



URBIT

OFFICE CAMPUS - 22@BCN

Floorplans and technical specifications

Shedule of Areas

Total: 25,895 sqm

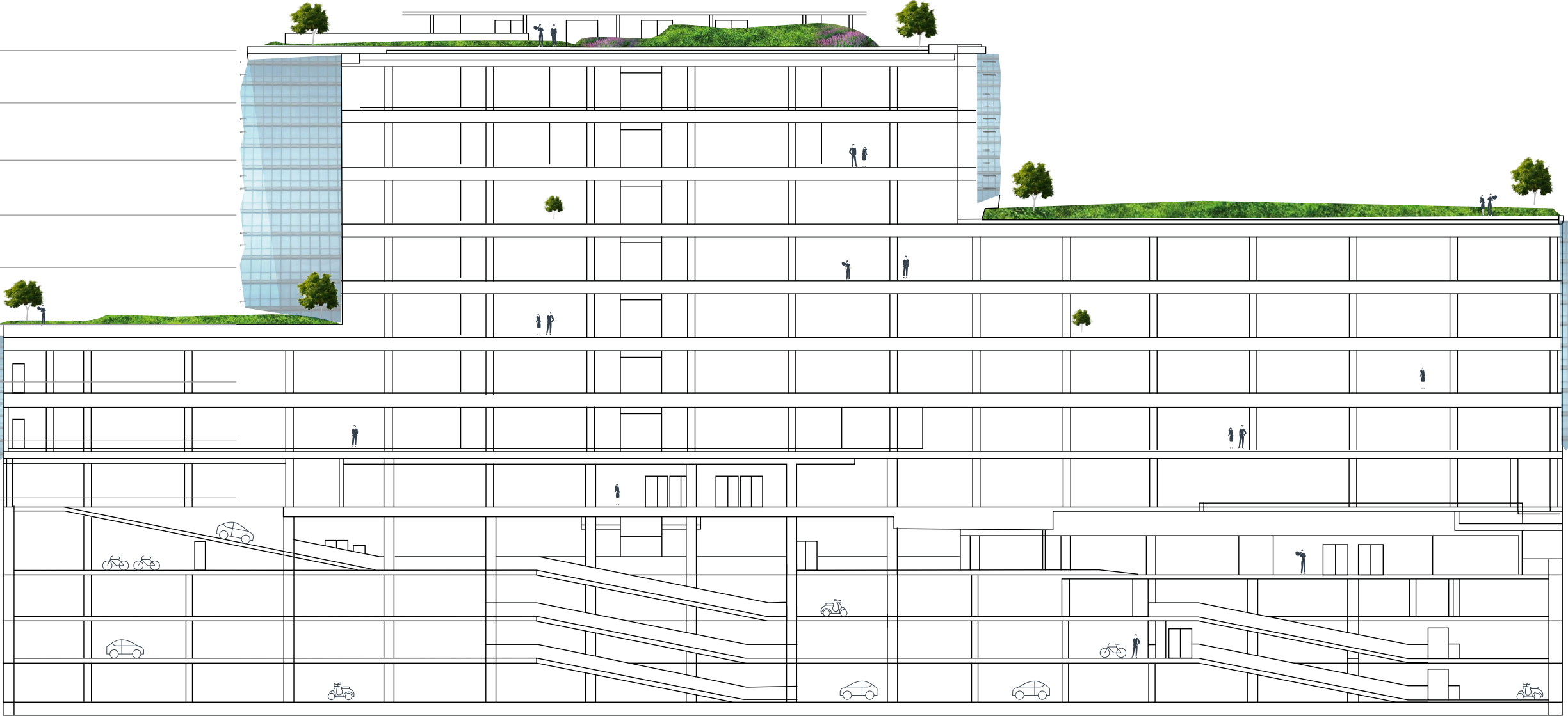
Services and shared-use terraces: 3,676 sqm

Building 1

Lettable area

Terrace area

Rooftop Shared-use terrace		1,086 sqm
F. 7	2,332 sqm	
F. 6 Private terrace	2,332 sqm	76 sqm
F. 5	2,440 sqm	
F. 4	2,334 sqm	
F. 3 Private terrace	2,334 sqm	472 sqm
F. 2	2,899 sqm	
F. 1	2,395 sqm	
Ground Floor	497 sqm	
Total	17,564 sqm	



Building 2

Lettable area

Terrace area

Rooftop Shared-use terrace		1,222 sqm
F. 4 Private terrace	2,029 sqm	27 sqm
F. 3 Private terrace	2,073 sqm	114 sqm
F. 2	2,214 sqm	
F. 1	1,723 sqm	
Ground Floor	293 sqm	
Total	8,331 sqm	

Services, Ground Floor:

 Restaurant

Services, Basement Level -1:

 Smart lockers

 Auditorium

 Library

 Kitchen - Canteen
Vending machines


 Gym

 À la carte mobility

 Relaxation room


 Parent and baby room


 Downtime room

 Meeting room


 Changing rooms

Car park levels:

