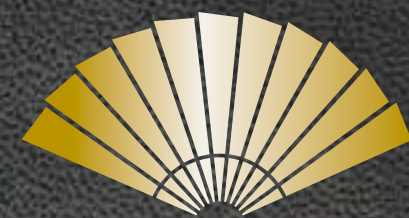


PASSEIG DE GRÀCIA 111

Volume II

THE RESIDENCES



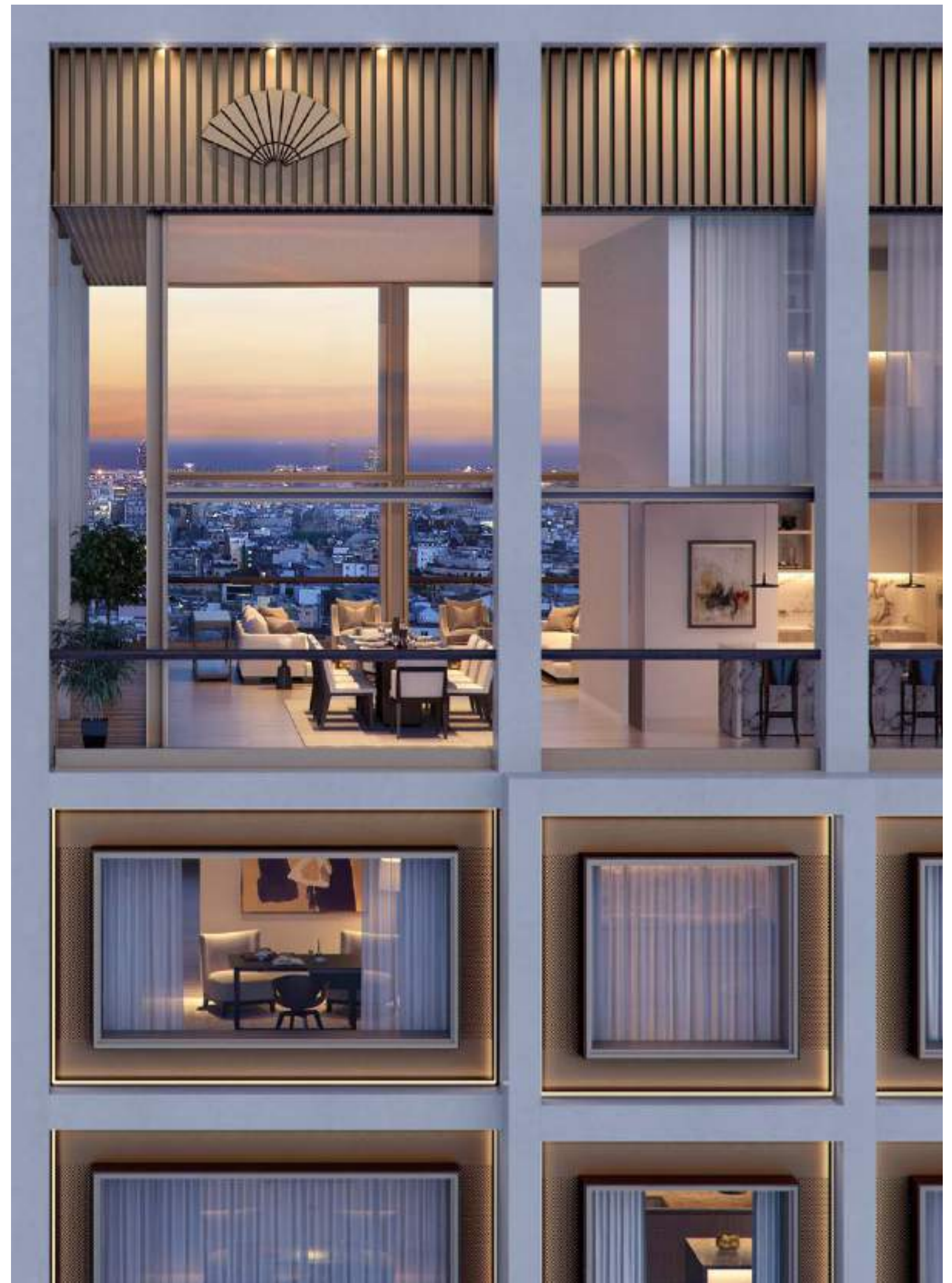
MANDARIN ORIENTAL
THE RESIDENCES
BARCELONA



MANDARIN ORIENTAL
THE RESIDENCES
BARCELONA

PASSEIG DE GRÀCIA 111

*The most enviable address in
Barcelona. Passeig de Gràcia 111
is the perfect example of refined
living by Mandarin Oriental*





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MANDARIN ORIENTAL HOTEL GROUP

Legendary Service



THE MOST PRESTIGIOUS RESIDENCES, IN THE WORLD'S PREMIER DESTINATIONS

From New York to London, Boston to Bangkok, Mandarin Oriental offers a truly unique lifestyle by combining the comforts of a private home with the unsurpassed amenities and services of the world-class Mandarin Oriental brand.

