

# URBAN LUX URYD SIGN

A DEVELOPMENT BY

**Shaftesbury**  
ASSET MANAGEMENT

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THE SPECIFICATION

**ANTARES**

BARCELONA

*The specification.* WHERE DESIGN VISION IS UNDERPINNED BY WORLD-CLASS EXECUTION, FINEST MATERIALS AND STATE-OF-THE-ART TECHNOLOGY.



**KITCHENS**

*Service Residences (Floor 01)*

- Bespoke-designed fitted kitchen, high and low cabinets, soft-closing doors and drawers in lacquered finish
- White solid surface counter top and backsplash
- Dornbracht Elio mixer in chrome
- Siemens appliances

*Floor 02-07*

- Bespoke-designed fitted kitchen, high and low cabinets, soft-closing doors and drawers in lacquered finish
- White solid surface counter top and backsplash
- Solid surface sink with Dornbracht sink mixer and side spray
- Miele appliances: oven, microwave, induction hobs, hood, fridge-freezer (75cm), dish washer and stacked washing machine & dryer

*Floor 08-18*

As previous with the following enhancements:

- Solid surface kitchen island designed by Odile Decq
- Miele appliances: combi oven/steam oven, plate warmer, wine cooler and fridge-freezer (90cm)

*Floor 19-21*

As previous with the following enhancements:

- Natural stone counter top and backsplash
- Dornbracht steel sink
- Miele appliances: vacuum seal drawer and side by side fridge-freezer (120cm) with ice and water dispenser

*Duplex and Penthouse Residences*

Includes all enhanced features as previously described

**BATHROOMS & ENSUITES**

*Service Residences (Floor 01)*

- Contrasting porcelain tile finishes to walls and floor (Porcelanosa X-Light Basic Snow high-gloss finish/X-Light Basic Dark matt)
- Solid surface single sink and vanity with integrated drawer, designed by Odile Decq
- Wall mounted Dornbracht single lever mixer tap in chrome, full width mirror to vanity, recessed LED lighting above vanity
- Floor level walk-in shower with tempered, gradient glass screen
- Ceiling mounted Dornbracht 220mm rain shower with handset in chrome
- Wall mounted 'In Tank' toilet with integrated cistern

*Floor 02-07*

- Porcelain tile finishes to walls and floor (Porcelanosa X-Light Basic Snow high-gloss/X-Light Basic Snow matt); selected residences with feature wall in X-Light Savage Dark high-gloss
- Solid surface single or double sink and vanity with integrated drawers, designed by Odile Decq
- Full width mirror to vanity
- Recessed LED lighting

- Wall mounted Dornbracht single or double lever mixer tap in polished chrome
- Solid surface baths designed by Odile Decq in Master Bedrooms with free standing Dornbracht single-lever tub mixer
- Floor level walk-in shower with gradient tempered glass screen
- Ceiling mounted Dornbracht 'Just Rain' shower panel with handset and individual showerheads in Master Bedrooms and in guest rooms, 220mm rain shower with handset in polished chrome

*Floor 08-18*

As previous with the following enhancements:

- Master bathrooms with natural marble
- Other bathrooms fully finished with X-Light Lush White high-gloss or with a feature wall in X-Light Savage Dark high-gloss, with Dornbracht ceiling mounted rain showerheads (400mm or 220mm) and hand shower set

*Floor 19-21*

As previous with the following enhancements:

- Master bathrooms with natural marble
- Solid surface baths by Odile Decq in second bedrooms with X-Light Lush White high-gloss and feature wall in X-Light Savage Dark high-gloss finish
- Other bathrooms and powder rooms fully finished with X-Light Lush White high-gloss
- Ceiling mounted Dornbracht 'Just Rain' shower panel with handset and individual showerheads in polished chrome throughout

*Duplex and Penthouse Residences*

As previous with the following enhancements:

- All bathrooms and ensuites in natural marble

**INTERIOR FINISHES**

- Walls and ceilings to be finished in white matt paint
- Built-in or surface wardrobes by Carré incorporating handleless white lacquered doors (fitted internally with rails, shelves and LED lighting)
- Multi-point locking, timber front door by Carré with exterior handle and outside finish in lacquered black matt
- Interior doors and mouldings lacquered in white, invisible hinges, brass handle designed by Odile Decq
- High quality bamboo timber flooring in living rooms, bedrooms, kitchens and corridors

**EXTERNAL FINISHES**

- Façade with terraces: full height glazing and sliding door system to terraces
- Curtain walls: openable windows

**TERRACES**

- Bespoke outdoor terraces with bamboo decks
- Curved glass balustrade
- LED lighting
- Water outlet
- Electrical sockets

**COMMON AREAS**

- Triple-height entrance lobby with curved feature wall, bespoke concierge desk and residents' lounge area, boasting a full height green wall extending into the garden, along the dividing wall of the neighbouring SB Hotel. Polished concrete with black quartz powder flooring throughout
- High quality bamboo flooring to lift lobbies and residential corridors
- Residential corridors and landings include bespoke curvilinear LED lighting
- Smoke detection and sprinkler system throughout

**PARKING**

- Floor 01: designated open space
- Floor 02-06: designated open space and storage unit
- Floor 07: one-car garage with integrated storage unit
- Floor 08-18: two-car garage with integrated storage unit
- Floor 19 and above: three-car garage with integrated storage unit

**AMENITIES**

- Sky Terrace & Rooftop infinity pool with 360° unobstructed views of Barcelona and the Mediterranean Sea
- Fully landscaped garden with Paddle Court
- Garden pavilion equipped with virtual golf simulator
- Cinema room with break-out area and kitchen console
- Generous wellness area (1,000 sq m) with natural lighting and green wall, comprising:
  - Fully equipped Technogym fitness centre with free weights and cardio machines
  - Indoor pool (17m length) and jacuzzi
  - Yoga Pod
  - Bespoke steam rooms and sauna
  - Spa treatment rooms
  - Relaxation area with infrared thermal loungers
  - Locker rooms

**INTELLIGENT HOME SYSTEMS**

- Smartphone controlled Gira home automation system with control screen and integrated video intercom; voice and data outlets throughout
- Smoke detection in each home and sprinklers throughout

**HEATING & COOLING**

- Temperature control integrated in home automation system
- Urban distribution network by Districlima for heating, cooling and domestic hot water