 9 spaces

 321 spaces

 102 spaces

 289 spaces

Total spaces: 721

Basement -1 | 1,368 sqm | Amenities

- ① Gym

② Relaxation room

③ Meeting rooms

④ Auditorium

⑤ Kitchen / Office

⑥ Library

⑦ Interior terrace
- ⑧ Parent & Baby room

⑨ Game room

⑩ Changing rooms

⑪ Downtime room

⑫ Smart lockers

⑬ Vending machines
- Lifts

Stairs

WC

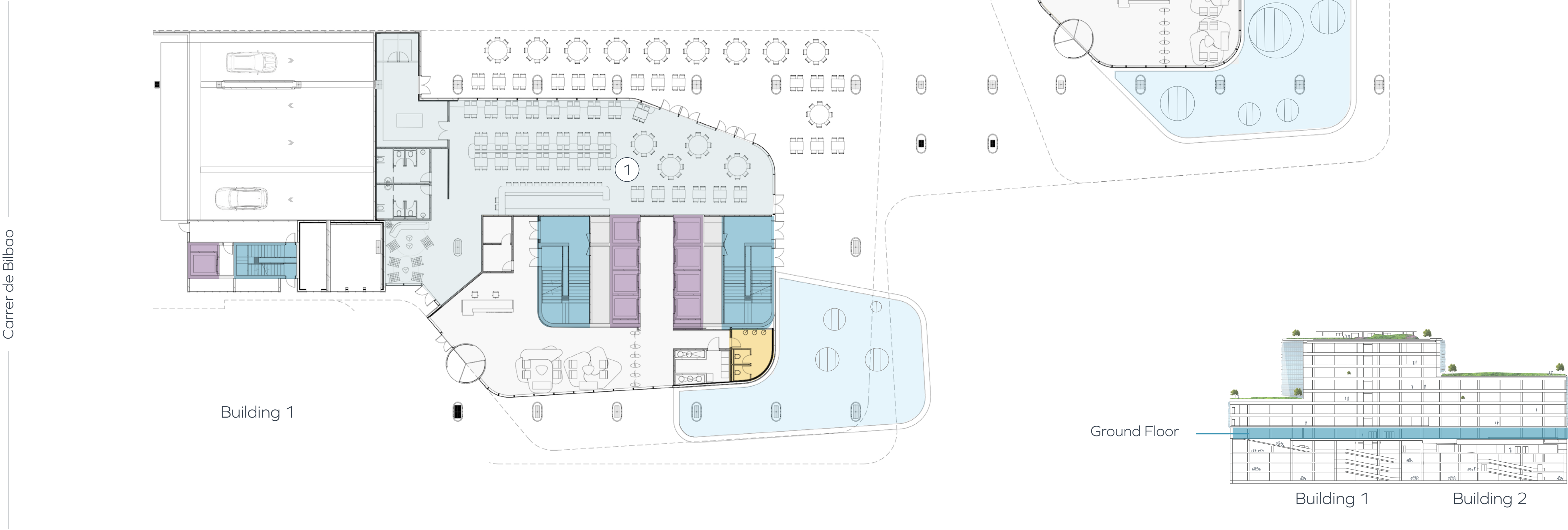


Ground Floor

Building 1: 497 sqm
Building 2: 293 sqm

- ① Restaurant
- ② Offices

■ Lifts ■ Stairs ■ WC



Ground Floor + surroundings

Building 1: 497 sqm

Building 2: 293 sqm

- 1

Restaurant
- 2

Office
- 3

Lobby
- 4

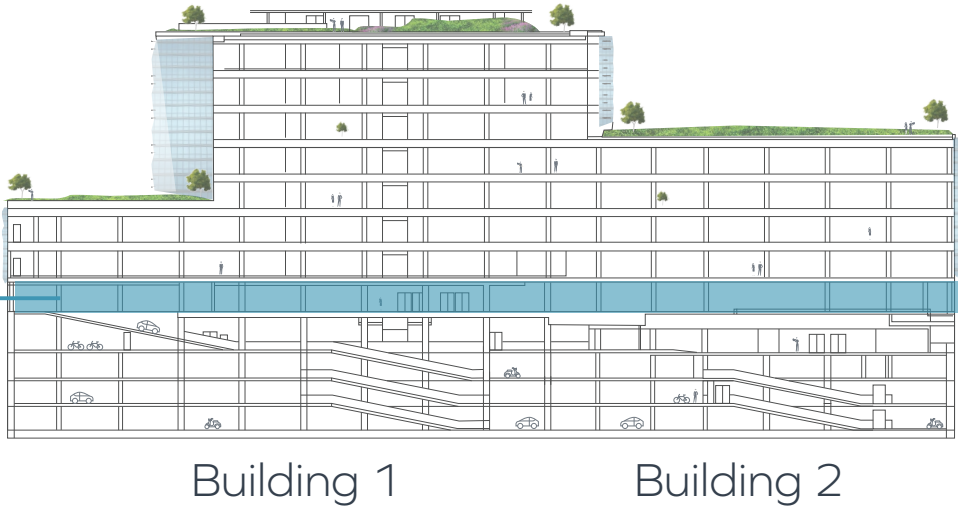
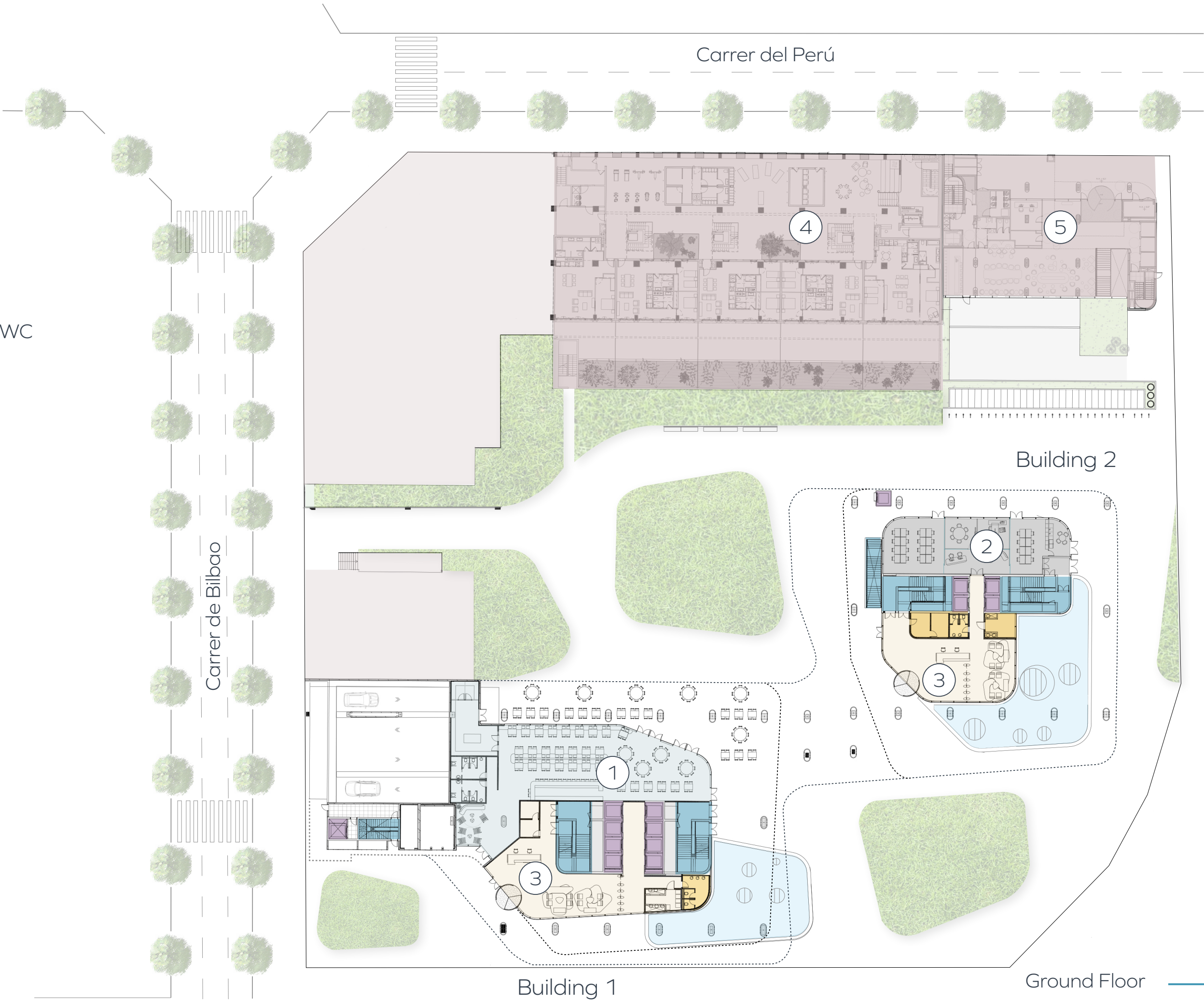
Lofts
- 5

