

IBER HOGAR

Roots that create homes

TERRASSES DE MARIANA

SANT BOI DE LLOBREGAT

IBERHOGAR GUARANTEE

Founded in 1963, IberHogar specializes in the promotion and construction of homes, commercial spaces, parking lots, and offices in Baix Llobregat, Barcelonès, and Maresme.

With over 60 years of experience and a highly trained team, our focus is on developing high-quality projects, always aiming to meet our clients' needs.

We have sold over 3,900 homes and currently have 115 active homes, maintaining our commitment to offering prime locations and excellent transportation links, ensuring each project becomes the ideal home.





Terrasses de Mariano is made up of **34 2 and 3 bedroom homes**, designed to offer you a lifestyle in harmony with nature, with outdoor spaces that invite you to relax and enjoy the best views.

For this reason, **all homes have large balconies or terraces.**

LOCATION

Carrer Roselló 130 Sant Boi de Llobregat

Located in the Marianao area,
in the upper part of Sant Boi.

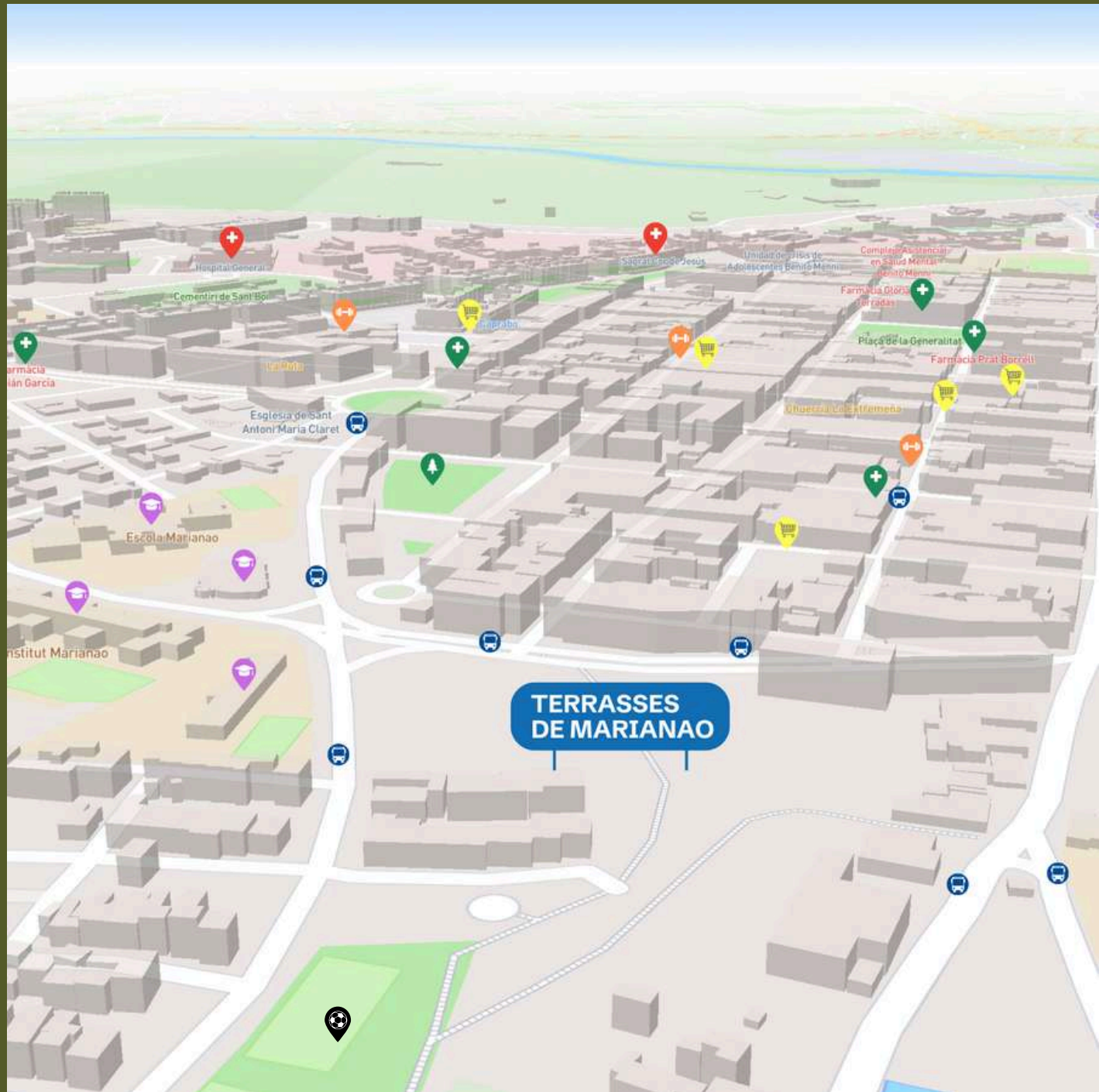
Buildings open on all four sides with
spectacular views. Surrounded by nature, next
to the Marianao Poblet Sports Club, and just
minutes from Sant Boi's commercial area.

