

EDIFICI · PARC · CENTRAL



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Some of the images shown are a representation as close as possible to the final result of the planned property and may be subject to modifications arising from technical or legal requirements, provided these are duly justified and do not involve a substantial alteration to the nature and/or quality of the materials. Likewise, some of the images used have been created using artificial intelligence for purely illustrative and indicative purposes.



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Why Edifici Parc Central in Sant Andreu?

It is always good to leave room for new horizons, and at Gestió i Garantia we wanted your new home in Barcelona to be surrounded by a vibrant and transformative energy. The Catalan capital has managed to reinvent itself time and again, adapting to new times without losing its essence.

In this context, Sant Andreu, one of the areas with the greatest potential in Barcelona, is undergoing an unprecedented urban transformation. The development of the **new large linear park**, almost **4 km in length** and integrated within the transformation of more than 160 hectares of the city, will give rise to the largest urban park in Barcelona, creating a new green axis of connection and quality of life.

This evolution is already visible with the 5,800 m² park around Torre del Fang, the prelude to the future **Parc del Cami Comtal**, with construction scheduled to begin in 2027. This 40-hectare green lung will connect Sant Andreu and La Sagrera, featuring accessible spaces, areas for physical activity, natural pathways and sustainability-driven design.

For this reason, we have created **Edifici Parc Central**, a project designed to be part of this new stage of the city, where nature, urban connectivity and quality of life come together.



Barcelona's new urban axis

Barcelona has been driving forward the future La Sagrera intermodal station for years, a strategic project that will transform the city and its connectivity. This infrastructure will integrate high-speed rail (AVE), regional and commuter rail services (lines R1 and R2), as well as the metro (lines L4, L9 and L10), and urban and interurban bus services into a single major transport hub, with the aim of exceeding 100 million passengers annually.

Also conceived as a new gateway to Barcelona for long-distance international services, with operations expected to begin around 2032, the new station will handle a significant portion of long-distance traffic along the **Madrid-Barcelona-France** corridor. With this new configuration, La Sagrera will establish itself as one of the main mobility hubs in southern Europe, strengthening Barcelona's connections with its metropolitan area, the rest of Spain and Europe.

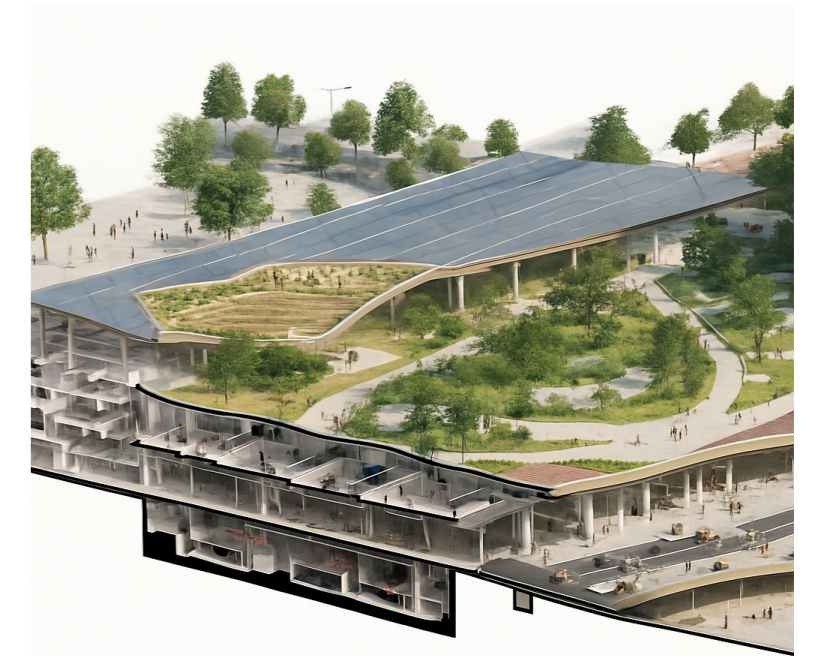


Gestió i Garantia

Our track record is synonymous with experience, closeness and trust. At Gestió i Garantia, we are committed to supporting you at every stage of the property process with a professional and dedicated service.

We place our specialised knowledge at your disposal to offer you solid and effective advice, always with a close and personal approach, because we understand that behind every home there is a unique life project.

Your new home starts here.