Hotel

Lifts

Stairs

WC

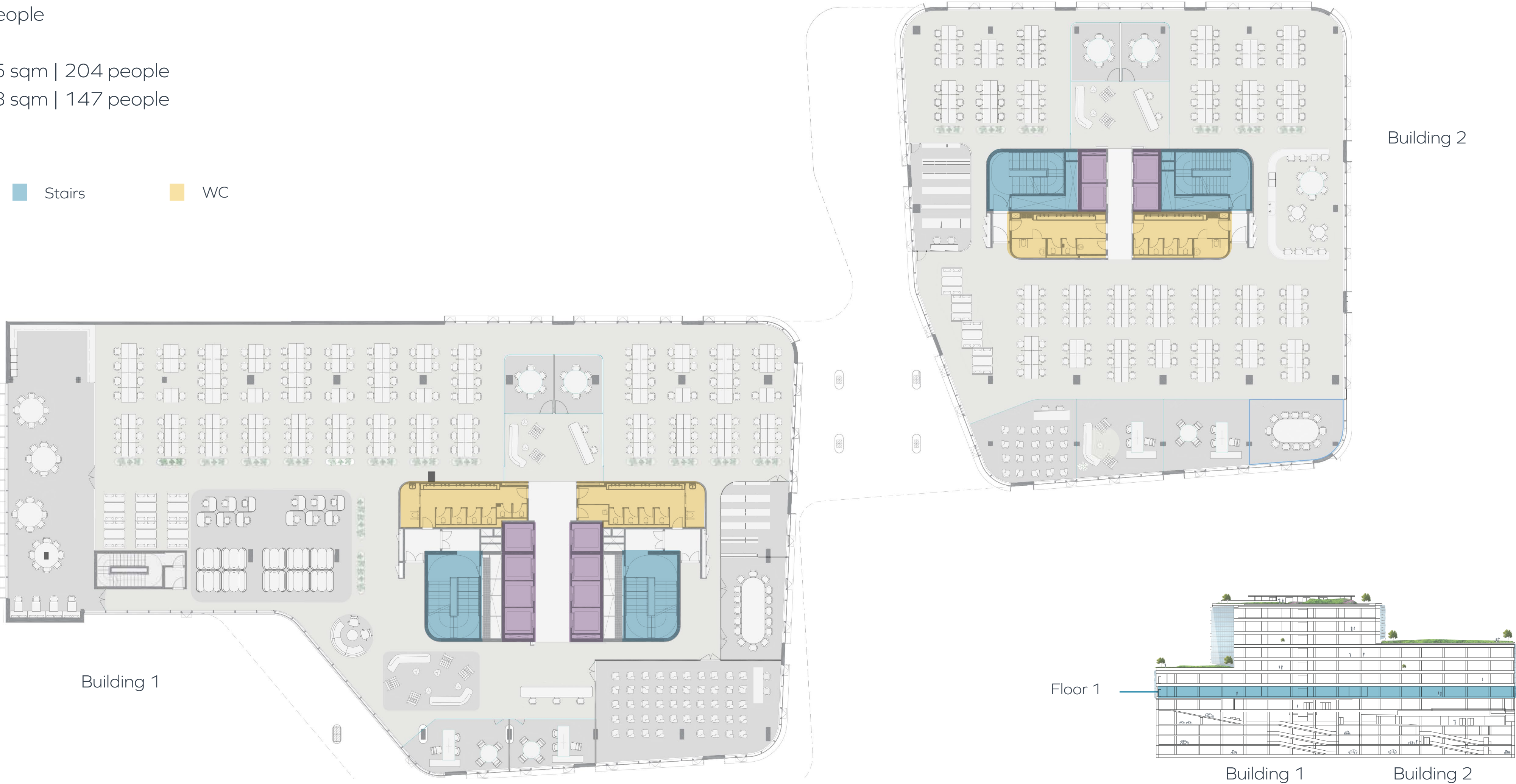


Example layout | Floor 1 | 4,118 sqm

Occupancy ratio 1:8
Capacity: 351 people

Building 1: 2,395 sqm | 204 people
Building 2: 1,723 sqm | 147 people

Lifts Stairs WC



Example layout | Floor 2 | 5,113 sqm

Occupancy ratio 1:8
Capacity: 439 people

Building 1: 2,899 m² | 249 people
Building 2: 2,214 m² | 190 people

Lifts Stairs WC



Example layout | Floor 3 | 4,407 sqm

Occupancy ratio 1:8
Capacity: 380 people

Building 1: 2,334 sqm | Private Terrace: 472 sqm | 201 people
Building 2: 2,073 sqm | Private Terrace: 114 sqm | 179 people

 Lifts  Stairs  WC



Example layout | Floor 4 | 4,363 sqm

Occupancy ratio 1:8
Capacity: 377 people

Building 1: 2,334 sqm | 202 people
Building 2: 2,029 sqm | **Private Terrace:** 27 sqm | 175 people

