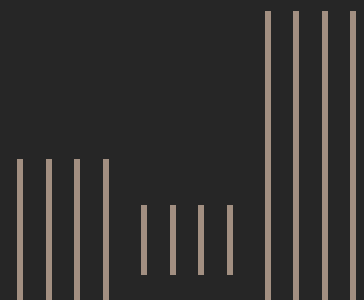




PALLARS193

PALLARS 193 IS LOCATED
IN THE HEART OF 22@,
BARCELONA'S TECHNOLOGICAL DISTRICT.

PALLARS 193 HAS UNDERGONE A FULL
REFURBISHMENT, DESIGNED TO
OFFER A **UNIQUE EXPERIENCE**
TO ITS USERS.

INDEX

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- › Pallars 193 at a glance
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- › Pallars 193 in detail
- › Technical specifications
- › Areas and floor plans
- › Sustainability

Covering over 12,000 sqm, **Pallars 193** is comprised of two interconnected buildings unified by a central core on the ground floor, providing collaborative workspaces tailored to companies seeking a dynamic environment.

Encompassing over 1,000 sqm, the ground floor garden boasts an array of amenities, including event and meeting spaces, an agora, pergolas, a wellness and meditation area, and a serene natural waterfall.





Poor spanning across office floors with completely open layouts, Pallars 193 enjoys abundant natural light and breathtaking sea views, courtesy of its expansive glass façade.

Its design **prioritizes maximum flexibility and adaptability** to accommodate evolving and rigorous business requirements.

A standout feature of the building is its **versatile outdoor area** on the first floor, a green oasis crafted for the users enjoyment.

Harmonizing lush greenery with meticulous aesthetics, this space transforms into a serene haven for gatherings and relaxation.





PALLARS 193

AT A GLANCE

- › **12,631 sqm** of office spaces and **318 sqm** of storage space in basements
- › 2 buildings: (GF+4, GF+12, central core on the ground floor)
- › Maximum capacity: **90 people** per floor
- › **216** parking spaces
- › **71** parking spaces for motorcycles
- › **Bicycle and scooter** parking
- › Complete **building renovation**
- › **+ 1,000 sqm of garden** on the ground floor: events and meeting area with agora, pergola, Work & Lunch, Wellness area and meditation area, natural waterfall
- › Multipurpose room
- › Changing rooms
- › Sustainability certifications: **BREEAM Excellent**

CENTER OF ATTRACTION

Nestled within the vibrant 22@ district, Pallars 193 resides in the bustling heart of Barcelona's Poble Nou district—an **esteemed center for technology and innovation**, situated proximate to key commercial, financial, and business hubs, driving the success of companies in the area.

Renowned for its **creative flair and trendy ambiance**, Poble Nou epitomizes Barcelona's cultural richness, boasting a plethora of social, cultural, and recreational opportunities.





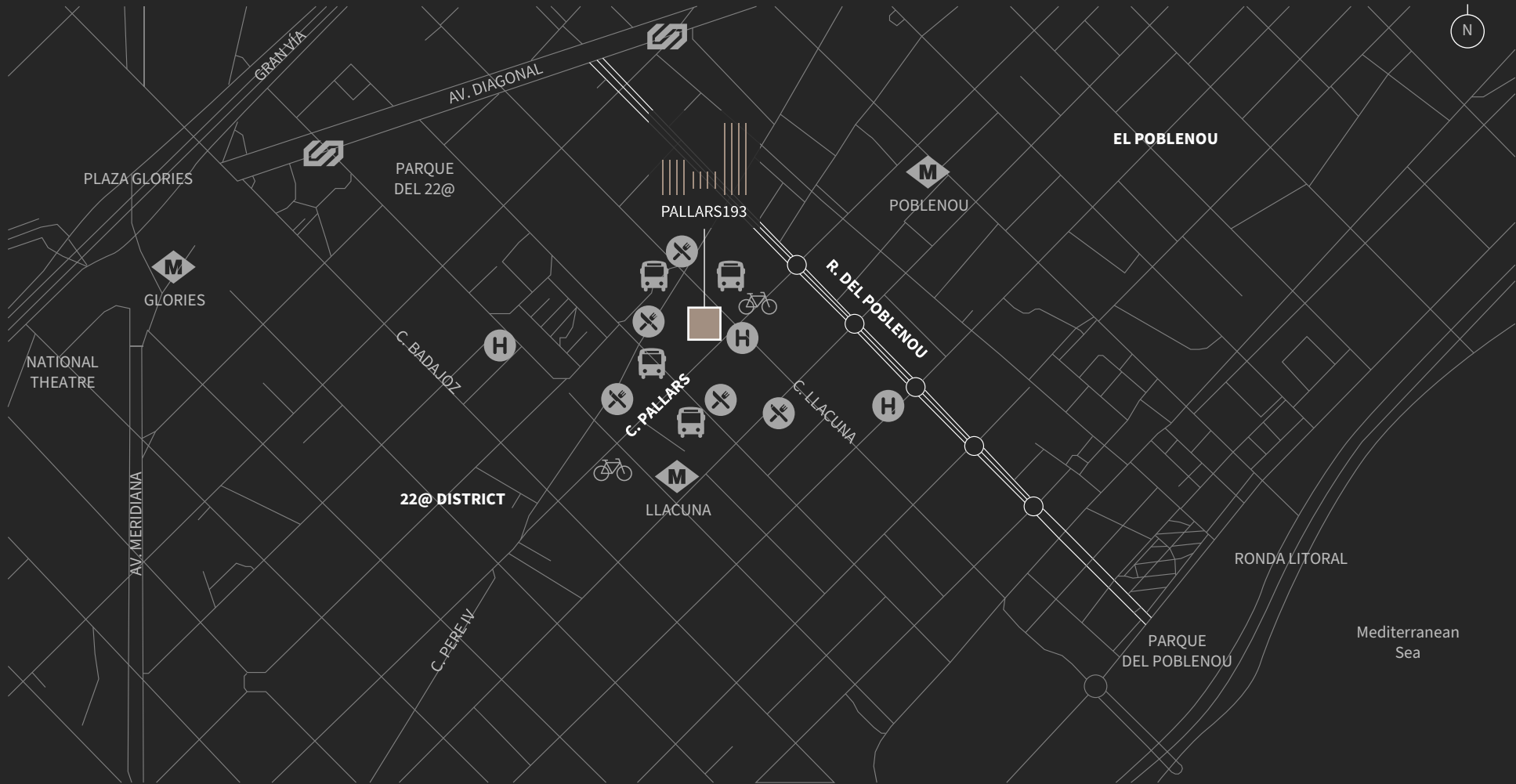
Located adjacent to Glories Square, Pallars 193 enjoys proximity to a burgeoning urban space undergoing a remarkable transformation. This visionary project aims to cultivate **Barcelona's premier urban forest**, showcasing verdant landscapes and green spaces.