The home you've always dreamed of

We know your home should reflect who you are: a place that combines your personal style with exclusivity and comfort. That's why, at Edifici Parc Central, we offer a unique residential development of **90 homes with 2 and 3 bedrooms**, located in the heart of La Sagrera, one of Barcelona's most dynamic areas.

Here, you will enjoy all the advantages of living in an ever-evolving environment, next to the future La Sagrera linear park, a large-scale green axis set to become one of Barcelona's main green lungs.

Your home will be the perfect place to connect with the very best of the Catalan capital, while preparing for the future that La Sagrera is about to offer.





Close to everything essential



Road connections

- Ronda Litoral (B-10)
- Ronda de Dalt (B-20)
- Avinguda Meridiana



Shopping and dining

1. Westfield La Maquinista
2. Sant Andreu Market
3. El Corte Inglés Can Dragó
4. Cinesa Som Multiespai



Connections and transport

5. Sant Andreu Metro
6. Torras i Bages Metro
7. Gran de Sant Andreu - Palomar bus stop
8. Parc de La Maquinista bus stop
9. Sant Andreu Comtal train station



AVE

Sant Andreu RENFE Station

Martin Luther King 39-47

Estefania Requesens 15

*This graphic has been created using artificial intelligence to provide a clearer and more accurate vision of the future green axis.

Edifici Parc Central

Innovation, design and urban harmony

At **Edifici Parc Central**, every detail has been carefully designed to offer you a unique residential experience. The exterior of the building perfectly reflects the modernity and elegance that define this project, making you feel proud of your home from the very first moment.

The façades of Edifici Parc Central follow a contemporary design, with spacious terraces running along much of the building, providing essential solar protection for exceptional comfort. The architectural concept of this project, designed by the prestigious firm **GCT Arquitectes i Associats SLP** and led by architect Germán Català Torras, successfully integrates cross ventilation and direct sunlight into all homes, maximising brightness and air circulation.

This innovative architectural approach makes Edifici Parc Central a benchmark for design and modernity in the neighbourhood.



Edifici Parc Central

Edifici Parc Central is a new-build residential development that occupies the entire plot, offering 90 homes with 2 and 3 bedrooms that redefine the residential experience in Barcelona.

The layout of the homes is organised into two independent cores, connected by vertical circulation shafts located opposite an internal park, ensuring comfortable movement and greater privacy for each residence. The project includes 75 homes on standard floors and 15 penthouses on the upper levels, designed for those seeking a higher level of space.

Edifici Parc Central also features parking and storage rooms on the lower floors, providing practical and functional solutions for urban living. On the ground floor, there is a commercial unit designed to introduce new services that add dynamism and value to the surrounding area.



90 homes



Single-level apartments and penthouses



Underground parking and storage rooms



Commercial premises



Dual east-west orientation



Sustainable architecture

Interiors that inspire

Imagine spaces where every detail is designed so that each moment becomes a unique experience. We understand how important it is to feel at home from the very first moment, which is why every corner of your home has been designed to offer maximum comfort, surrounded by high-quality finishes and an atmosphere of harmony and wellbeing.

High-end finishes and materials form the foundation of your new home: whether you are relaxing in the privacy of your bedroom or sharing special moments in your living room, you will be surrounded by a design that combines functionality and style.

In every detail, from flooring to finishes, a unique experience is reflected—one designed for your comfort, turning your home into the perfect place to relax and enjoy.



Spaces to relax and unwind

We understand how important it is to enjoy your surroundings from your home. That's why, at Edifici Parc Central, we have designed spaces where natural light flows freely.

Thanks to large windows and terraces, each room connects seamlessly with the outdoors, offering privileged views that open up before you and allow you to take in the urban skyline, while enjoying the serenity of the neighbourhood, surrounded by the great linear green axis that stretches from the open interior of the block to La Sagrera high-speed train station and the Trinitat junction.



A unique and personal home

Every person is unique, and your home should be too. At Edifici Parc Central, we offer you the opportunity to personalise the finishes of your home so that they reflect your lifestyle and personal tastes.

Within the timeframes established by the developer, you will be able to choose from different **personalisation packs**, allowing you to select from a carefully curated range of materials and finishes.



Finishes and equipment included:

- Bosch® appliances: induction hob, electric oven, microwave, extractor hood, dishwasher and integrated fridge.
- Lacquered or laminate kitchen units with a porcelain worktop such as Dekton®, Ascale® or equivalent.
- LED recessed lighting in all rooms and LED lighting under the kitchen wall units.
- Fully fitted bathrooms with vanity unit, mirror with LED lighting, shower screen and heated towel rail.
- AC5-rated laminate parquet flooring throughout the home and porcelain tiles in bathrooms and terraces.