With excellent public transport connections to
the rest of the city via bus lines SB1, SB2, and
SB3.

The area features several educational centers,
including the La Mercè nursery, Sant Josep
secondary school, Benviure school, Marianao
school, and the Marianao public institute.

It also offers nearby healthcare services,
such as the CAP Molí Nou, CAP Montclar,
Sant Boi General Hospital, dental clinics,
pharmacies, and more.

The development is located next to a green
path, the Riera de Can Pinyol route.
Additionally, there are several nearby green
areas and parks, such as the Parc del Drac.



CONNECTIONS WITH BARCELONA

Sant Boi is connected to Barcelona by public transport through the R5, R6, S3, S4, and L8 lines of the Ferrocarrils de la Generalitat de Catalunya (FGC) and the L61, L70, L72, and E70 bus lines.



QUALITY & COMFORT





Each home has been carefully designed to optimize natural light and space utilization. The residences feature practical areas that promote well-being and comfort. The interiors, spacious and full of light, use high-quality materials to create a pleasant and welcoming atmosphere.



Our homes are equipped with aerothermal systems, an ecological and sustainable solution that provides heating and air conditioning efficiently and at a significantly lower cost.



Top-quality finishes in every room of the homes.

Master bedrooms where you will have your own space and an en-suite bathroom.





TERRACES TO LIVE ON

Each home is designed to offer you a lifestyle in harmony with nature, with outdoor spaces that invite you to relax and enjoy the best views.

- Ground floors with 2 bedrooms and terraces up to 24 m²
- Homes with 3 bedrooms and terraces starting at 15 m²
- Penthouses with terraces ranging from 28 m² to 73 m²

PENTHOUSES WITH ALL THE SPACE TO ENJOY



QUALITY SPECIFICATIONS



The development consists of two rectangular buildings with a shared parking area, bordered by Rosselló Street, a public square, and the existing building. Both buildings, Building 1 and Building 2, are made up of a ground floor, 3 residential floors, and a penthouse.

The development will consist of 2 blocks, each with 17 homes, a shared private parking area with 34 spaces, and 14 storage units in the basement. Additionally, the ground floor will have 40 storage units distributed across 4 separate spaces.

Each block will have 2 homes on the ground floor, 4 homes on the 1st, 2nd, and 3rd floors, and 3 more homes in the penthouse, making up the 17 units mentioned.

NOTE: If, during the execution of the work, the materials, brands, or qualities specified in this memorandum present any unforeseen technical, design, supply issues, or adjustments required by the supervising architect, the developer will make the necessary changes to similar quality alternatives. The distribution of sanitary fixtures in the bathrooms and cabinets in the kitchen may also be modified by the supervising architect.

Furthermore, the company reserves the right to make distribution adjustments at the discretion of the supervising architect. Therefore, this document is intended as a guideline and may be subject to modifications, which, if they occur, will be communicated to the interested party.

The building in this development will meet the requirements specified in the Technical Building Code (Royal Decree 314/2006) and the minimum habitability requirements according to Decree D259/2003, as well as the Accessibility Code of Catalonia (Decree D135/95).



STRUCTURE

Reinforced concrete columns and slabs with lightweight concrete infill, designed to support a usage load of 200 kg/m² in the residences.



ROOF

Walkable flat roof with cellular concrete slopes, finished with a first layer of coarse tiles fixed with asphalt mortar, and a second layer of fine tiles fixed with a mixed mortar, in common areas and the roof structure. In the private terraces, the finish will be non-slip porcelain tiles.



ENCLOSURES

The main façade will feature exposed perforated brick walls, model Nilo de Piera, with porcelain cladding on the ground floor and monocapa on the upper floors, including air chambers and partition walls.

Partition walls between homes will be made with a double layer of laminated plasterboard with rock wool insulation and an interior metal security sheet, providing enhanced acoustic insulation beyond the requirements of the Technical Building Code.

Partition walls for common service areas, 14 cm thick, will be made of ceramic perforated brick, with an interior lining of laminated plasterboard, supported by a metal structure, and acoustic insulation using rock wool.