Outstanding service is at the heart of the Mandarin Oriental experience and the 24-hour team are experts in personally knowing the residents' preferences and expectations.

From organising daily housekeeping to catering private events, the on-site team is dedicated to making residents' lives run as smoothly as possible.



Award-winning Spa
at Mandarin Oriental, Barcelona



*Residents can enjoy the
best of both worlds:
the comforts of a private
home, combined with
the unsurpassed amenities
and legendary services of
Mandarin Oriental*





Barcelona (*Passeig de Gràcia 111*)



London (*One Hyde Park*)



New York (*Columbus Circus*)



Bangkok (*Charoen Nakhon Road*)



Taipei (*Ching Cheng Street*)



THE BUILDING

Passeig de Gràcia 111

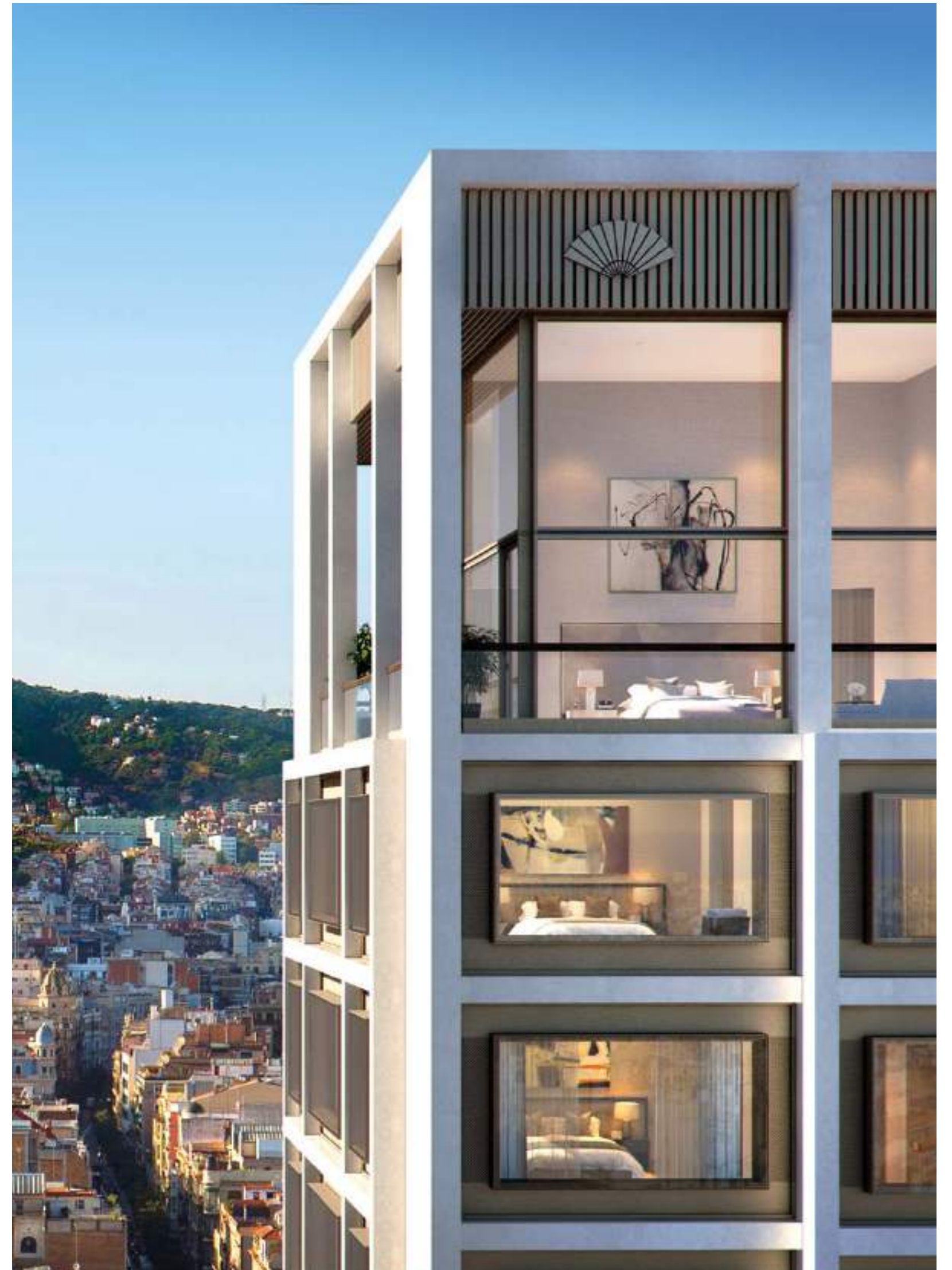


AN EXTRAORDINARY PROJECT

Mandarin Oriental Residences, Barcelona is a unique collection of 30 apartments and four penthouses offering outstanding views and the finest facilities and service. Ranging from one-bedroom apartments to four-bedroom penthouses, The Residences add up to an extraordinary lifestyle experience.

