

# Semi-detached house Bonanova

21 Alcoi Street



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# Exclusivity and design in the heart of La Bonanova.

Special offer of two brand new modern houses in the upper part of Barcelona. Located in the La Bonanova neighborhood, at 21 Alcoi Street, close to the Teknon hospital and La Salle Bonanova school.



# Main features of the development:

Two modern luxury houses in La Bonanova, designed by the well-known architect Francesc Buixeda (bxda arquitectura), built on a plot of 1,561 m<sup>2</sup>. Each house has over 1,000 m<sup>2</sup> of living space and includes an outdoor and indoor swimming pool, gym, sun terrace, 5 bedrooms, 3 multipurpose rooms, 10 bathrooms, a large garage, a private elevator up to the top floor, storage room, laundry room, a party/events room, and much more.



# Exclusivity in every detail.

Top-quality finishes with the best brands on the market, such as Bulthaup kitchens, Gaggenau appliances, Neve taps, Vitrocsa and Technal windows and doors, Savant smart home system, Daikin heating and cooling, Otis elevator, and more — all chosen to ensure the highest durability, efficiency, and comfort.



# Energy efficiency.

The buildings have ventilated facades with thermal and acoustic insulation on both the outer walls and the roof. They also feature a heat pump air conditioning system and high-performance glazing, which gives them an energy rating of «A», ensuring efficient and sustainable energy consumption, along with the highest level of indoor comfort.



# Prime location.

Situated on a unique dead-end street, exclusively accessed by residents and recently renovated, with landscaped garden beds in front of the house. These two luxury homes are surrounded by schools, libraries, health centers, shops and restaurants, offering unmatched convenience for their residents. Their location close to the Ronda de Dalt, Paseo de la Bonanova and Muntaner street provides excellent transport links and easy access to the rest of the city.



# Quality finishes of the houses



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# Excellence in materials and finishes.



## Roofing

The house has a flat roof with a complete waterproofing system, high-performance thermal insulation and proper water drainage. The walkable areas are finished with anti-slip, frost-resistant outdoor paving, while the technical areas are finished with solutions designed for easy maintenance and long-term durability.



## Foundation, structure and radon protection

The structure of the house is built entirely in reinforced concrete, with solid slab floors that provide high thermal mass, excellent acoustic performance and maximum structural strength. The foundation has been designed in accordance with a specific geotechnical study, incorporating radon gas protection systems through airtight barriers and appropriate construction solutions that prevent gases from entering from the ground, meeting the requirements of the Spanish Building Code and current regulations.



## Facades

The facades are built using a large-format ceramic ventilated facade system, with a highly durable exterior finish of architectural quality. The system incorporates continuous mineral wool thermal insulation, ensuring excellent thermal and acoustic performance, as well as proper moisture management and the elimination of thermal bridges. This solution provides energy efficiency, indoor comfort and a clean, timeless architectural appearance, fully integrated into the residential surroundings of La Bonanova.



## Interior layout and insulation

Interior partitions are built using construction systems that provide high levels of acoustic and thermal insulation, both between rooms and in relation to technical areas. Particular attention has been paid to the construction joints to minimize sound transmission and vibration.



# Exclusive finishes and interior design.



## External joinery and glazing.

The home features top-of-the-range exterior joinery in large formats, with different solutions depending on the floor. On the garden level, high-performance sliding doors by Vitrocsa are installed, with slim profiles and expansive glazed panels. The bedroom floors feature high-performance aluminium joinery by Technal, while the second floor returns to Vitrocsa. All glazing is high-performance, offering thermal and acoustic efficiency, with safety glass and solar control adapted to each orientation.



## Joinery and wardrobes.

Interior joinery is handled through custom doors and wall panelling, with high-quality finishes in lacquer and oak wood. Concealed hardware and premium handles are used throughout, with flush-to-wall integrated doors where the architectural design calls for it. Built-in wardrobes are fully bespoke, with fitted interiors including shelving, drawers and hanging rails, seamlessly integrated into the home's interior architecture.



## Wall coverings and ceilings.

Bathroom walls and floors are clad in Roman travertine, ensuring a seamless continuity between surfaces. Outdoor spaces and select facade areas feature natural Iroko wood cladding, treated for exterior use, adding warmth and material contrast. Ceilings are finished in plasterboard, allowing for the integration of lighting and services, with a high-quality smooth paint finish.



## Kitchen

The home features a high-end Bulthaup kitchen, fully equipped with designer cabinetry, advanced functional solutions and premium materials. Worktops, fronts and fittings all meet the brand's standards and the project's specific design. All appliances are by Gaggenau.



# Details that make the difference.



## **Bathrooms.**

Bathrooms are fitted with wall-hung designer sanitaryware by Duravit. Brassware is high-end, with quality finishes and water-saving systems by Neve. Extra-slim shower trays and toughened glass screens are featured throughout. Towel rails by Irsap.



## **Flooring.**

Bathroom floors are finished in Roman travertine, bringing material continuity, warmth and lasting durability. Throughout the rest of the home, flooring has been carefully selected to match the property's standard and architectural vision, featuring wide-plank oak parquet of the highest quality by Castro Wood Floors.



## **Thermal systems, ventilation and energy.**

The home features underfloor heating throughout, without cooling function. Air conditioning is provided via a ducted air system. A photovoltaic installation is included for on-site electricity generation. Fresh air circulation is handled by a double-flow mechanical ventilation system with heat recovery, ensuring high indoor air quality and energy efficiency. All air conditioning units and equipment are by Daikin.



## **Electrical, telecommunications and home automation.**

The home is equipped with a Savant home automation system, enabling control of lighting, climate, blinds and other features throughout the property. The electrical and telecommunications setup is comprehensive, with ample points designed to meet both current and future needs. Security system with top-tier brands and the latest technology. Switches and mechanisms by GIRA E2.



# Details that make the difference.



## Lift

An OTIS lift serving all floors, from the ground level up to the rooftop.



## Parking

The property includes a private parking area, designed for maximum convenience and security, with direct access to the home through an elegant private entrance hall, lined in natural Iroko wood.



## Indoor pool

The home features a heated indoor pool with a dehumidification climate system by Airlan, integrated within the building's volume and designed for year-round use.



## Outdoor pool

The property also has an outdoor pool set within the garden, with high-quality finishes and an efficient filtration system.



## Solarium

A versatile space with a generous solarium on the top floor — an exclusive setting to enjoy the sun and unwind in complete privacy.



## Solar panels

A photovoltaic solar panel system to maximise energy savings.







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