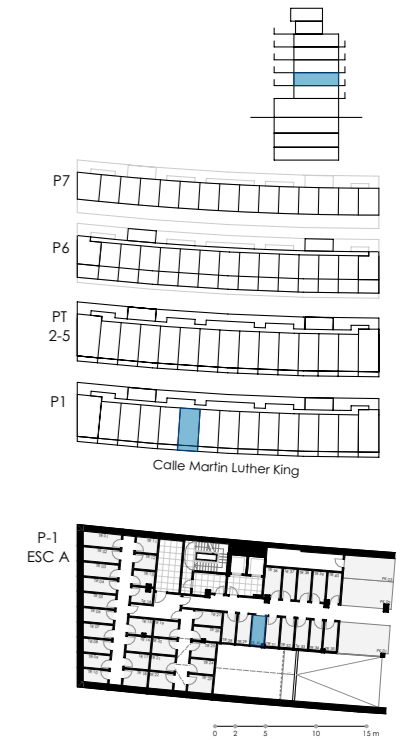
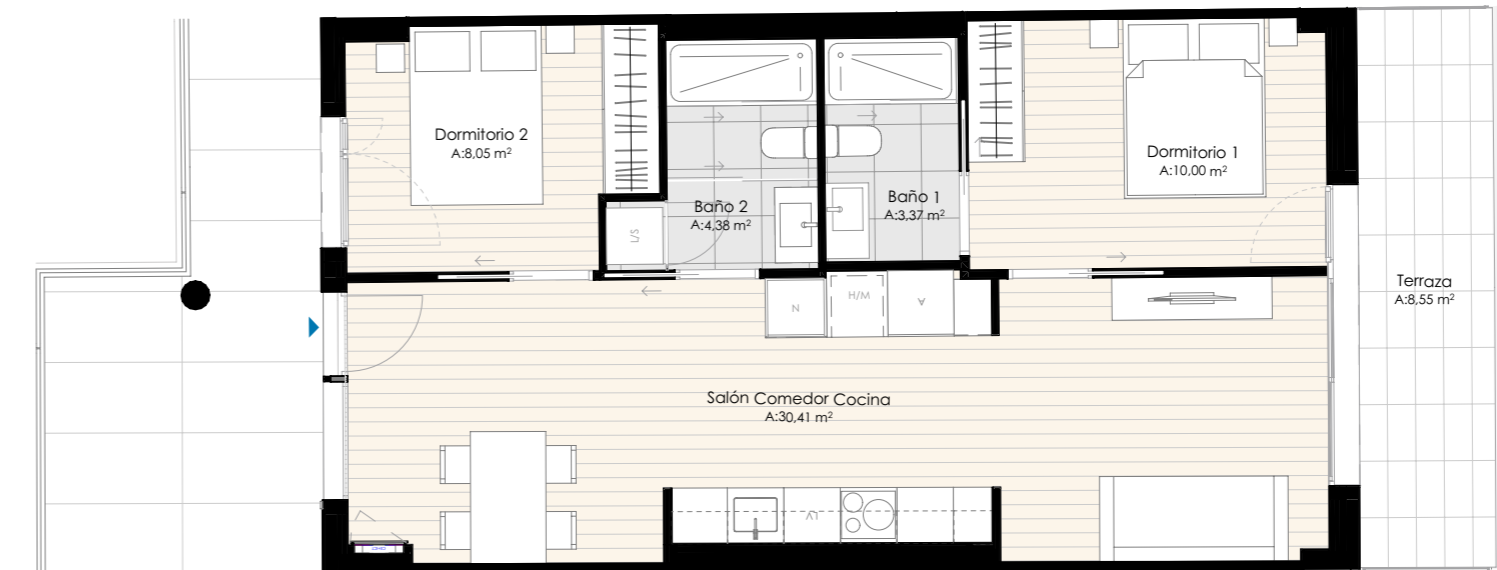
A residential development designed for you

Each home has been designed to adapt to different lifestyles, which is why we offer **2 and 3-bedroom** options, with a flexible layout that includes **standard apartments and penthouses**, and a wide range of sizes to suit your space requirements.