With an exemplary design conceived by celebrated Spanish architect Carlos Ferrater and an exclusive Passeig de Gràcia address, The Residences will set a new benchmark for world-class living in Barcelona.

*From one-bedroom
apartments to four-bedroom
penthouses, The Residences
offer an exclusive lifestyle of
exceptionally high quality*





THE RESIDENCES PROGRAMME 30 APARTMENTS AND 4 PENTHOUSES

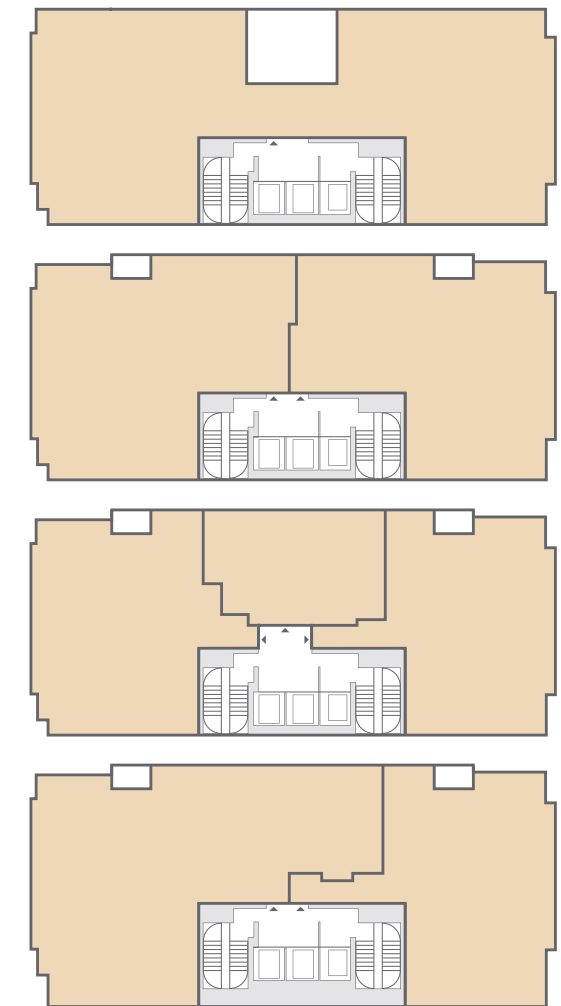
GRAND PENTHOUSE
20TH FLOOR (1 UNIT)

FULL FLOOR PENTHOUSES
17TH - 19TH FLOOR (3 UNITS)

GRAND VIEW RESIDENCES
11TH - 16TH FLOOR (10 UNITS)

TOWER VIEW RESIDENCES
7TH - 10TH FLOOR (12 UNITS)

GRAND AVENUE RESIDENCES
2ND - 5TH FLOOR (8 UNITS)



