



Computer enhanced image of Barcelona – aerial view



Computer generated image of The Residences - lateral view



THE DEVELOPMENT

Mandarin Oriental Residences, Barcelona is a unique collection of 30 apartments and 4 penthouses with outstanding facilities and excellent service. With the exclusivity of its Passeig de Gràcia address and an exemplary design conceived by celebrated Spanish architect Carlos Ferrater, the Residences has set a new benchmark for world-class living in Barcelona.

The Residences range from one-bedroom apartments to four-bedroom penthouses and all offer an extraordinary lifestyle experience. Owners will enjoy use of the exclusive sixth-floor Lounge and Garden Level, comprised of fitness, wellness and leisure facilities, as well as a rooftop garden and swimming pool.

Furthermore, owners will also have access to the renowned hotel services and facilities of Mandarin Oriental, Barcelona including the Michelin-starred Moments restaurant and an award-winning spa.

DEVELOPER:

KKH Property Investors

DEVELOPER'S ADDRESS:

Avinguda Diagonal 640, 4-D
08017 Barcelona, Spain

ARCHITECT:

Carlos Ferrater, OAB, Barcelona

INTERIOR DESIGNERS:

Muza Lab, London

DEVELOPER'S SOLICITOR:

Baker & McKenzie

TENURE:

Freehold

PRACTICAL COMPLETION:

January 2022

MANAGING AGENT:

Mandarin Oriental Hotel Group

NUMBER OF STOREYS:

20

NUMBER OF UNITS:

34 in total

Grand Penthouse:	1
Full Floor Penthouses:	3
3 Bedroom Apartments:	9
2 Bedroom Apartments:	17
1 Bedroom Apartments:	4

DEVELOPMENT KEY FEATURES:

- **Mandarin Oriental** services and amenities
- Coveted **address** in prime city centre location
- Outstanding **architecture and design**
- Unrivalled **views** of the sea and city
- Lounge and Garden **amenities** level

CAR PARKING:

- 1 parking space per apartment (some exceptions)
- Limited additional spaces available upon request



Mandarin Oriental Hotel entrance at Passeig de Gràcia, 38, Barcelona



LONDON (ONE HYDE PARK)



NEW YORK (COLUMBUS CIRCLE)



BANGKOK (CHAROEN NAKHON ROAD)



BARCELONA (PASSEIG DE GRÀCIA III)

MANDARIN ORIENTAL

From New York to London, Boston to Bangkok, Mandarin Oriental offers a truly unique lifestyle by combining the comforts of a private home with the unsurpassed amenities and service of the world-class Mandarin Oriental brand.

Current Mandarin Oriental Residences:

Bangkok, Bodrum, Boston, Hyde Park London, Macau, New York and Taipei.

Future Residences by Mandarin Oriental:

Bali, Barcelona, Boca Raton, Dallas, Da Nang, Dubai, Fifth Avenue New York, Istanbul, Grand Cayman, Honolulu, Mayfair London, Moscow, Munich, Muscat and Tel Aviv and Vienna.

THE MOST PRESTIGIOUS RESIDENCES AROUND THE WORLD





View over Passeig de Gràcia



Passeig de Gràcia



Hermès boutique at Passeig de Gràcia, 77



Moments at Mandarin Oriental, Barcelona



Chopard boutique at Passeig de Gràcia, 78



La Pedrera at Passeig de Gràcia, 92



Casa Batlló at Passeig de Gràcia, 43

LOCAL AREA & CONNECTIVITY

Mandarin Oriental Residences, Barcelona is situated in the heart of the city among the world-famous fashion houses on Passeig de Gràcia.

The Residences are within a short distance from a variety of exceptional restaurants, as well as an abundance of architectural masterpieces such as Gaudí's Casa Batlló and Casa Milà, and Cadafalch's Casa Amatller. The apartments are just minutes from the striking Port Vell Marina and Barceloneta Beach, and a wealth of seaside restaurants, bars and outdoor spaces to enjoy. Barcelona's airport is one of Europe's busiest, accounting for over 44 million passengers per year, and offers routes to 32 intercontinental destinations. Furthermore, the Barcelona-Madrid high-speed rail connects the city to the Spanish capital in just 2h 30m.

JOURNEY TIME FROM PASSEIG DE GRÀCIA III

Casa Milà	3 mins
Mandarin Oriental, Barcelona	7 mins
Sagrada Família	7 mins
Plaça de Catalunya	9 mins
Old Town	13 mins
Port Vell Marina	14 mins
Les Rambles	15 mins
Barceloneta Beach	18 mins
Montjuïc	22 mins

Approximate journey time by car



Legendary services at Mandarin Oriental hotels and residences

Computer generated images

LEGENDARY SERVICES

- 24/7 concierge and doorman services
- 24/7 security
- Spa and wellness treatments
- Landscaping, plant care and floral arrangements
- Private butler, personal shopper and childcare services
- In-residence à la carte services
- Event catering by Mandarin Oriental, Barcelona, including private chef, cooking lessons and sommelier
- Transportation services, limousine and car rental
- Housekeeping and maintenance

The above services may incur additional charges. Please contact your sales representative for information.