Whether you are starting a new chapter or looking for a larger home for your family, here you will find the perfect place for you. It is also an ideal option for those seeking a comfortable and functional space, whether living alone or as a couple, and wishing to enjoy the vibrant life of Barcelona.



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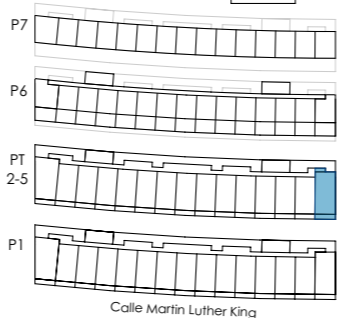
Nº viviendas 90
Planta 2
Puerta F

Dormitorios 2
Baños 2
Trastero 30

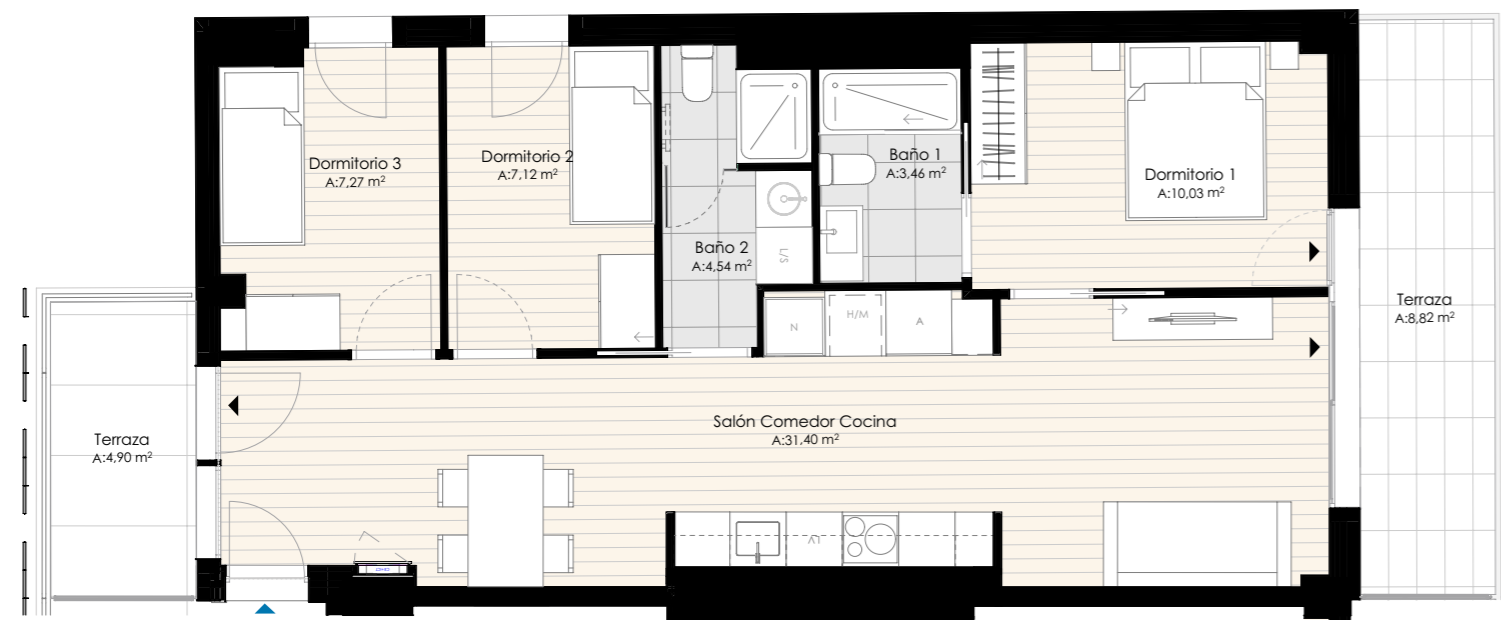
Sup. útil int. 56,21 m²
Sup. const. int. 65,30 m²
Sup. ext. 8,55 m²
Sup útil trastero 3,74 m²



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Calle Marlin Luther King



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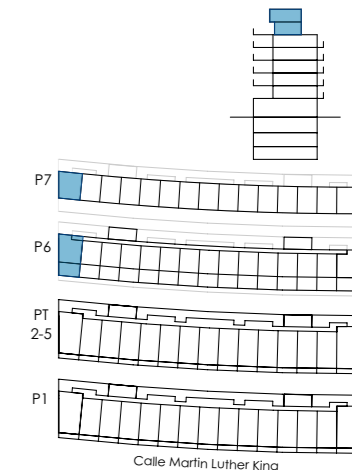
Nº viviendas 90
Planta 4
Puerta O