TYPICAL FLOORPLANS



LATERAL VIEW
EAST

FRONTAL VIEW
SOUTH

LOUNGE AND GARDEN LEVEL
6TH FLOOR



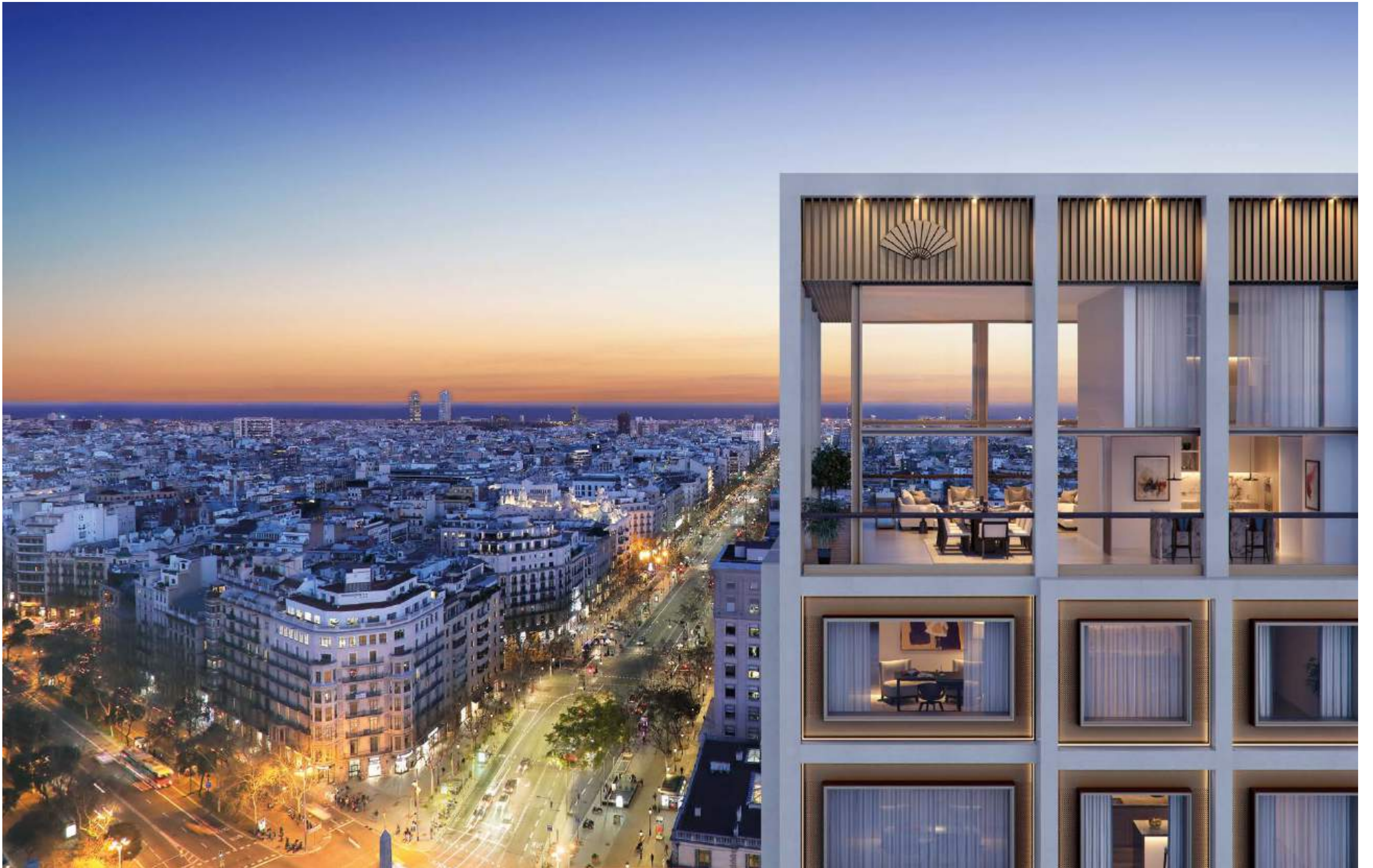
The Building



The Building



The Building



The Building





The Building



Computer-generated image of The Residences - façade detail



SENSE OF ARRIVAL

The Pleasure of Arriving Home



EXCLUSIVITY AND INSPIRATION

Access to The Residences is through a newly created private passageway, designed by the architects and featuring a magnificent, large-format mural installation specially commissioned from celebrated artist Miquel Planas.

Entering from Passeig de Gràcia or Avinguda Diagonal, residents will stroll through this beautifully landscaped space to be greeted by The Residences' doorman as they arrive at their very special home.



Sense of Arrival



Sense of Arrival

Residents will be inspired before they even enter the building, as they arrive through the landscaped private passageway beneath a remarkable example of local art



Sense of Arrival





Computer-generated image of the private passageway

PASSEIG DE GRÀCIA III



A SPECIAL COMMISSION

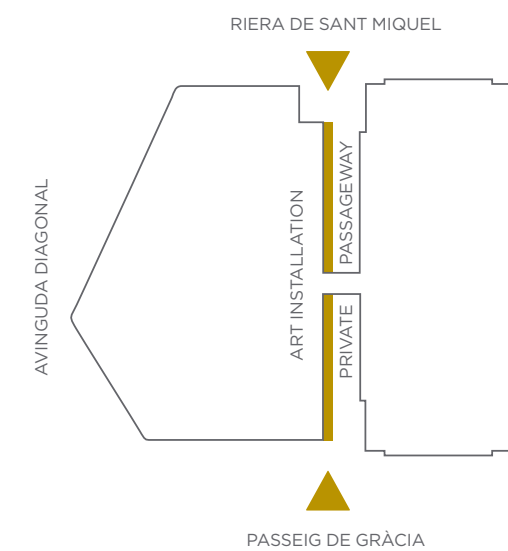
With its own private passageway featuring a specially commissioned mural installation, arriving home is a unique experience to be savoured every time.

Inspired by the leaves and branches growing in the local parks and gardens, and the famous organic structures created by Gaudí, the mural evokes the beauty and serenity of the natural world. Residents will leave the bustle of the city behind as they approach the building through this calm and tranquil space.