 Lifts  Stairs  WC



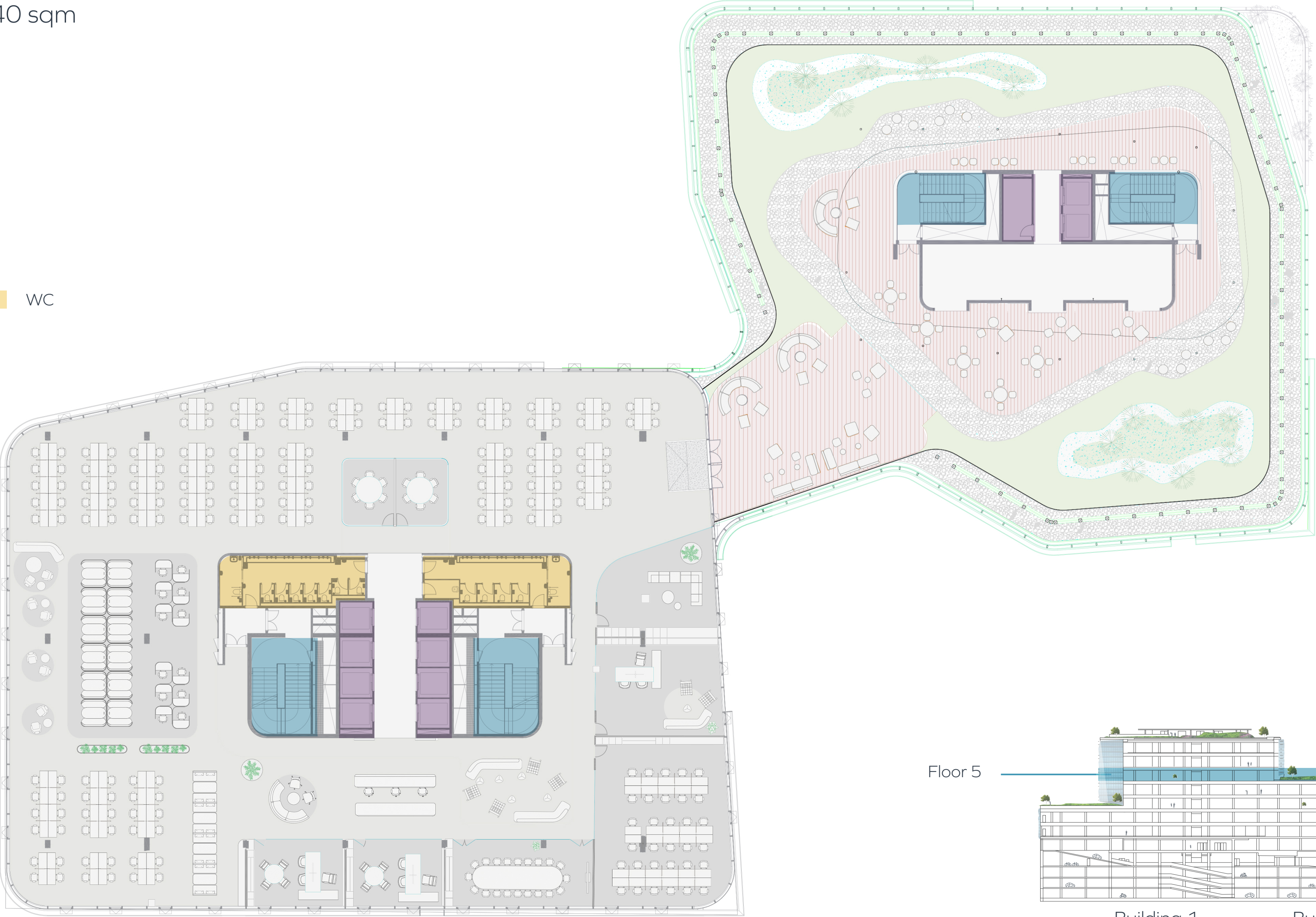
Example layout | Floor 5 | 2,440 sqm

Occupancy ratio 1:8
Capacity: 211 people

Building 1: 2,440 sqm
Shared-use terrace: 1,222 sqm

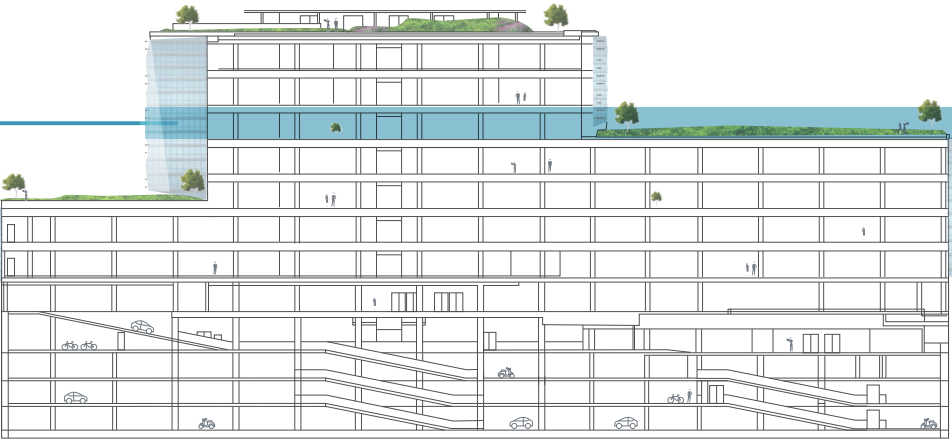
Lifts Stairs WC

Building 1