Dormitorios 3
Baños 2
Trastero 77

Sup. útil int. 63,82 m²
Sup. const. int. 77,01 m²
Sup. ext. 13,72 m²
Sup útil trastero 3,60 m²



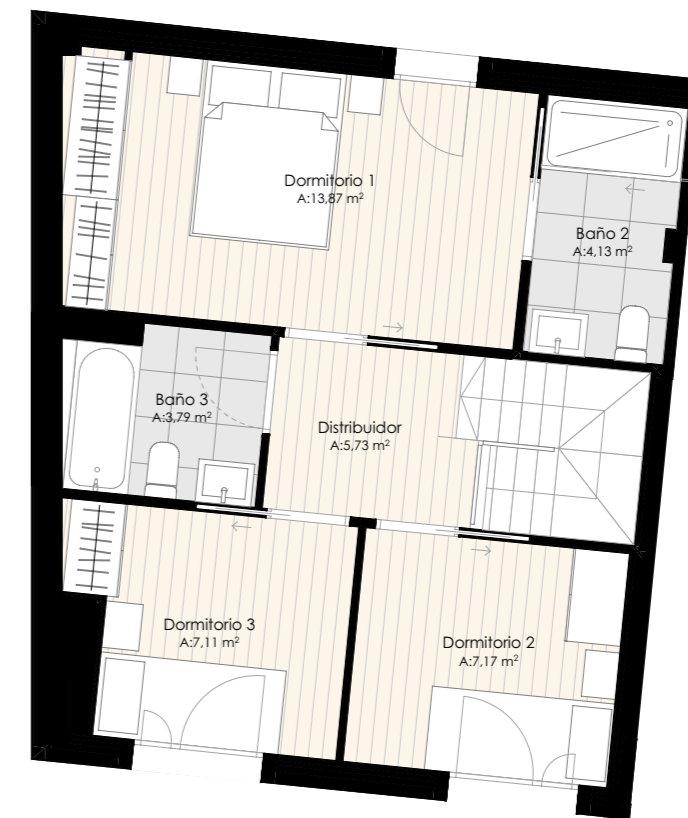
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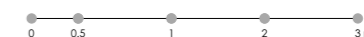
Calle Marlin Luther King



Planta 6



Planta 7



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Nº viviendas 90
Planta 6 - 7
Puerta A

Dormitorios 3
Baños 3
Trastero 36

Sup. útil int. 80,58 m²
Sup. const. int. 103,63 m²
Sup. ext. 28,09 m²
Sup útil trastero 4,88 m²



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Homes that care for the planet


At Edifici Parc Central, we are committed to offering you a home that combines comfort, efficiency and sustainability. Each home has been designed to make the most of natural light and cross ventilation, ensuring a healthy and bright environment at all times. Thanks to its intelligent dual-aspect design, you will enjoy fresh, well-ventilated spaces, while the construction systems used ensure exceptional energy performance.


The façade insulation with **SATE system**, together with high-quality joinery, provides outstanding thermal comfort. In addition, the **aerothermal system** for hot water production, complemented by photovoltaic solar panels, minimises energy consumption, promoting a modern and environmentally responsible lifestyle.

Here, you will enjoy an efficient, comfortable and environmentally friendly home, contributing to a more sustainable future and reducing your carbon footprint.

- 

External SATE insulation
- 

Cross ventilation
- 

Aerothermal system
- 

Photovoltaic solar panels

QUALITY SPECIFICATIONS HOMES

PROJECT DESCRIPTION

New-build development. A detached building is planned, occupying the entire plot. It comprises 90 homes distributed across two cores. The development includes 3 basement levels: one for storage rooms on level -1 and the other two for parking; a ground floor dedicated to commercial premises; 5 standard floors housing 75 homes; and sixth and seventh floors with 15 penthouses.

The project, designed by architect Germán Català Torras (GCT Arquitectes i Associats SLP), organises the building through two vertical circulation cores located on the façade facing the internal park. Adjacent to these cores, on the ground floor, are the entrance lobbies. The ground floor also accommodates a commercial unit of unspecified use.

Each circulation core connects the three basement levels, dedicated to parking and storage rooms, along with two lifts that also serve the seven standard floors.