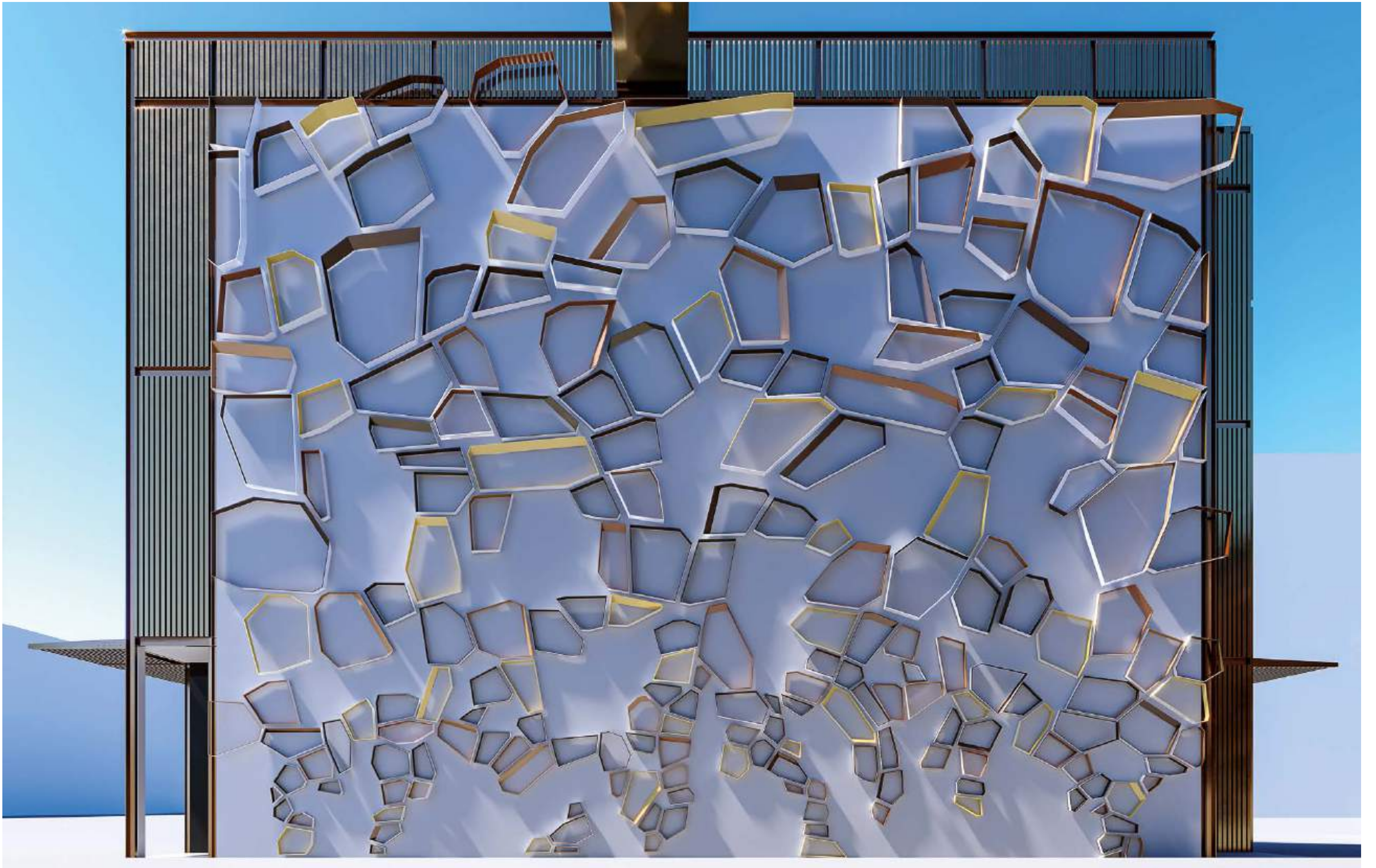
MIQUEL PLANAS

Artist & Sculptor



21 METRES HIGH / 27 METRES WIDE

550 SQ M



Computer-generated image of the art installation

PASSEIG DE GRÀCIA III





Computer-generated detail of The Residences Reception Lobby



LIFESTYLE SPACES

The Exceptional Garden & Lounge Level



ELEGANT LIVING

Mandarin Oriental Residences, Barcelona offers an extraordinary lifestyle experience. Owners will enjoy exclusive use of the Lounge and Garden Level, with its state-of-the-art fitness and wellness facilities, spacious library lounge, private meeting rooms, and direct access to a large, panoramic rooftop garden with lounging areas and a swimming pool.