Strategically situated just minutes from downtown, Pallars 193 benefits from its location within this evolving environment, surrounded by a diverse array of amenities and services, enhancing its appeal as a prime destination.

CONNECTIVITY AND COMMUNICATIONS

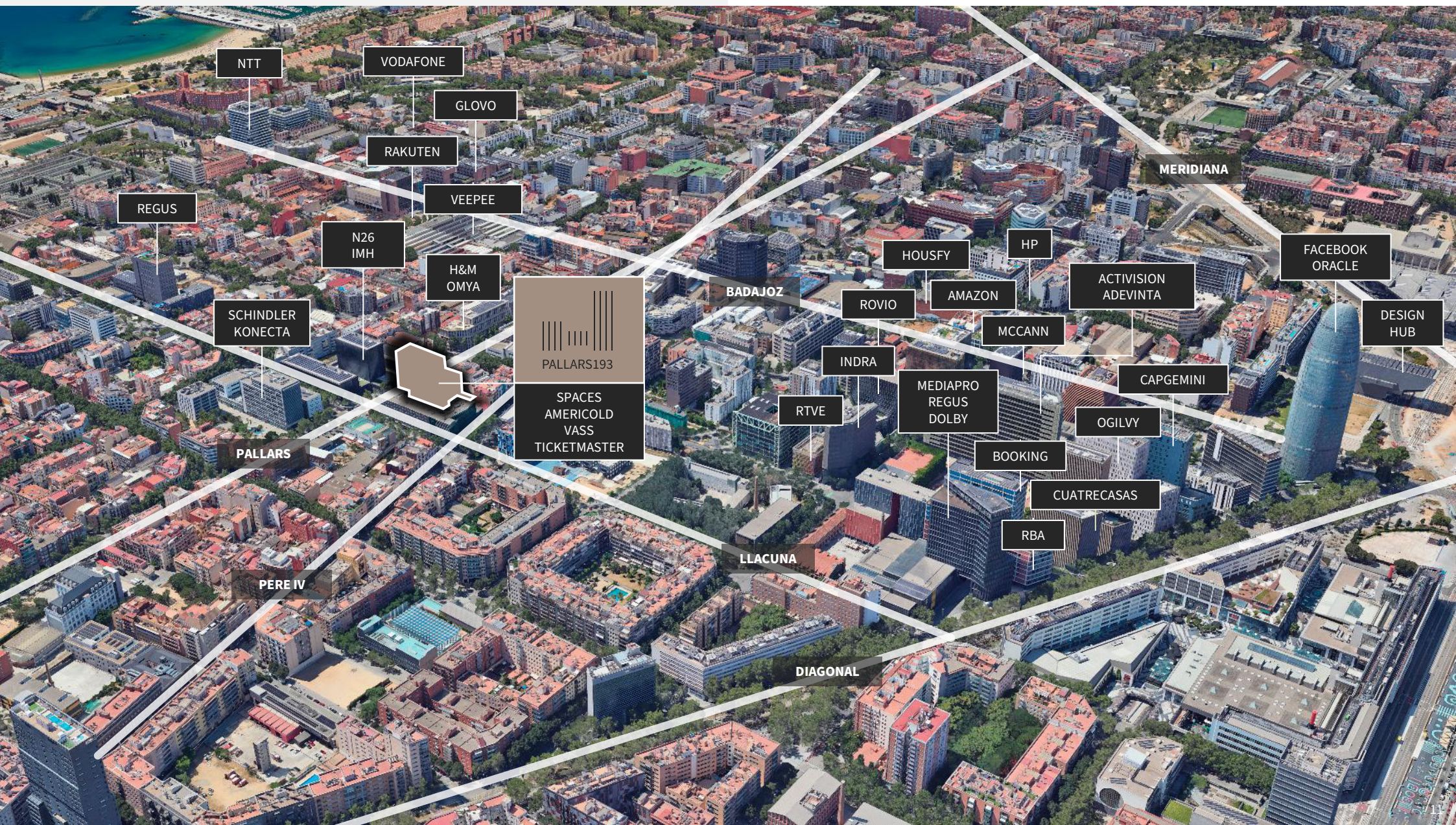
The building's location boasts **exceptional connectivity**, seamlessly accessible via both public and private transportation networks, rendering it a strategic nexus for businesses.