The roof of the building, where the elements required for solar energy capture are located, as well as the external units for climate control and domestic hot water production, is accessible solely for maintenance purposes.

The residential floors are arranged around an external corridor located on the west façade, which connects the two vertical circulation cores. From this external walkway, access is provided to 15 homes per floor, ensuring that all homes benefit from dual orientation (east/west), cross ventilation and direct natural light. Along its route, this external access gallery features various widened sections, where solar shading and privacy screens are installed.

The sixth floor follows the same layout (15 homes per floor). Unlike the other floors, the access corridor to the homes does not feature any widened sections.

BUILDING REGULATIONS

- The project incorporates various active and passive technical solutions to improve the building's energy efficiency, resulting in reduced CO₂ emissions and a significant decrease in energy demand for heating, cooling and domestic hot water compared to buildings with lower energy ratings. Materials have been selected to promote environmentally sustainable construction.
- Design and execution in accordance with the basic quality requirements established by the Spanish Building Act (LOE Law 38/1999), and primarily developed under the Technical Building Code (CTE).
- Justification of the thermal and acoustic insulation coefficients as described in the execution project.

COMMON AREAS FINISHES

ENTRANCE LOBBY AND ACCESS

- Building entrance lobby with porcelain stoneware flooring and finishes in accordance with the execution project.
- Entrance doors to the lobbies made of metal profiles. Access and communication via electronic video intercom system.
- External walkways with porcelain stoneware flooring and finished walls. Staircases with flooring to be defined by the site management team, with painted walls and ceilings.
- Double electromechanical lift in each core serving all floors, with gearless machinery and frequency inverter, providing smooth and efficient operation.

TERRACES AND ROOFS

- Flat non-accessible roof designated for the installation of communal and/or private technical equipment.
- Part of the roof will be occupied by photovoltaic solar panels for electricity generation.
- The terraces on the Martin Luther King street façade, arranged vertically one above the other, are enclosed with a perimeter glass barrier.
- The private terraces of the sixth-floor homes are defined by solid walls and will include lighting and a water connection.

BASEMENT LEVEL FOR STORAGE ROOMS AND PARKING

- Vehicle access via a metal door with automatic operation and individual radio-frequency transmitters.
 - Garage flooring in power-floated concrete. Parking bays are marked and numbered on the floor. Perimeter walls in reinforced concrete and columns finished with differentiated paint colours. Retaining walls may have a surface finish with mechanically textured rough finish.
 - The garage is equipped with detection systems, manual and automatic fire suppression systems in basement levels -2 and -3, emergency lighting and LED lighting to promote energy efficiency.
 - Pre-installation for electric vehicle charging points, consisting of trunking along the central axis of the car park ceiling, prepared to allow cabling from the meter room of any dwelling to the charging point. (Charging equipment and cabling not included as standard).
- Note: according to current Fire Safety regulations, 16A or 32A charging systems must be installed in basement levels.
- Storage rooms with masonry walls and painted concrete flooring. Lighting above the metal door and mechanical ventilation system. The size of each storage room allows space for at least one bicycle.



QUALITY SPECIFICATIONS HOMES

CONSTRUCTION SPECIFICATIONS

STRUCTURE

- The foundation will be executed in accordance with the results of the geotechnical study carried out.
- Structural system consisting of vertical columns, horizontal slabs, and reinforced concrete waffle slabs, in accordance with the executive project.

FAÇADES

- The façades of the typical floors, sixth, and seventh levels are made of brickwork, externally finished with an ETICS system (thermal insulation with finishing layer). Inside the dwellings, they are lined with laminated plasterboard and internal thermo-acoustic insulation made of mineral rock wool.
- Ground floor façade finished with porcelain cladding with concealed fixing.
- Balconies have an approximate cantilever of 1.5 m to maximize outdoor space, protected perimetrically by 8+8 laminated smoked safety glass.
- The walkway facing the inner courtyard features areas protected from sunlight and views through a lattice made of ceramic pieces mounted on a stainless steel mesh framework.

EXTERNAL JOINERY

- Living room balcony doors with sliding panels for easier access to outdoor terraces. The remaining balcony doors have hinged or fixed panels depending on the composition defined in the executive project. Single-leaf tilt-and-turn windows.