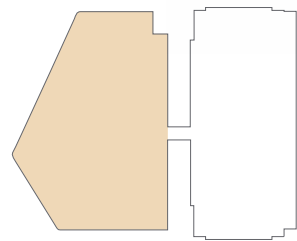
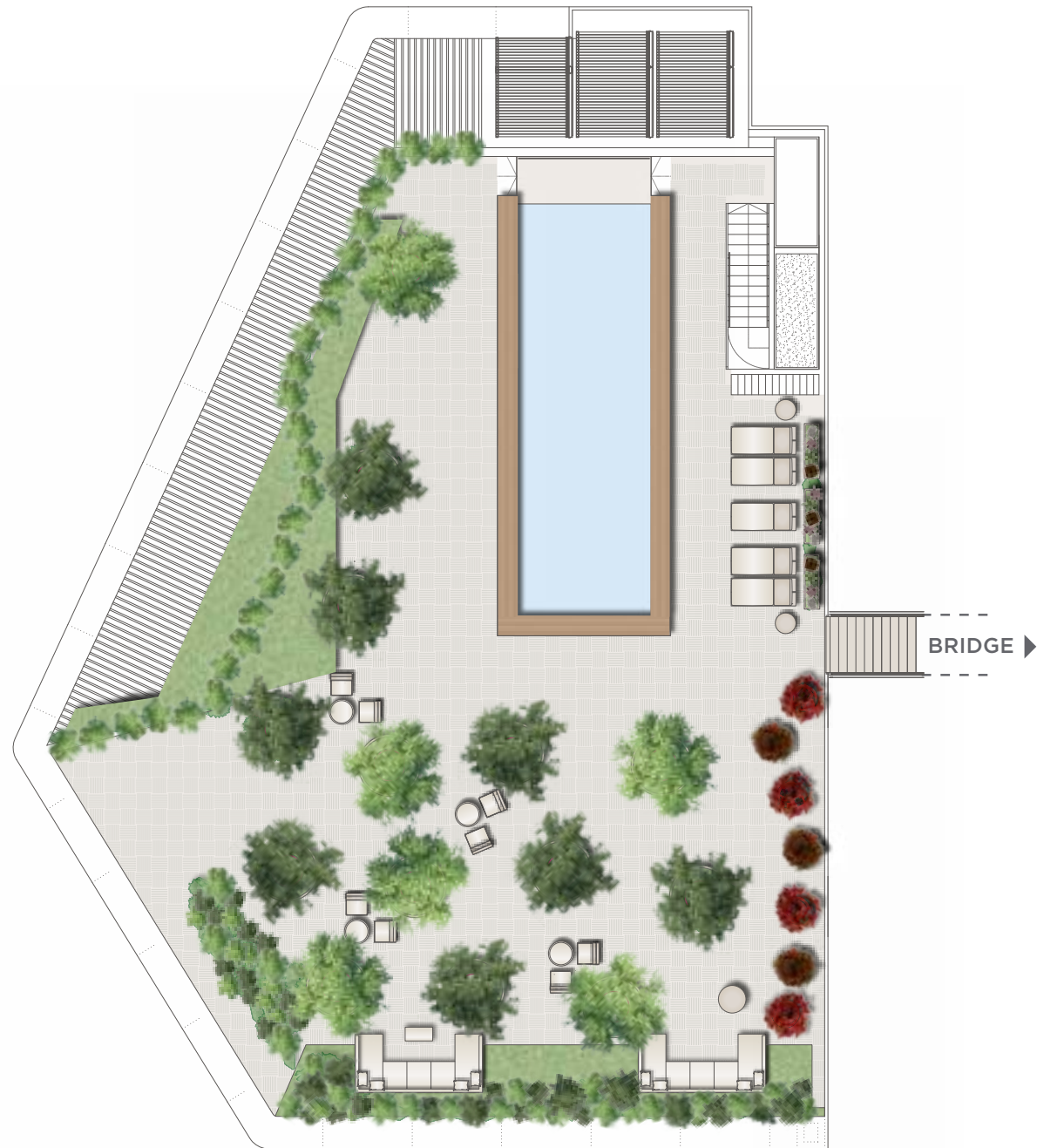
In these exceptional spaces, residents will experience the renowned service provided by Mandarin Oriental. In addition, they will have priority access to the facilities and services of the Mandarin Oriental, Barcelona hotel, including the Michelin-starred Moments restaurant and an award-winning spa.

*Outstanding service,
a sophisticated residents' lounge,
fitness, wellness and leisure
facilities, and a delightful
landscaped garden featuring an
outdoor swimming pool*





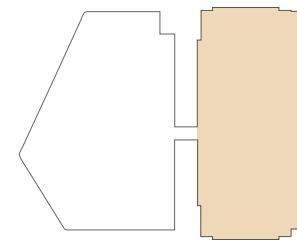
ROOFTOP GARDEN (625 SQ M)



Conceptual plan of The Residences Lounge & Garden level (concept in development). This is not a contractual document. Floor plan illustrations show the layout of the Lounge level for general information purposes only and are not to scale. No information contained in the present document can be relied upon as a statement of fact.



LOUNGE LEVEL (500 SQ M)







Lifestyle Spaces





Lifestyle Spaces

Computer-generated image of the Garden & Pool level

PASSEIG DE GRÀCIA III





Computer-generated image of the Gym

PASSEIG DE GRÀCIA III





Computer-generated images of the Hallways





THE RESIDENCES

Breathtaking Views & Stunning Interiors



YOUR EXTRAORDINARY HOME

Each of the Mandarin Oriental's Residences is designed to offer the exceptionally high standards the hotel group is known for all over the world, combined with unrivalled views and the beautiful Mediterranean light.

The interiors have been meticulously crafted to create a distinguished, luxurious and sophisticated living experience.

The design concept is elegant, modern and sophisticated, reflecting the values of traditional materials and forms











Computer-generated image of a Loggia

PASSEIG DE GRÀCIA III







Computer-generated images of a Master En-suite & Walk-in Closet



PASSEIG DE GRÀCIA III



Computer-generated image of a Kitchen

PASSEIG DE GRÀCIA III



Computer-generated image of a Secondary Bedroom



ADDITIONAL INFORMATION



A development project by
KKH PROPERTY INVESTORS

KKH Property Investors is a Barcelona-based company established as a joint venture between KKH Capital Group, a private investment management firm specialising in prime property development projects in Spain, and Perella Weinberg Real Estate Fund II LP, a fund advised by London-based Aermont Capital LLP.