Furthermore, its **proximity to key arterial routes**, including the coastal ring road (B-10) and the Diagonal C-31, underscores its accessibility and convenience, facilitating effortless commutes and efficient logistical operations for companies.



					
Metro Llacuna L4: 3 min on foot Metro Poblenou L4: 6 min on foot Metro Glories L1: 15 min on foot	N8, V25, H14, N11: 1 min on foot	Bicing: at the door	T4, T5, T6: 9 min on foot	El Prat: 25 min by car	Sants: 18 min by car

ONE OF BARCELONA'S **MOST DYNAMIC AND PROMISING** BUSINESS DISTRICTS.





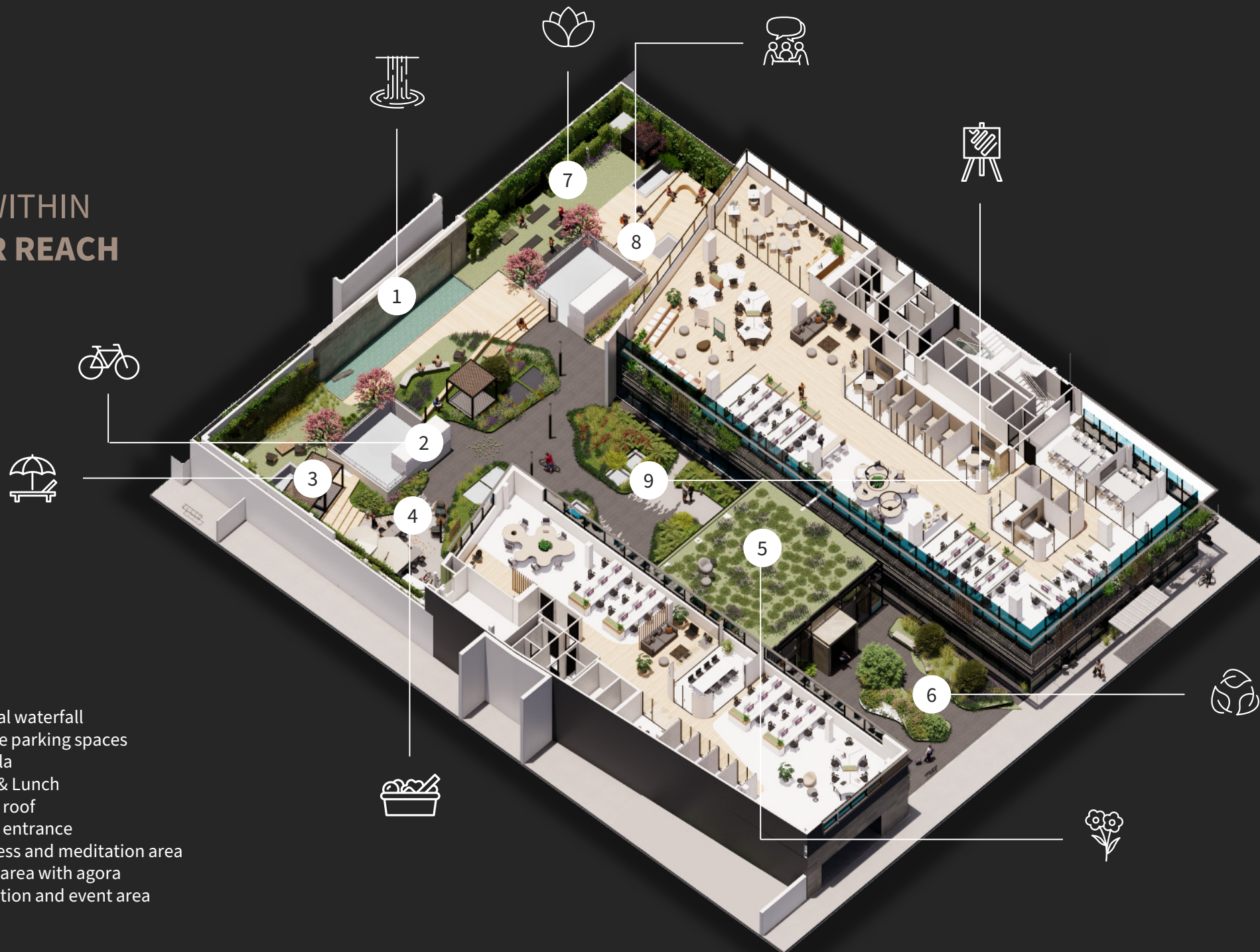
PALLARS 193 IN DETAIL

Pallars 193 presents adaptable spaces meticulously tailored to meet the diverse requirements of businesses, **prioritizing user well-being and fostering talent attraction and retention.**

Comprised of two buildings, one soaring to 13 floors (GF+12) and the other to 5 floors (GF+4), the property features expansive, open layouts flooded with abundant natural light throughout, creating an invigorating work environment.

ALL WITHIN YOUR REACH

1. Natural waterfall
2. Bicycle parking spaces
3. Pergola
4. Work & Lunch
5. Green roof
6. Green entrance
7. Wellness and meditation area
8. Event area with agora
9. Exhibition and event area





REPRESENTATIVE LOBBY

Welcome to Pallars 193, where modern design meets nature to craft a dynamic ambiance right from the moment you step into our expansive reception area, creating a **dynamic environment** for users from the moment they enter the building.