Building 2

Floor 5



Building 1

Building 2

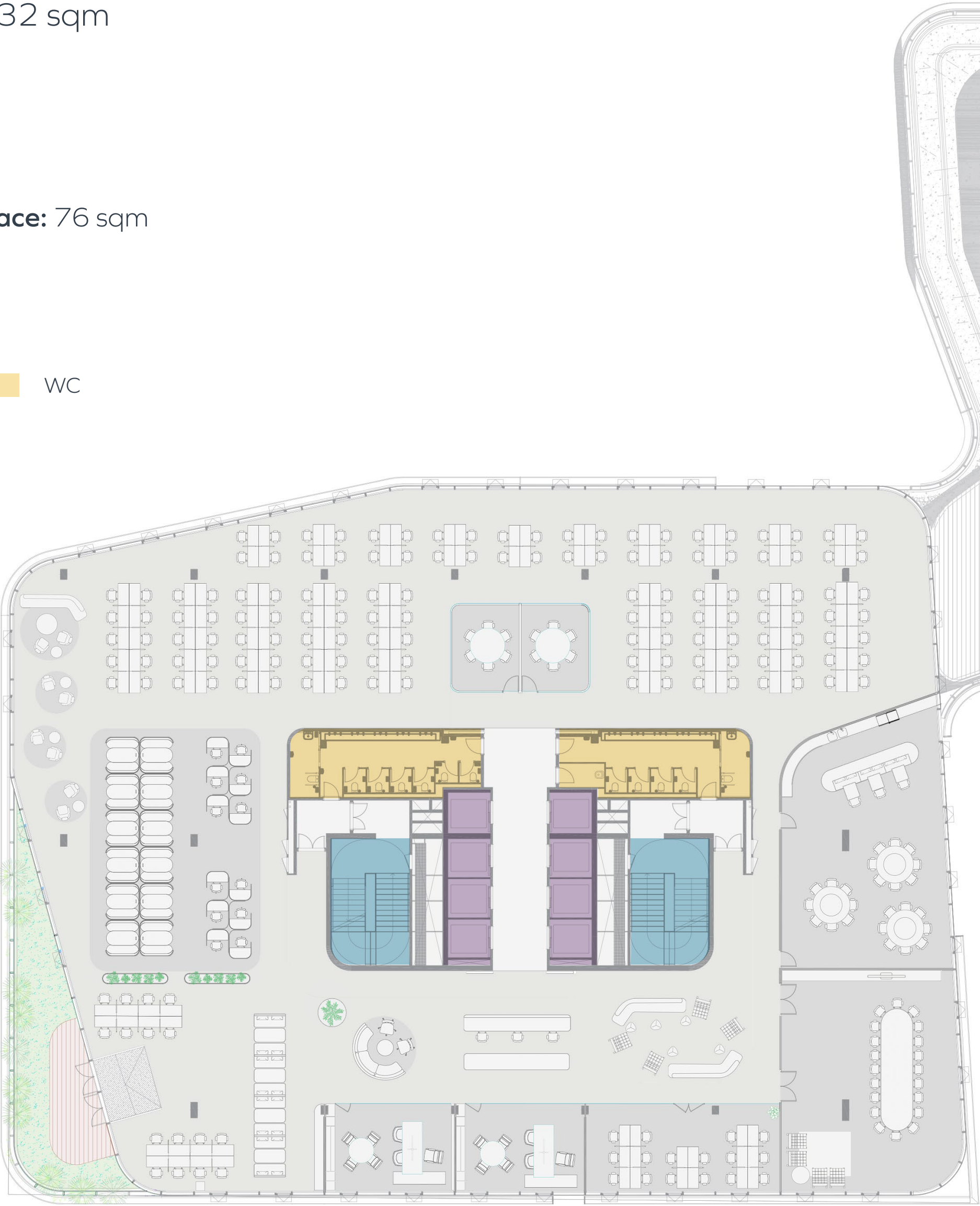
Example layout | Floor 6 | 2,332 sqm

Occupancy ratio 1:8
Capacity: 201 people

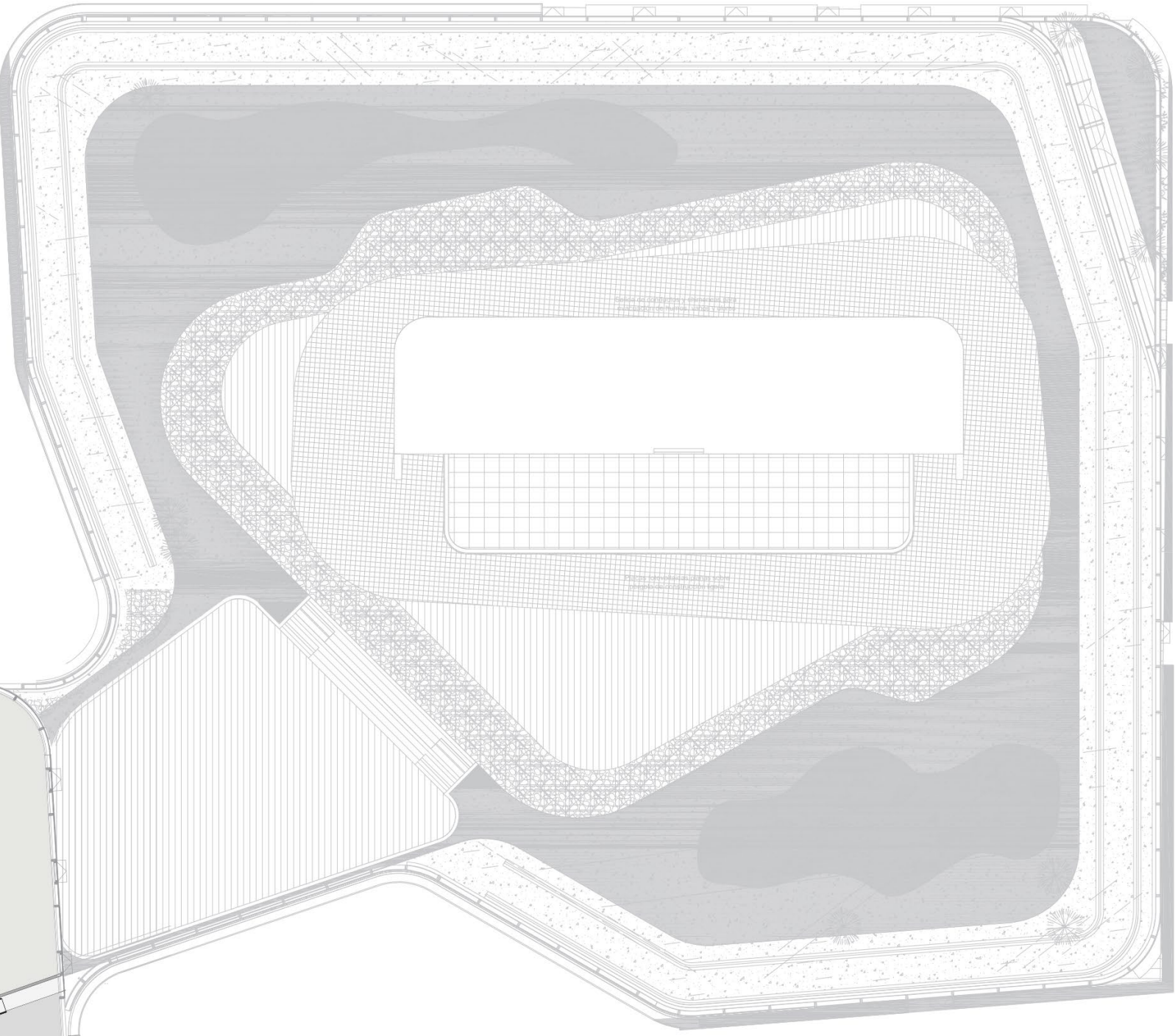
Building 1: 2.332 m² | Private Terrace: 76 sqm

