio Travessera-Cinca	3	2	78,65m <sup>2</sup>	91,90m²	25,16m <sup>2 (AT)</sup>	522.675 € + IVA
4-3 (V14) Edificio Travessera-Vallparda	3	2	91,65m <sup>2</sup>	113,35m <sup>2</sup>	14,63m <sup>2</sup>	548.550 € + IVA
4-2 (V15) Edificio Travessera-Vallparda	3	2	65,49m²	77,98m²	23,50m <sup>2(AT)</sup>	456.435 € + IVA
4-1 (V10) Edificio Travessera-Vallparda	2	2	65,22m <sup>2</sup>	76,28m²	4,50m <sup>2</sup>	(Sold)
Plazas de parking: 1, 5, 16, 17, 22	20.000 € + IVA					
Plazas de parking: 2, 3, 6, 7, 8, 9, 10, 13, 1	25.000 € + IVA					

Promueve:





Construye:

Participa y colabora:

AULISCAP

Investment | Development



Información y ventas:

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