GROUND FLOOR, **THE HIDDEN JEWEL**

A sprawling garden spanning over 1,000 sqm. This oasis offers a plethora of common areas and leisure spots, seamlessly blending work and play. Whether it's fostering connections among individuals or hosting exclusive events, **this unique space caters to diverse activities.**

Perfect for outdoor workouts, coffee breaks, dining, or simply unwinding, it provides a sanctuary for relaxation and rejuvenation.

GROUND FLOOR

Open spaces to evoke feelings of **innovation, energy, and comfort.**





GROUND FLOOR

A Wellness and meditation area to recharge energy and enjoy a healthy lifestyle.



GROUND FLOOR

Work & Lunch Zone, a perfect space for relaxation and meeting place.



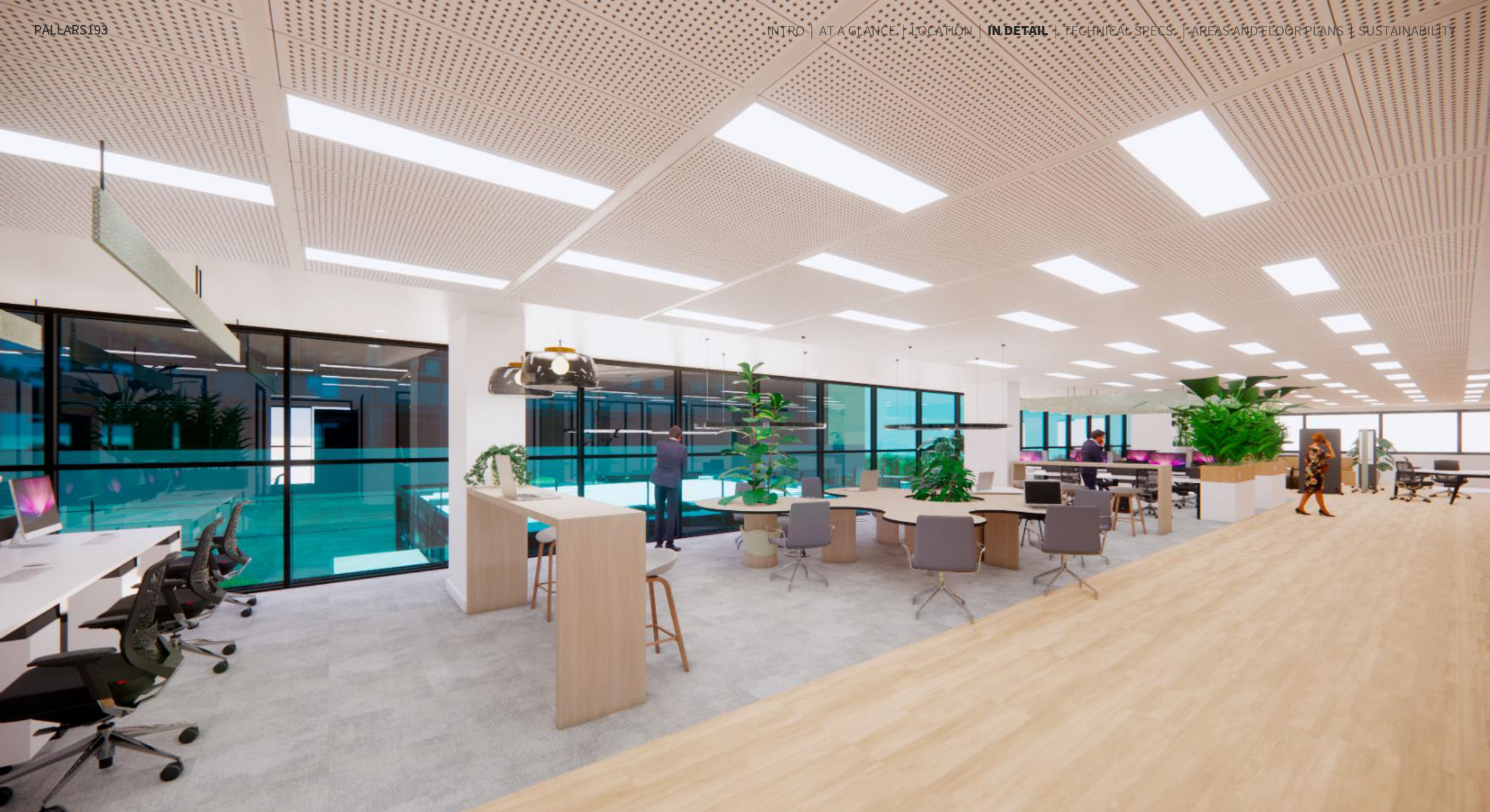
GROUND FLOOR

The agora, a dynamic, open, and transformative space at Pallars 193. Serving as a multipurpose hub and meeting point for all building users, the Agora fosters collaboration and creativity.



GREEN ROOF

A **captivating green roof**, seamlessly connecting the two buildings of Pallars 193. Immerse yourself in the serenity of nature within your work environment, fostering a sense of calm and rejuvenation amidst the bustling energy of the city.