- Lifts
- Stairs
- WC

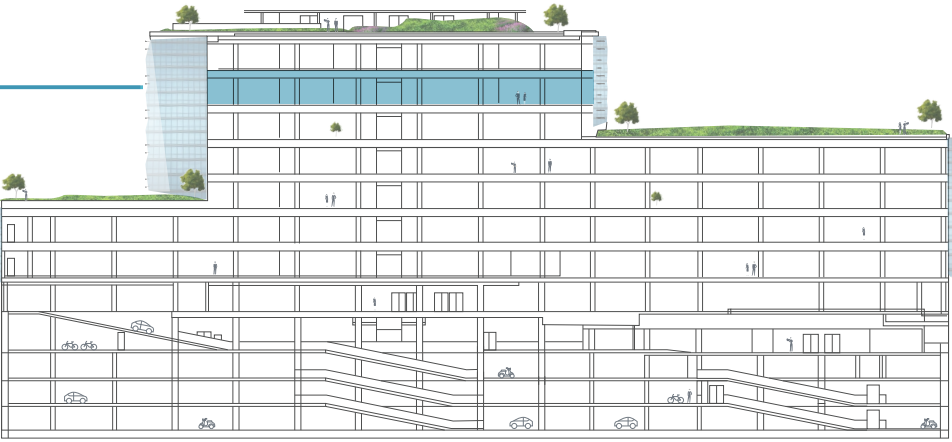
Building 1



Building 2



Floor 6



Building 1

Building 2

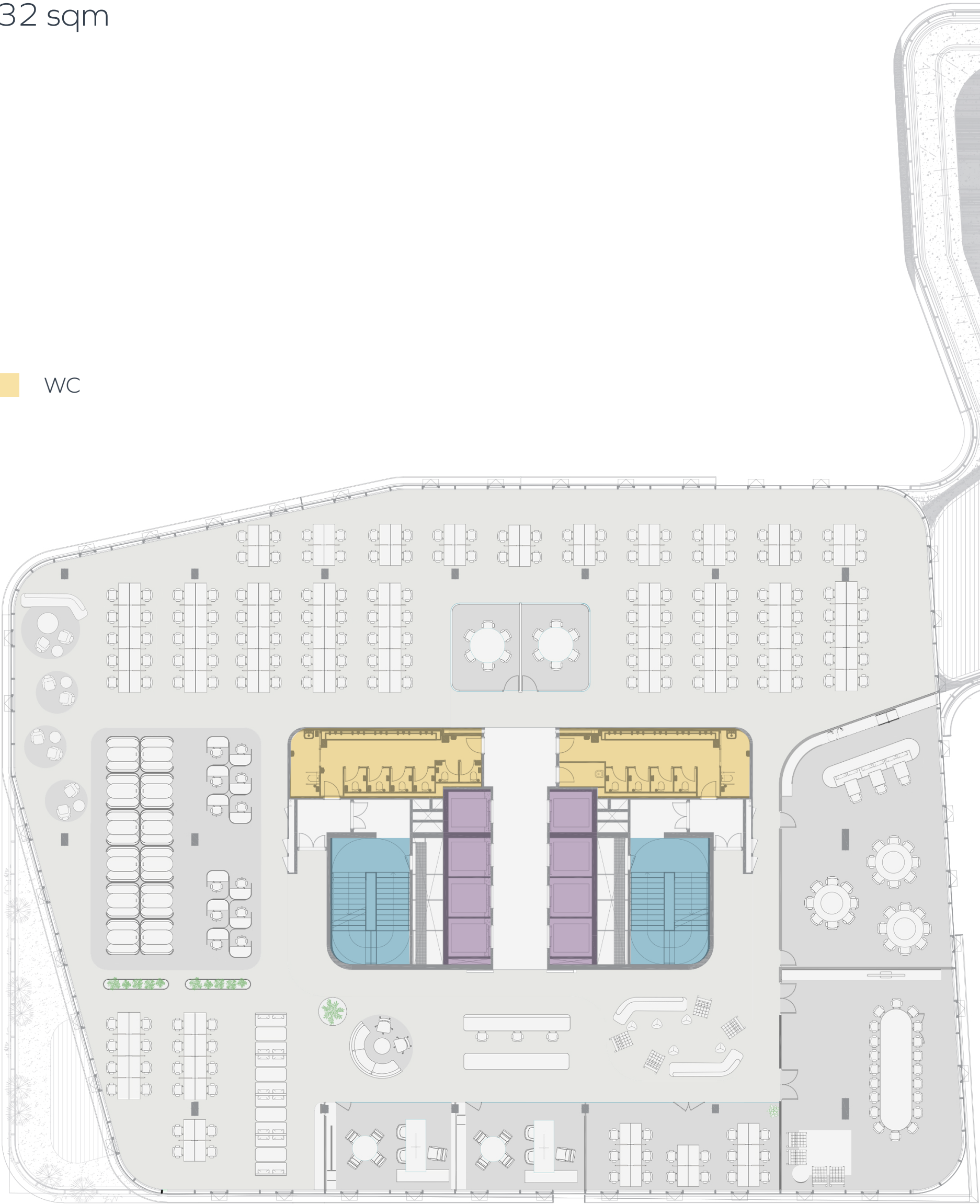
Example layout | Floor 7 | 2,332 sqm

Occupancy ratio 1:8
Capacity: 201 people

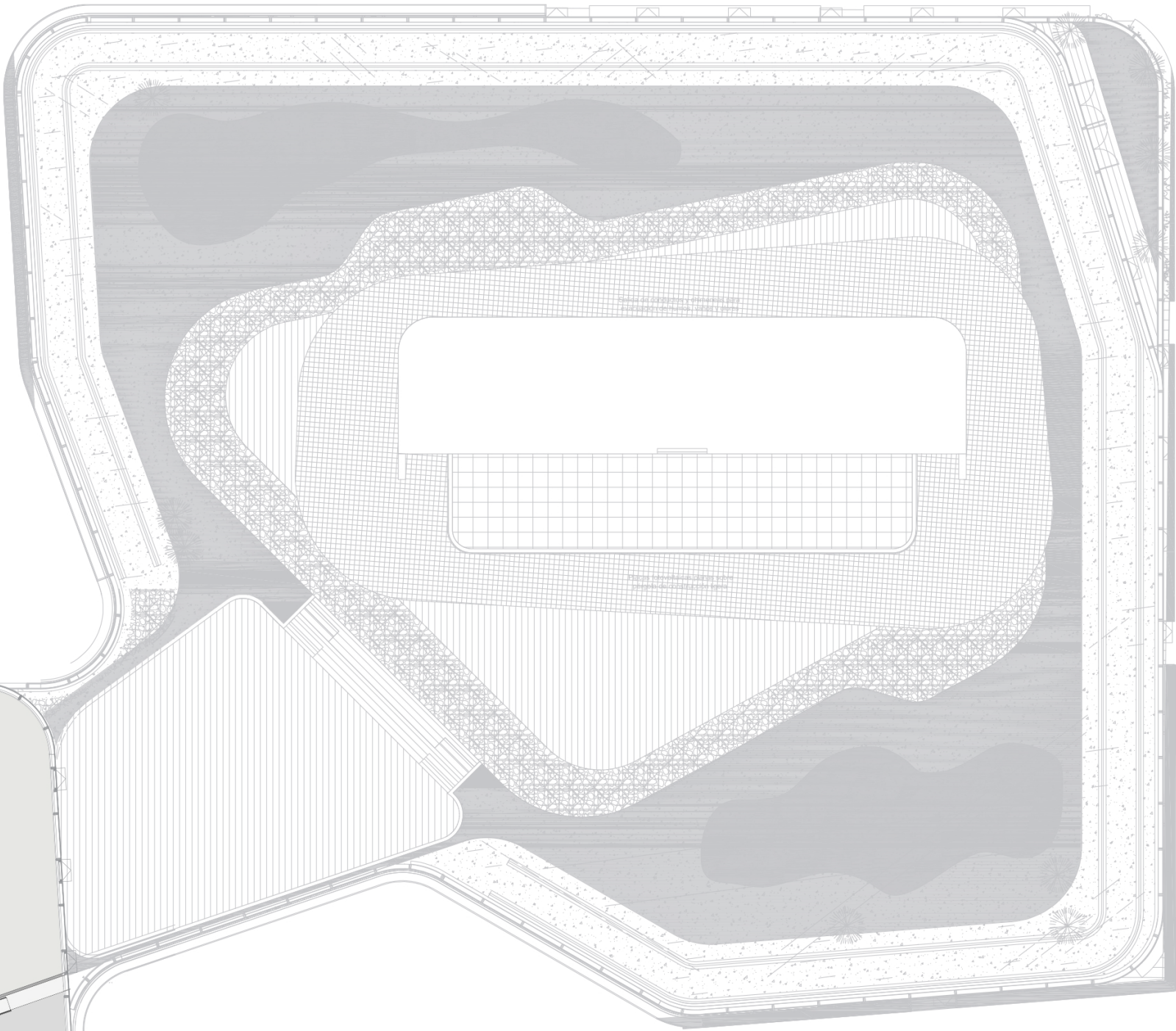
Building 1: 2,332 sqm

- Lifts
- Stairs
- WC

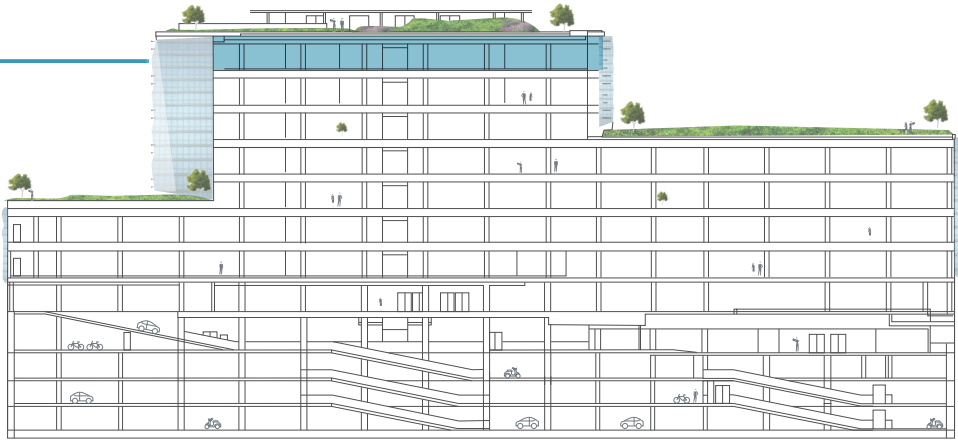
Building 1



Building 2



Floor 7



Building 1

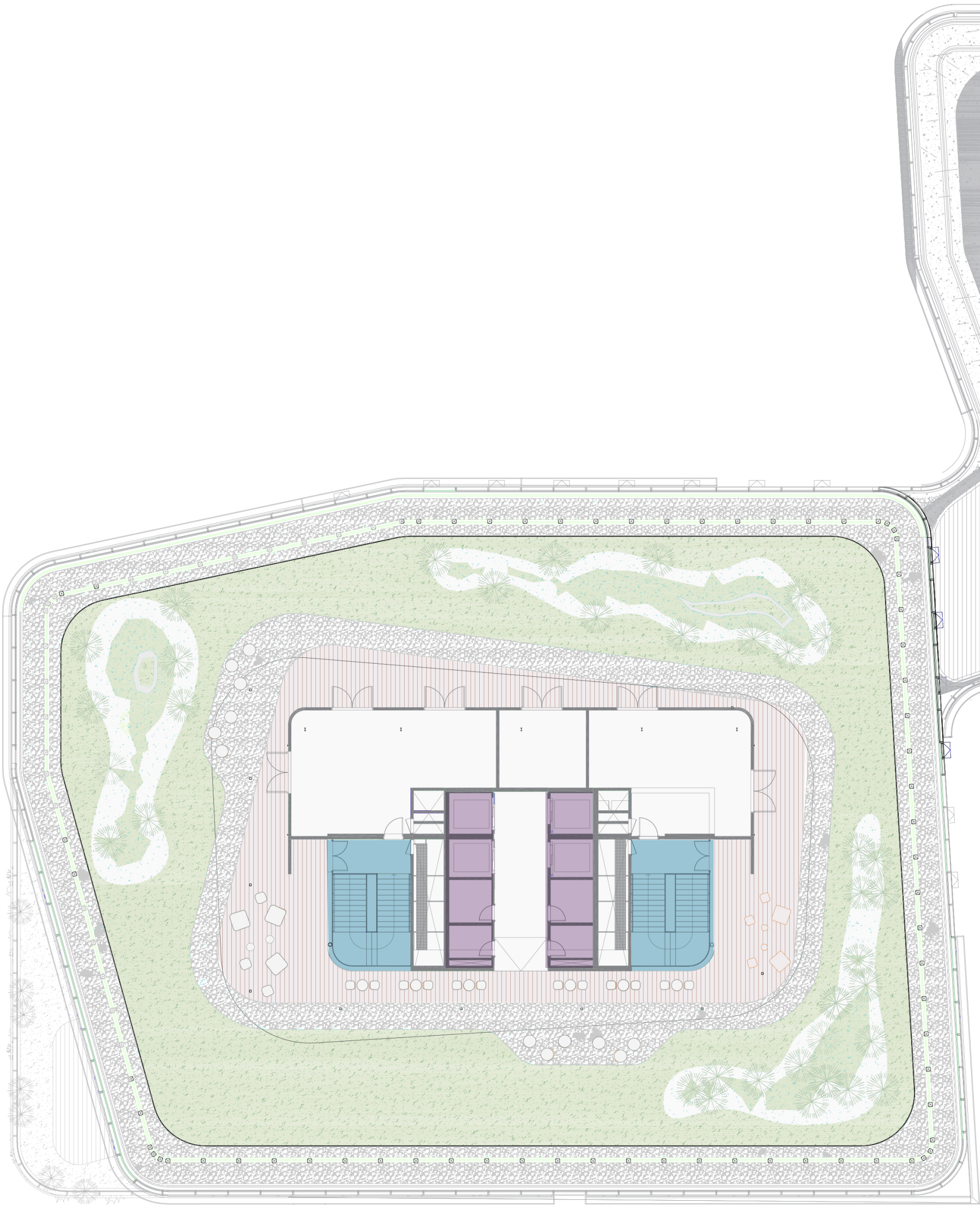