- Aluminium profiles by Cortizo® or Technal® with thermal break, or alternatively PVC profiles by Cortizo® or equivalent. Profile colours will be in accordance with the façade design. Double glazing with an air chamber, meeting current thermal and acoustic performance regulations depending on orientation.
- External bedroom openings will be fitted with aluminium roller shutters with motorised operation.
- Openings facing the walkway will be fitted with adjustable louvre shutters with motorised operation.
- Reinforced entrance door. Three-point locking system, wide-angle peephole and bottom guillotine seal to improve airtightness and acoustic insulation. Anti-copy lock cylinders supplied with 5 keys and a security card with a specific code required to request additional keys from the manufacturer in a controlled manner.

INTERNAL FINISHES AND EQUIPMENT

INTERNAL WALLS AND CEILINGS

- Internal partition walls between dwellings constructed using a dry system, with a double metal frame, vertical studs every 40 cm within the partition, 5 layers of 15 mm plasterboard (the innermost being high-density), and double-layer thermal and acoustic insulation made of mineral rock wool within the framework.
- Internal partitions between rooms made of plasterboard with mineral rock wool thermal-acoustic insulation within the frame. Moisture-resistant boards will be used in wet areas.
- Suspended plasterboard ceilings.
- Walls and ceilings painted with off-white plastic paint.

FLOORING

- Bevelled AC5-rated laminate parquet flooring throughout the home, except in bathrooms and laundry areas, which will feature ceramic flooring. White MDF skirting boards throughout the perimeter of rooms with laminate flooring, matching the internal carpentry to create a fully integrated aesthetic throughout the home.

- Beneath the parquet flooring there is a polyethylene layer and a mortar screed, which is insulated below and around its entire perimeter by a 5 mm acoustic layer placed between the structure and the screed. This system reduces impact noise transmission.
- Balconies and terraces finished with exterior-grade ceramic flooring.

INTERNAL JOINERY

- Depending on the layout of each dwelling, internal doors will be either hinged, lacquered in white, or concealed sliding doors (Krona type or similar). Straight lacquered architraves, with concealed ventilation grilles to ensure proper airflow within the interior spaces.
- Lacquered finish with stainless steel handles.
- Built-in modular wardrobes as indicated in the sales plans, with lacquered white doors. Interior finished in textured melamine, with a top shelf and hanging rail.



QUALITY SPECIFICATIONS HOMES

INTERNAL FINISHES AND EQUIPMENT

KITCHENS

- Laminate flooring matching the living–dining area.
- Kitchens fitted with modular units finished in lacquer or high-pressure laminate, with integrated gola handles. Drawer units with full-extension runners and soft-close system for drawers and doors.
- Worktop in porcelain sintered stone such as Ascale®, Dekton® or equivalent, with matching upstand extending to the wall units. Remaining walls painted.
- Stainless steel sink by Franke® or equivalent, single bowl installed under the worktop, with chrome single-lever tap by Tres®.
- Bosch® appliances:
- 60 cm induction hob with 3 cooking zones
- 60 cm multifunction electric oven in stainless steel finish
- 20-litre capacity microwave oven
- 60 cm extractor hood integrated into the wall units
- Integrated dishwasher and fridge

BATHROOMS

- Porcelain stoneware flooring. Wall tiling up to ceiling height in porcelain stoneware. In the bathroom where the climate control unit is located, a removable slatted suspended ceiling will be installed to facilitate maintenance. In the remaining bathrooms, suspended ceilings finished in white paint.
- Homes with 2 bathrooms: one bathroom with a washbasin set on a vanity unit with 2 drawers by Visobath® or equivalent; the other bathroom, in accordance with accessibility regulations, with a wall-mounted porcelain basin with integrated towel rail.

- Duplex homes: bathrooms on the upper floor with a washbasin set on a vanity unit with 2 drawers by Visobath® or equivalent. Bathroom on the lower floor, in accordance with accessibility regulations, with a wall-mounted porcelain basin.
- Durasola toilet by Duravit®.
- Resin shower tray with linear drain by Procasa® or Duravit® D-Code bathtub or equivalent. Layout according to the architectural design.
- On the lower floor of duplex homes, the shower tray will be finished using the same tiles as the flooring.
- Taps by GME® or equivalent. Showers fitted with a thermostatic column and overhead rain shower.
- Transparent tempered glass shower screens.
- In secondary bathrooms on standard floors, separation between the wash/drying area and the bathing area by means of a translucent screen.
- Mirror and white heated towel rail.