With more than 20 years of development experience, the KKH group specialises in the creation of luxury hotels and high-end residences, in addition to large, prime flagship retail buildings.

Recent projects include the development of the internationally acclaimed, 100-room The Barcelona EDITION hotel, the 200-room The Madrid EDITION hotel, and a 75-room luxury lifestyle hotel at the heart of downtown Ibiza, in Paseo Vara de Rey.

A recent example of the group's luxury residential activity can be found at the successful Villas Bonanova project, a collection of three large luxury villas in uptown Barcelona.



The Barcelona EDITION
by KKH Property Investors

PASSEIG DE GRÀCIA III



Interior Design
MUZA LAB (LONDON)

Timeless elegance and sophistication

Designers Nathan Hutchins and Inge Moore are co-founders of London-based Muza Lab, a practice specialising in one-of-a-kind hospitality projects around the world. Formerly directors of Hirsch Bedner Associates (HBA) in London, together they have cultivated a portfolio that includes luxury hotels, homes, spas, restaurants and members' clubs as well as trains, yachts and riverboats.

Inspired by the building's location and its unique connection with Barcelona, they have created an interior concept that revolves around framing the light and the views. Pure and refined, exquisite spaces help establish The Residences as some of the finest private homes in the world.



MUZA LAB
Interior design



Architecture
CARLOS FERRATER, OAB (BARCELONA)

Master of the art

Born and raised in Barcelona, Carlos Ferrater is one of the most celebrated architects in Spain, and has helped shape Barcelona into the cosmopolitan city it is today. His understanding of the city and ability to create buildings that capture the essence of their location have led to multiple awards for his practice, Office of Architecture in Barcelona (OAB).

Having designed the Mandarin Oriental, Barcelona hotel, Ferrater was the perfect choice to create the nearby Mandarin Oriental Residences.



CARLOS FERRATER
Office of Architecture in Barcelona



SPECIFICATION

GENERAL

- Flooring: High-quality oak timber flooring in all living areas and bedrooms. Bespoke marble flooring in entrance hall (travertine or similar stone with handmade black marble inlay). Full marble flooring in all bathrooms and powder rooms (as detailed below).
- Windows: All large-format windows include bespoke sills and are designed as panoramic seating benches. Finished in calacatta or similar stone in all living areas and in light oak wood in bedrooms.
- Ceilings: Spectacular architectural coffered ceilings with integrated soft lighting in living areas and bedrooms.
- Doors: All internal doors in natural hardwood veneer throughout the apartments. Main entrance doors lacquered in 'black piano' finish. Steel ironmongery in brass finishing.
- Joinery: Walk-in / walk-through closets and wardrobes in bespoke joinery, with fully finished hardwood veneer.

BATHROOMS

- Flooring and tiled walls: Master en-suites in calacatta and sivec marble, or similar. White sivec or similar stone in secondary bathrooms. Powder rooms in nestos and sivec marble or similar.
- Vanities: Bespoke marble vanities in calacatta or similar with integrated drawers in master en-suites. White sivec or similar with hardwood veneer drawers and other joinery in secondary bathrooms. Pietra grey or similar stone in powder rooms.
- Fixtures: Wall-mounted toilet and bidet (Laufen Pro or similar) in master en-suites and secondary bathrooms and powder rooms. Washlet ready. Some exceptions.
- Fittings: All high-grade stainless fittings in Vola or similar make in master en-suites, secondary bathrooms and powder rooms. Heated towel hangers.
- Bathtub and walk-in showers: Walk-in bespoke stone showers in master en-suites and secondary bathrooms. Standalone bath, Laufen, Bette or similar in master en-suites.

KITCHENS

- High-end kitchen design: Bulthaup B3 range or similar, top European manufacture.
- Appliances: Fully equipped kitchens with Gaggenau, Wolf, Sub-Zero or similar high-end range appliances.
- Worktops: Countertop and kitchen island in high performance stone – granite portobello or similar.





Computer-generated image of a Master En-suite

LIFE AND FIRE SAFETY

- On-site, 24/7 CCTV control room and private security personnel, directly connected to the building management system (BMS) and alarms.
- Two independent staircases from all floors including car parking levels, and dual emergency exit routes on reaching ground floor (dual Passeig de Gràcia and Riera de Sant Miquel exit routes).
- Fully equipped fire detection and sprinkler system to all floors (including on-site, high-capacity, 200 cubic metres water tank). Dry riser water system installed to all floors for emergency operation.

ENVIRONMENTAL STANDARDS

- Project designed to incorporate advanced technologies in energy efficiency and environmental sustainability.
- Design targets the environmental certification 'LEED GOLD' (Leadership in Energy and Environmental Design) as well as the elevated EU Energy Efficiency Rating 'A'.