Building 2

Example layout | Rooftop

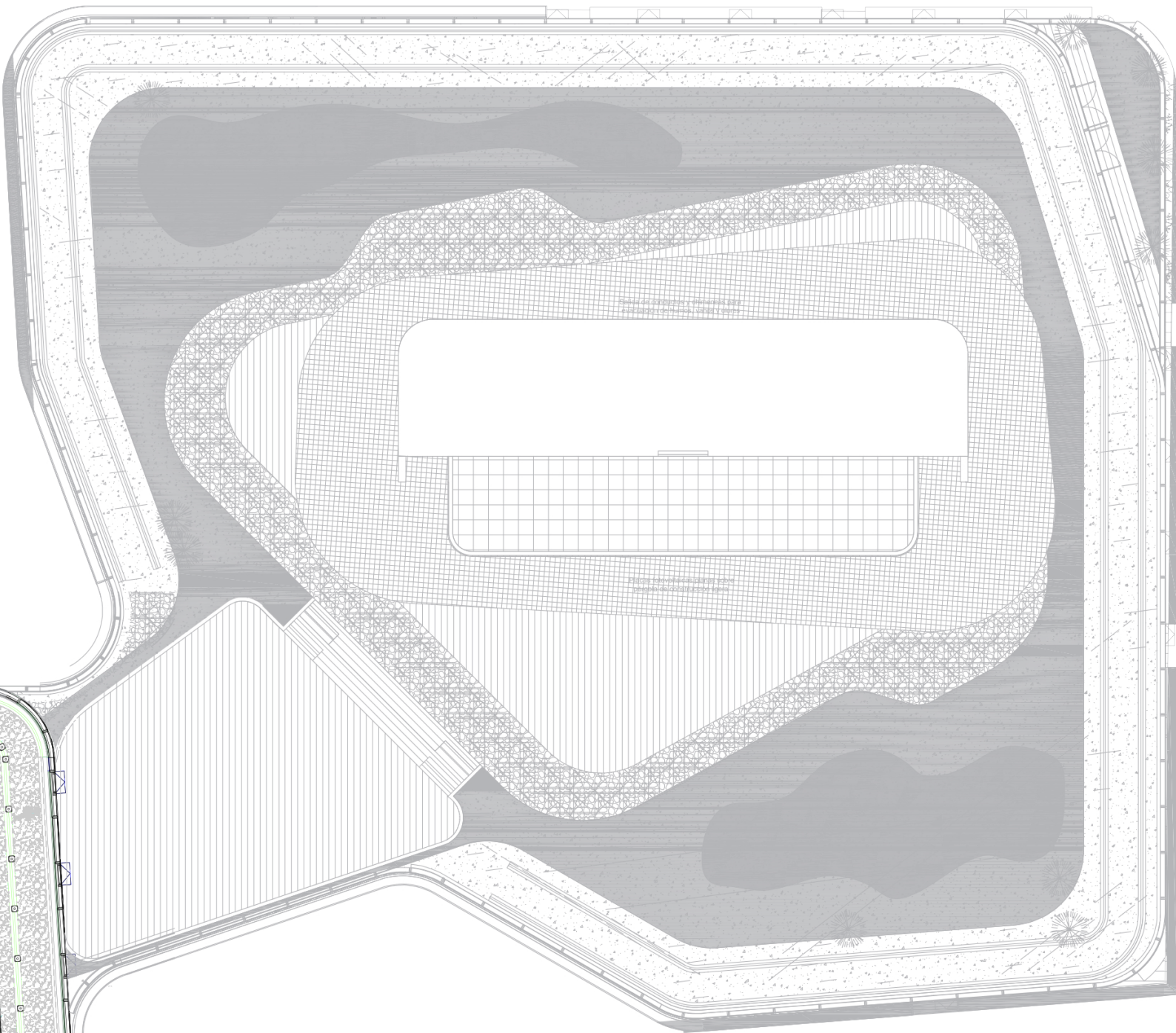
Shared-use terrace: 1,086 sqm

■ Lifts ■ Stairs

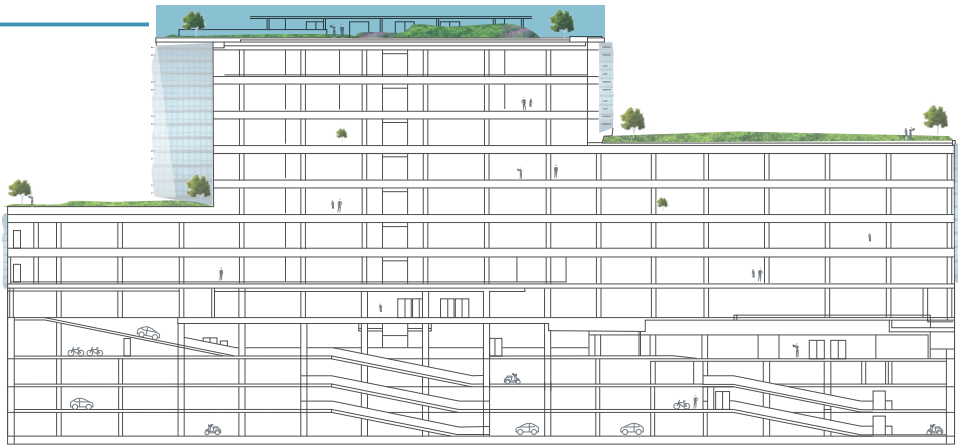
Building 1



Building 2



Rooftop



Building 1

Building 2



AIR CONDITIONING

URBIT has a hot and cold air-conditioning system with fan coils connected to ceiling-hidden ducts. The circulation is carried out through design grilles that guarantee a convenient distribution of the air flow.