Note: depending on the layout of each home and the availability of stock and supplier catalogue, bathroom fittings and references may vary from those described.

INSTALLATIONS

ELECTRICAL

- Electrical installation with a maximum contracted power of 9.20 kW.
- Recessed distribution board with control panel and protection for the different circuits, including automatic safety devices against overvoltage and current leakage.
- Niessen® mechanisms or equivalent, with integrated USB chargers in bedrooms and the living room.

LIGHTING

- Recessed LED downlights in the suspended ceilings of all rooms.
- Linear LED lighting under the kitchen wall units.
- Bathroom mirrors with integrated LED lighting.

PHOTOVOLTAIC INSTALLATION

- Installation of photovoltaic solar panels on the roof to reduce electricity consumption in the common areas.
- The solar system operates as follows: energy generated by the photovoltaic modules flows through the wiring as direct current to the inverter, where it is converted into alternating current so it can be fed into the grid.

Any surplus photovoltaic energy generated will be exported to the distribution network for compensation.

WATER SUPPLY

- Shut-off valves in wet areas, installed visibly for easy maintenance.
- Hot and cold water connections for dishwasher and washing machine.

INDOOR AIR RENEWAL

Ventilation system designed to renew and improve indoor air quality. Fresh air enters from outside through the micro-ventilation position of windows and balcony doors with hinged openings, operated manually. Air then passes through the vents in internal doors towards wet areas (kitchen and bathrooms) and is extracted to the outside by an individual extractor for each dwelling.

AIR CONDITIONING AND DOMESTIC HOT WATER PRODUCTION

- Hot water and climate control system based on aerothermal heat pump technology. Aerothermal energy uses the energy from outdoor air, transforming it into heat or cooling to regulate indoor temperature and produce hot water. It is an inexhaustible, efficient and cost-effective renewable energy source that significantly reduces CO₂ emissions compared to fossil fuels. The system consists of an indoor unit (hydraulic column) located within a dedicated cabinet, and an outdoor unit (condenser) located on the roof.
- The installation is independent for each dwelling, avoiding shared costs associated with consumption and maintenance of centralised solar systems.
- Heating and air conditioning system with an indoor unit located within the bathroom's suspended ceiling, accessible for maintenance via a removable ceiling panel, and an outdoor unit located in the designated communal area on the roof. Conditioned air is distributed through fibre ducts within the suspended ceiling, with air supplied via aluminium grilles in the living–dining area and bedrooms. Return grilles via plenum installed in accordance with the project design.
- White heated towel rail in the bathrooms.

QUALITY SPECIFICATIONS HOMES

COMMUNICATIONS

- Near the entrance of the dwelling, two boxes for the centralisation of TV, voice and data connections, or PAU (User Access Point), together with the electrical circuit protection panel.
- Collective antenna for receiving TDT/DAB/FM signals and a satellite dish for satellite signal reception.
- Internal building cabling (from the RITI to each user's PAU) using fibre optics to enable access to telephone and broadband (internet) services.
- TV-SAT outlets in the living room and all bedrooms. Star distribution system, with direct coaxial cabling from the PAU located in the entrance hall to each signal outlet.
- Data outlets with RJ45 connectors and UTP cabling in the living room and all bedrooms for the distribution of telephone and broadband (internet) services. Double outlet in the living room and the main bedroom. Star wiring from the PAU with a direct line to each outlet.
- Fibre optic outlet in the living room connected to the PAU located at the entrance of the dwelling.
- Communication from the exterior via an electronic video intercom system.

NOTE: The project management reserves the right to introduce changes or modify certain materials used in the construction of the building, while maintaining equivalent quality in all cases.



CUSTOMISATION

The buyer is offered the option to select certain predefined changes, which may be requested within a timeframe that will be communicated. THESE CHANGES WILL BE CARRIED OUT SUBJECT TO PRIOR QUOTATION, ACCEPTANCE AND PAYMENT WITHIN THE DEADLINE ESTABLISHED BY THE DEVELOPER.

On a date to be determined, the developer will contact the buyer to offer two additional finish customisation packages beyond those selected by the Project Management team.

Each package will include the following predefined customisations:

- Change of bathroom and kitchen tap models, within the same brand.
- Change of appliance models, within the same brand.
- Change of kitchen cabinet door finishes.
- Change of worktop and splashback between kitchen units.
- Change of laminate parquet finish.
- Change of bathroom wall and floor tiling.





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Contact

93 415 83 33

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