ON-SITE AMENITIES

Mandarin Oriental Residences, Barcelona offers an enviable lifestyle experience. Owners will enjoy use of the exclusive Lounge and Garden Level, comprised of a rooftop swimming pool, as well as fitness, wellness and lounge facilities.

Furthermore, owners will also have access to the renowned hotel services and facilities of Mandarin Oriental, Barcelona including the Michelin-starred Moments restaurant and an award-winning spa.

Exclusive on-site amenities include:

- Rooftop garden
- Rooftop swimming pool
- Gym
- Changing rooms
- Treatment rooms
- Saunas
- Library lounge
- Meeting rooms



Computer generated images

APARTMENT SPECIFICATIONS

GENERAL

- Flooring: High-quality extra-wide oak timber flooring in all living areas and bedrooms. Bespoke marble flooring in entrance hall (travertine with handmade nero marquina marble inlay). Full marble flooring in all bathrooms and powder rooms (as detailed below).
- Windows: All large-format windows include bespoke sills and are designed as panoramic seating benches. Finished in sivec marble or similar stone in all living areas and in light oak wood in bedrooms.

- Ceilings: Spectacular architectural coffered ceilings with integrated soft lighting in living areas and bedrooms.
- Doors: All internal doors in natural hardwood veneer throughout the apartments. Main entrance door lacquered in 'black piano' finish. Steel ironmongery in brass finishing.
- Joinery: Walk-in/Walk-through closets and wardrobes in bespoke joinery, with fully finished hardwood oak timber veneer.

BATHROOMS

- Flooring and tiled walls: Master en-suites in dolomita marble. White sand marble in secondary bathrooms. Powder rooms in silver travertino (tiled walls) and sivec marble.
- Vanities: Bespoke marble vanities in dolomita with integrated drawers in master en-suites. White sand marble with hardwood veneer drawers and other joinery in secondary bathrooms. Pietra grey stone vanities in powder rooms.
- Fixtures: Wall-mounted toilet and bidet (Laufen Pro) in master en-suites. Wall-

mounted toilet (Laufen Pro) in secondary bathrooms and powder rooms. Washlet provisions. Some exceptions.

- Fittings: All high-grade Dornbracht brushed stainless fittings in master en-suites, secondary bathrooms and powder rooms. Heated towel hangers.
- Bathtub and walk-in showers: Walk-in bespoke marble stone showers in master en-suites and secondary bathrooms. Standalone bath and external marble cladding bath in master en-suites, Bette high-end baths.

KITCHENS

- High-end kitchen design by Muza Lab: Bulthaup B3 range, top European manufactures.
- Appliances: Fully equipped kitchens with Gaggenau appliances.
- Worktops: Counter top and kitchen island in high performance stone - quartzite perla venata vintage finished.
- Cabinets: Bulthaup high performance cabinets with selected wood finish for oak timber veneer.



Computer generated images

TECHNICAL SPECIFICATIONS

LIFE AND FIRE SAFETY

- On-site, 24/7 CCTV control room and private security personnel, directly connected to the building management system (BMS) and alarms.
- Two independent staircases from all floors including car parking levels, and dual emergency exit routes on reaching ground floor (to Passeig de Gràcia and to Riera de Sant Miquel exit routes).
- Fully equipped fire detection and sprinkler system to all floors (including on-site, high-capacity, over 200 cubic metres water tank). Dry riser water system installed to all floors for emergency operation.

ENVIRONMENTAL STANDARDS

- Project designed to incorporate advanced technologies in energy efficiency and environmental sustainability.
- Design targets the environmental certification 'LEED GOLD' (Leadership in Energy and Environmental Design) as well as the EU Energy Efficiency Rating 'A'.

HEATING AND COOLING

- Cooling and heating generation is centralised in technical rooms for the entire building to ensure standards of maintenance and efficiency.
- Underfloor comfort heating to all rooms (with independent, low-temperature water circuits). Integrated cooling system with independent control setting in each room (FCU).
- Guided natural air renovation through ceiling coffer in all rooms.

ELECTRONICS AND IT

- Lutron lighting and climatization controls installed.
- State-of-the-art data infrastructure, including WIFI and cable network with coverage in all rooms and TV signal and cable distributed to all rooms.
- PBX telephone system with direct connection to the concierge (intercom).



Computer generated image of Mandarin Oriental Residences, Barcelona at Passeig de Gràcia 111



These details have been prepared in good faith but are not intended to constitute part of any offer of contract or create any contractual relationship. No description or information of any kind contained in these particulars may be relied upon as a statement or representation, warranty or fact. All images, plans and specifications shown are indicative only, cannot be guaranteed to represent the complete interiors or exteriors of the project and are subject to change due to design coordination and other development considerations. Any areas, measurements or distances given are approximate only. It is not possible to scale exactly from these drawings. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information given. All rights reserved to KKH PROPERTY INVESTORS. Mandarin Oriental Residences, Barcelona are not developed, sponsored, owned, offered or sold by Mandarin Oriental Hotel Group (MOHG) or any affiliate thereof, and MOHG makes no representation, warranty or guarantee of any kind regarding The Residences. The developers and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licences from MOHG which may expire or be terminated.