These units allow zoning at the user's convenience and independent control of the temperature of the different spaces, offering a high degree of comfort for users. In addition, this system allows simultaneous heating or cooling in different areas of the building.

It is worth mentioning that the production of heat and cold is provided by the municipal Districlima network, a highly efficient public production system that complies with the most demanding energy standards.

VENTILATION AND AIR QUALITY

URBIT has an indoor system of air conditioners located on the roof of the building, with outdoor clean air renewal, which supplies renewed air to all occupiable areas of the building.

An outdoor air flow rate of 8 m² per person is guaranteed in the office areas.

OUTDOOR SPACES

The geometry of the building allows for numerous terraces, which together with its walkable and green rooftops, aim to provide an enjoyable and relaxing environment for its occupants.



URBIT

in detail

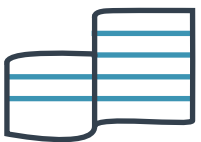
FAÇADE

Formed by a structural modular curtain wall system with thermal bridge break, using lacquered and aluminium alloy, which offers excellent thermal and acoustic performance. The curtain wall is equipped with projecting windows to increase user comfort.

Façades that may be affected by solar radiation are equipped with horizontal solar protection louvres.

The textures, materials and colours of the exterior design of the building arise from the analysis and study of the construction materials and tones of the buildings in the surrounding area, which allows for their perfect integration with the area.

In order to enjoy this architectural treasure, as well as all the vegetation in the public spaces around the building, the maximum possible visibility is sought from the interior to the exterior. This is achieved with fully glassed façades and interior clear heights of up to 3.00 m (10 ft).





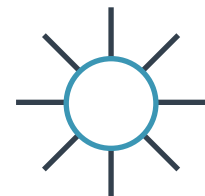
STRUCTURE

The vertical structure is mainly reinforced concrete columns, the central area of each floor, in both buildings, a reinforced concrete vertical core. This structural system allows for a largely open floor plan.



LIGHTING

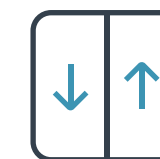
The design of the offices has been optimized to allow the maximum amount of natural light to enter through a glazed façade of up to 3.20 m clear height.



URBIT in detail

CORE OF THE BUILDING

Each office building has a main vertical communication core. Office building 1 is equipped with 8 lifts and Office building 2 with 4 lifts. These lifts connect the different office floors, the parking floors and the roofs' walkable and green areas.





PLUMBING AND GREYWATER RECYCLING

URBIT has a potable water system that guarantees the supply to all the necessary zones. Highly efficient domestic hot water production system through the municipal Districlima network.

Grey water and rainwater are also selectively collected for recycling for specific uses, thus minimizing the building's water consumption.



FIRE PROTECTION

URBIT is fully protected by the fire protection systems and equipment required by the high standards applicable in this area.



URBIT in detail

ELECTRICITY, LIGHTING AND PHOTOVOLTAIC SYSTEM

URBIT has a LED system which illuminates the entire building, it is also equipped with a photovoltaic collector on the roof that supplies power to a large part of the building's common services, thus reducing emissions and energy consumption as well as quantitatively improving the building's energy balance.

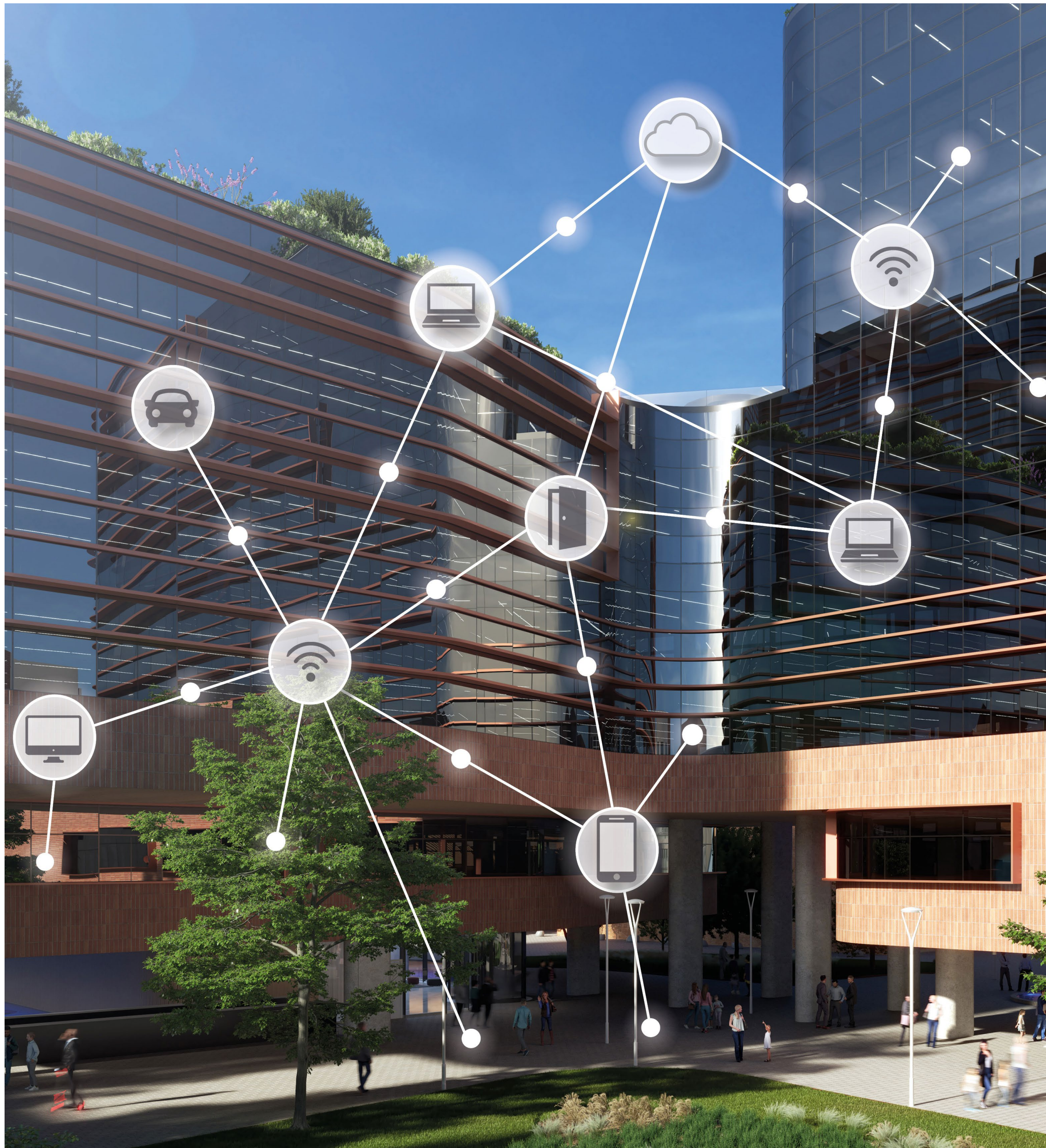




COMMUNICATIONS AND SECURITY

The communications infrastructure **URBIT** complies with the WiredScore standard and the parallel systems offer tenants full flexibility with respect to their Internet connection.

Security features include the installation of building and parking lot access control systems and a network of security cameras to monitor the entire building.



URBIT in detail

SMART BUILDING AND CENTRALIZED CONTROL



URBIT is integrated through a centralized control system capable of remotely controlling and managing all the main installations of each space, including air conditioning, ventilation, and lighting.

Additionally, **URBIT's** user can have control of the services, including functions such as remote management and booking of meeting rooms and other services..