Interior partitions within the homes will consist of plasterboard panels, a supporting metal structure, and acoustic insulation with rock wool.



WATERPROOFING AND INSULATION

Two-layer waterproofing with elastomeric bitumen membranes on the building's roof. Thermal insulation with polyurethane foam in the façade cavities and on the walkable roof. Acoustic insulation for airborne and impact noise, complying with the requirements set by the Technical Building Code.



COATINGS

EXTERIORS:

Balconies and ground floors will feature rectified porcelain tiles from the SALONI brand, model Projecció Bronze 60x60.

Penthouses will have a monocapa finish in brown RAL 8014 color.

INTERIORS:

Vertical wall coverings in the main bathroom will feature porcelain tiles from the SALONI brand, models Blending Blanc 30x90 cm and Blending Blanc Medley 30x90 cm. The secondary bathroom will have porcelain tiles from the SALONI brand, models Blending Gris Mixture 30x90 cm and Blending Gris 60x60 cm.

In the kitchens, the countertops and backsplash will be made of DEKTON porcelain material, with the primary option being the Marina SilverKoast model, and a secondary option of Kreta Industrial model. The remaining walls will be finished with plastic paint.

The false ceilings in the corridors, entrance hall, and horizontal surfaces in the kitchens will be made of laminated plasterboard ("Pladur") panels, with a plastic-painted finish.

The false ceilings in the bathrooms will be made of self-supporting lacquered trays, with acoustic insulation using rock wool in the area where the air conditioning unit is located.

The balcony ceilings will be finished with exterior paint over concrete, in brown RAL 8014 color.

The walls and ceilings of the homes will be painted with smooth plastic paint.



FLOORING

The general flooring of the homes will feature laminate parquet from the HARO brand, model Tritty Top Connect, Eleganza Natur, AC4 for the main living areas and Eleganza Natur Aqua AC6 for the kitchens. The options of Roure Emilia Pur and Roure Eleganze Pur are available upon request through the commercial department.

The interior baseboards of the homes will be made of lacquered wood.

The main bathroom floor will be porcelain tiles from the SALONI brand, model Blending Gris 60x60 cm, and model Blending Blanc for the secondary bathroom.

The balcony and terrace floors will have non-slip porcelain tiles from SALONI, in a 30x60 cm format.

The terraces on the roof, laundry area, and roof structure will have ceramic tiles.



GLAZING

The aluminum joinery on the main façade will have glazing that complies with the DB HR and DB HE1, regarding acoustic performance and energy demand.



OPERABLE ENCLOSURES AND PARTITIONS

The exterior balcony doors and windows of the homes will be made of aluminum joinery lacquered in RAL 8014 color, with thermal bridge breakage and double glazing, complying with DB HR for noise protection and DB HE1 for limiting energy demand.

The roll-up shutters will be made of RAL 8014 lacquered aluminum with thermal insulation, matching the color of the joinery, and motorized throughout the home.

The front door of the home will be armored, fire-resistant (EI30), with a three-point security lock.

On the ground floor, the balcony doors will have a security shutter with self-locking slats, and the windows will be operable with a main casement window in an oscillating tilt-and-turn style.



EVACUATION AND VENTILATION INSTALLATIONS

The building's stormwater and sewage evacuation system will be a separate system, complying with the DB HS regulations on health and hygiene.

The exhaust system for kitchen fumes and the ventilation in the homes will comply with DB HS3 regulations on indoor air quality.



AEROTHERMAL HEATING-COOLING / HOT WATER INSTALLATIONS

Climate control and hot water will be provided through an aerothermal system that integrates both heating and cooling, as well as the production and storage of domestic hot water.

The climate control installation will be carried out using fiber ducts distributed through the false ceiling of the home, and the exterior unit will typically be placed on the communal or private rooftop.

The hot water installation will include a storage tank, with the capacity varying depending on the number of occupants in the home.

Aerothermal energy is considered a renewable and high-efficiency system.



ELECTRICAL INSTALLATION

The electrical installation will comply with the "Low Voltage Regulation and the Complementary Standards." The homes will be equipped with a control and protection panel, including the corresponding I.C.P. (Control and Protection Switch), differential switches, and P.I.A.S. (Overcurrent Protection and Control), from which differentiated circuits will be connected, each provided with the required protections as specified by the current R.E.B.T. (Electrotechnical Regulation for Low Voltage).



LIGHTING

The interior lighting of the homes will include recessed spotlights in the kitchens, corridors, and bathrooms, as well as surface-mounted wall sconces on the main façade, all of LED type.