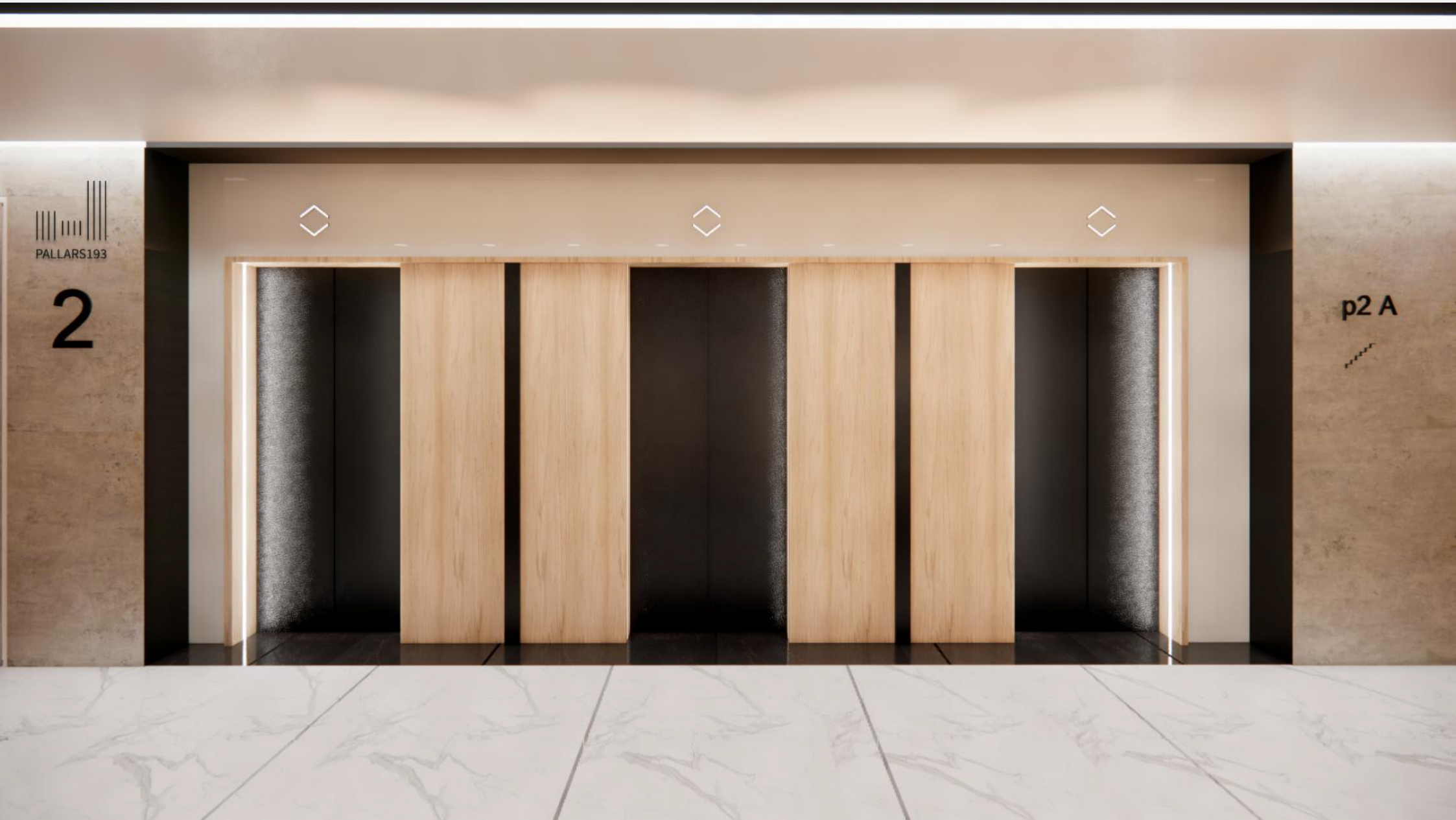
OFFICE FLOOR

Avant-garde and modern work spaces with an innovative and elegant design that adapts to the **more collaborative and flexible work models.**











TECHNICAL SPECIFICATIONS

- › LED lighting
- › Core of 2 lifts in building A and 3 lifts in building B
- › A variety of options: Drop ceiling / Exposed industrial-style fixtures
- › Technical floor: height 15 cm
- › Ceiling height in floors: 2.6m
- › 216 parking spaces, 5 of which are adapted for people with reduced mobility
- › 71 motorcycle spaces
- › Bicycle and scooter parking
- › Electric charging points for cars
- › Air conditioning: centralized installation of urban production (Distribluma)
- › CCTV system, access control and anti-intrusion system
- › Sustainability certifications: BREEAM Excellent and Well Health Safety Rated
- › Fire protection
- › Primary air ventilation on all office floors
- › BMS control of HVAC installations and lighting.
- › Accessible building adequate for people with reduced mobility
- › Rooftop photovoltaic panels
- › Curtain wall facade.





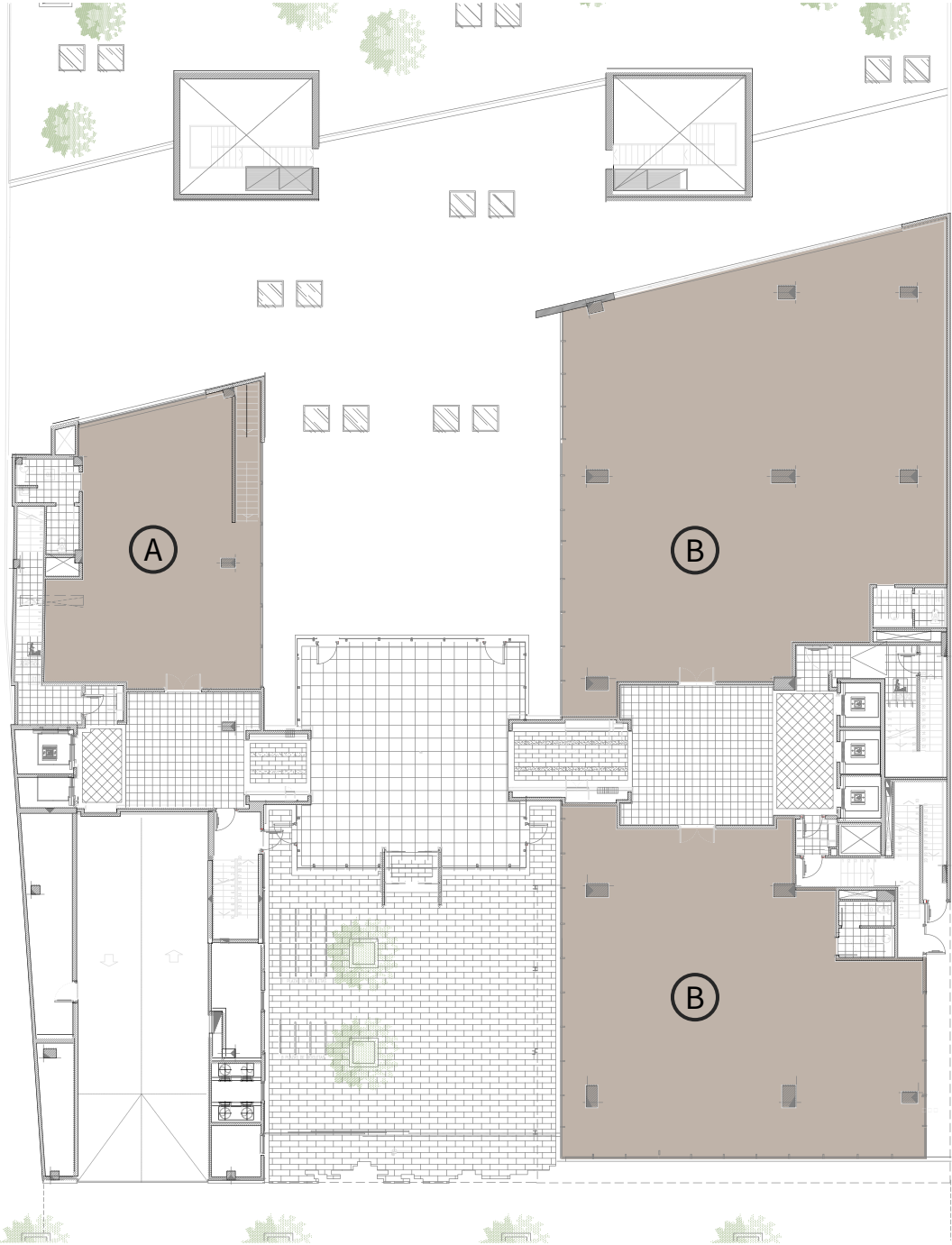
AREAS

	Building. A	Building. B
P12	-	718 sqm
P11	-	755 sqm
P10	-	755 sqm
P9	-	755 sqm
P8	-	755 sqm
P7	-	755 sqm
P6	-	755 sqm
P5	-	755 sqm
P4	418 sqm	755 sqm
P3	418 sqm	755 sqm
P2	418 sqm	755 sqm
P1	418 sqm	755 sqm
PB	130 sqm	352 sqm Offices 257 sqm Retail
S-1	1,197 sqm	