The common areas will be equipped with motion detectors to control the switching on and off of the lighting, enhancing energy savings.



PLUMBING INSTALLATION

The plumbing installation will comply with the "Basic Standards for Interior Water Supply Installations."

The production of domestic hot water will be provided through aerothermal energy. Hot water will be supplied to sinks, dishwashers, washing machines, toilets, and showers.

In all wet areas, shut-off valves will be installed to isolate them from the rest of the installation.

The pipes will preferably run through the false ceiling and be embedded in the walls.



TRANSPORT INSTALLATION

The building will have 1 elevator with a capacity of 450 kg, able to accommodate 6 people, featuring automatic stainless steel doors in the cabin.



AUDIOVISUAL AND COMMUNICATION INSTALLATION

The installation will include security cameras at the entrance of the lobby and parking area, including a recorder.

The audiovisual installations will comply with the current communication standards ("I.C.T.").

The homes will be equipped with television antenna outlets, FM radio, satellite, and telephone/internet connections, located in the kitchen, living-dining room, and bedrooms.

Additionally, wiring will be installed for receiving digital TV channels.

Video intercom: A digital color video intercom system will be installed, featuring a digital panel and a monitor in the home (Fermax Veo Duox), with a call panel and camera located at the main entrance of the building.



BATHROOM EQUIPMENT

Main Bathroom:

Shower tray: F&D Shower Tray, Serie Nature model, white finish.

Thermostatic shower faucet: Roca, Victoria-T telescopic model, Plus shower column, chrome finish.

Bathroom cabinet: Royo, Mio model, 1 drawer, sand matte finish with MEC countertop, Mio model, white matte finish, and Nysa ceramic sink, glossy white.

Mirror: Royo, Lua model, with perimeter LED, 75 cm diameter.

Sink faucet: Roca, Ona model, tall spout, chrome finish.

Toilet: Roca, compact, Ona model, white color.

Shower screen: Velvet, Iris model.

Electric towel warmer.

Guest Bathroom:

Shower tray: F&D Shower Tray, Serie Nature model, white finish.

Thermostatic shower faucet: Roca, T500D+KIT Estela 100/3 pack, chrome finish.

Bathroom cabinet: Royo, Mio model, 2 drawers, white matte finish with integrated Enzo sink, white matte color.

Mirror: Royo, Lua model, with perimeter LED, 60 cm diameter.

Sink faucet: Roca, Ona model, chrome finish.

Toilet: Roca, compact, Ona model, white color.

Shower screen: Velvet, Iris model.



KITCHEN EQUIPMENT AND WASHERS

Kitchen cabinets with doors in laminated chipboard and thermoplastic polymer laminate in Taupe/Cachemire gray color, matte finish, with a countertop and backsplash in white marble imitation from the DEKTON brand, Marina SilverKoast model, as the first option, and two additional options: one with a matte Taupe/Cachemire gray finish for lower modules and wood-effect finish for upper modules, with a countertop and backsplash in gray from the DEKTON brand, Kreta Industrial model, and a third option with a matte white finish and countertop and backsplash in white marble imitation from the DEKTON brand, Marina SilverKoast model. The kitchens are equipped with appliances in stainless steel from the BOSCH brand or similar.

Built-in electric oven with glass front, extractor hood, induction cooktop, and built-in microwave with glass front and frame.

Single-basin sinks from the Blanco brand, Supra 500-U model in stainless steel, equipped with single-lever faucets from the Roca brand, Ona model, with a fixed spout.

Provision for water, electrical outlets, and drainage for dishwasher and washer-dryer.



PARKING

Up-and-over parking access door with a parachute safety system, motorization with automatic unlocking, and safety strip.

Pre-installation for electric vehicle charging according to regulations.

Automatic lighting system at parking access points.

Ventilation installation systems and fire safety elements according to regulations.



STORAGE ROOMS

Interior painted and metal doors with locks. Storage area with lighting, ventilation, and fire safety elements according to regulations.



CUSTOMIZED FINISHES

Possibility to customize your home with various finishes. General flooring, with different colors to choose from.

Lower kitchen cabinetry to be selected from 3 options to be confirmed with the sales representative.

Countertop and kitchen backsplash to be selected from 3 options to be confirmed with the sales representative.

Customized finishes must be communicated before the deadline specified by the Technical Management.



QUALITY CONTROL

To guarantee the quality of the building during the execution process of the work, specialized engineering and companies are hired to control its execution.



DELIVERY OF THE HOUSING

The apartment will be delivered clean in all its rooms, so that it can be inhabited immediately.

IBER HOGAR

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