TOTAL:
12,631 sqm
+318 sqm Storage rooms

FLOOR PLANS

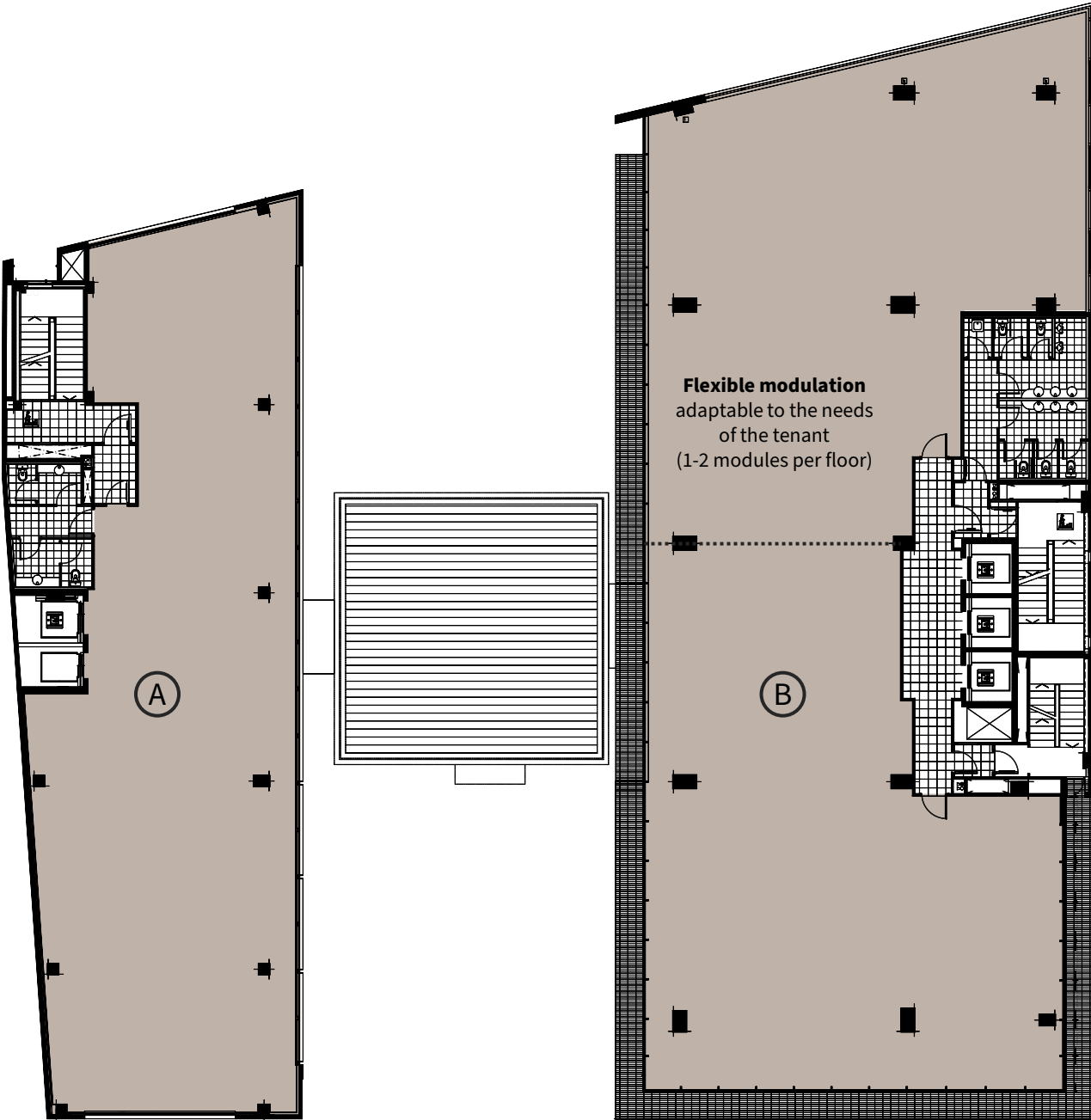
Ground Floor
739 sqm



Pallars Street

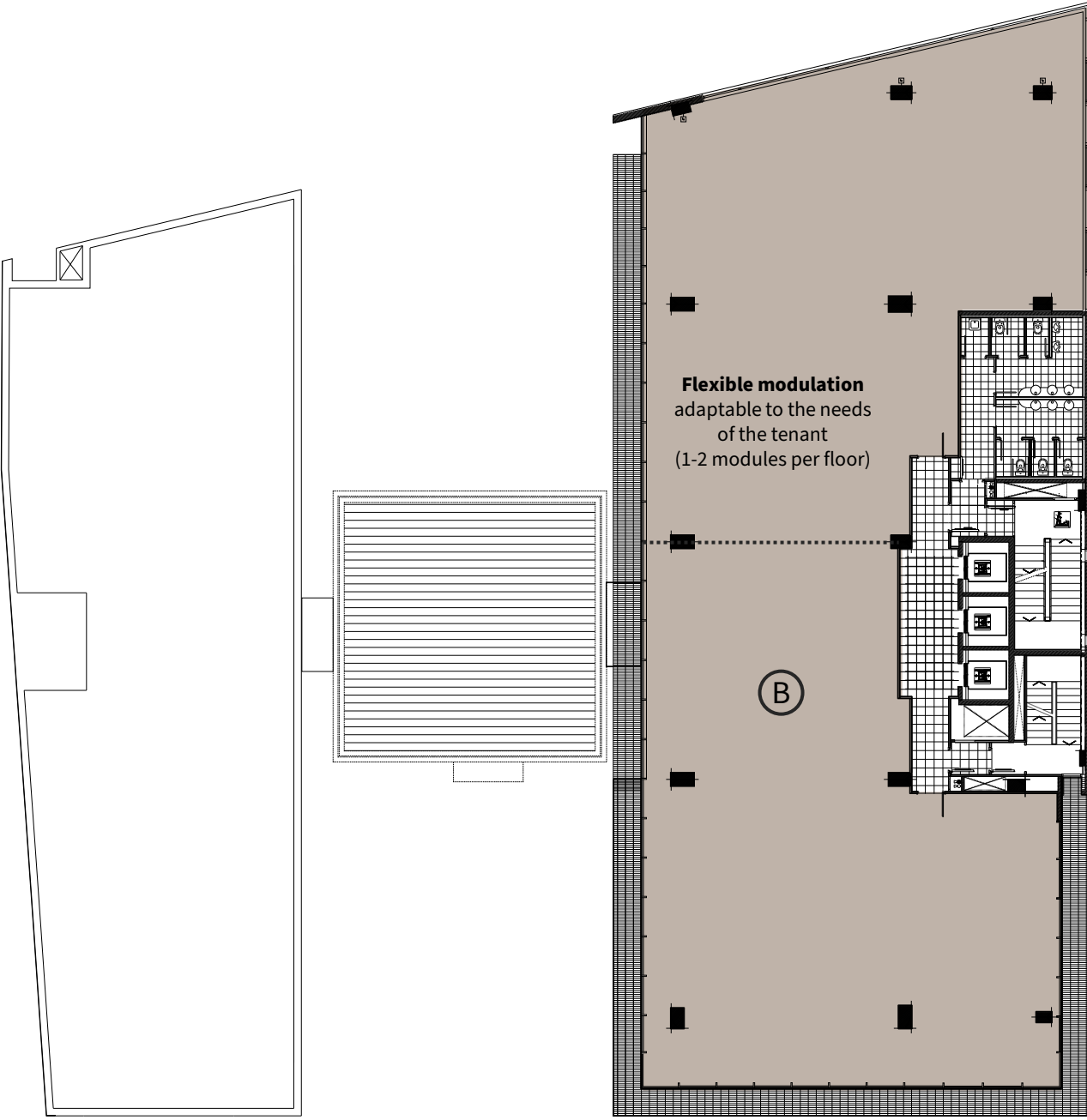
FLOOR PLANS

Floor Type (1 to 4)
Building A: 418 sqm
Building B: 755 sqm



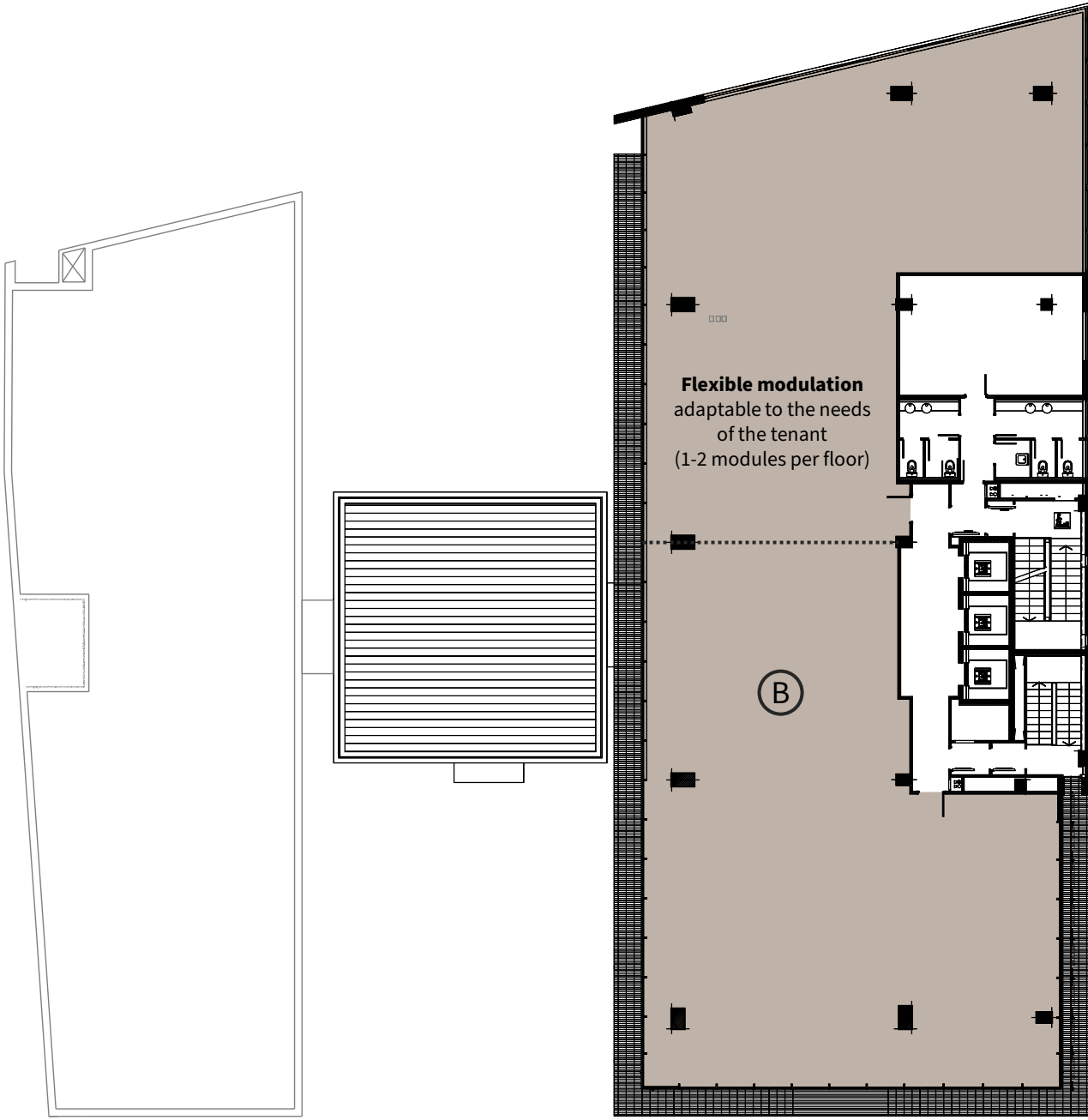
FLOOR PLANS

Floors 5 to 11
Building B: 755 sqm



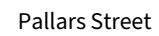
FLOOR PLANS

12th Floor
Building B: 718 sqm



Pallars Street

S-1
1,197 sqm





SUSTAINABILITY

Wholeheartedly committed to the environment, the new design **prioritizes sustainability**, utilizing natural materials to create a building that leaves a positive impact on its surroundings and positively improving the environment and environmental footprint.

BREEAM[®]
EXCELLENT

BREEAM Excellent certification.

pallars193.com

Owned by 193 BCN

*The information provided in this dossier is for informational purposes only and should not be considered a contractual document. The images included in this dossier are for reference purposes and may not depict actual representations.