HEATING AND COOLING

- Cooling and heating generation is centralised in technical rooms for the entire building to ensure standards of maintenance and efficiency.
- Underfloor comfort heating to all rooms (with independent, low-temperature water circuits). Integrated cooling system with independent control setting in each room (FCU).
- Mechanical air renovation in all apartments, with comfort CO2 sensors.

ELECTRONICS AND IT

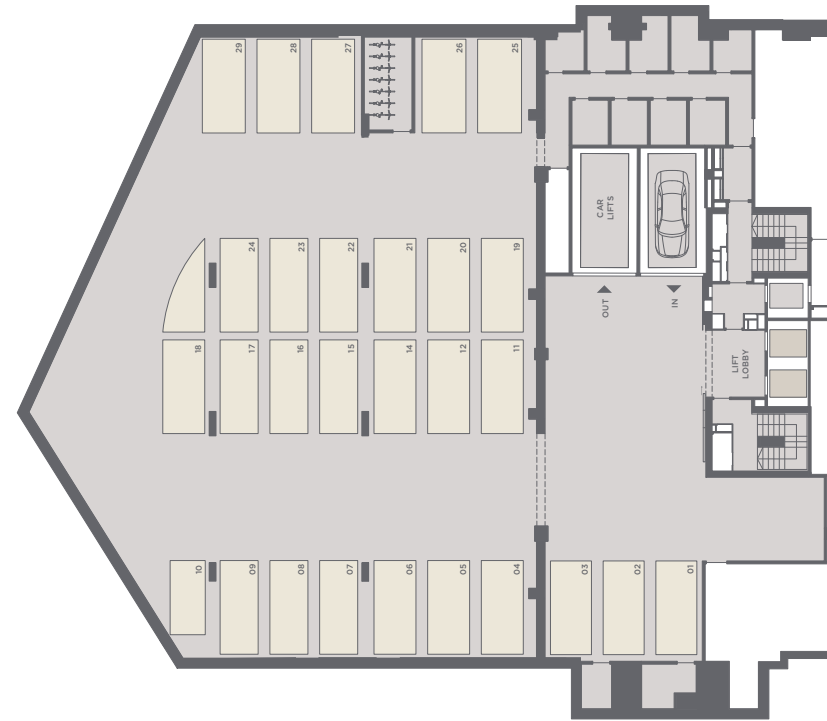
- Lutron lighting and curtain controls (or similar systems).
- State-of-the-art data infrastructure, including WIFI and cable network with coverage in all rooms as well as TV signal and cable distributed to all rooms.
- PBX telephone system with direct connection to the concierge (intercom).

NOTE: At the time of going to print, all references included in the specification list are preliminary and subject to possible changes.

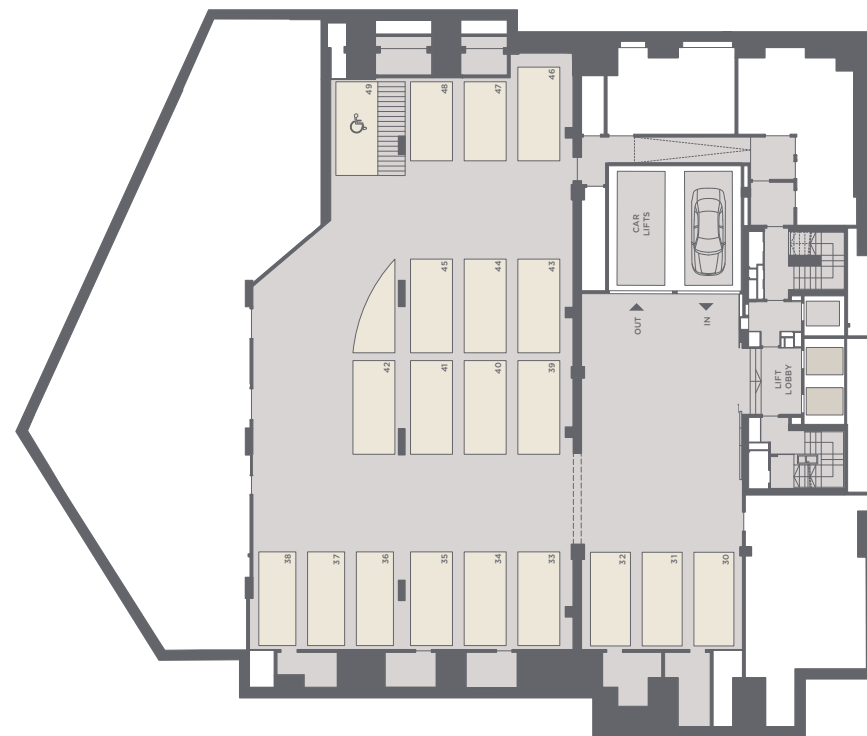


ADDITIONAL FACILITIES

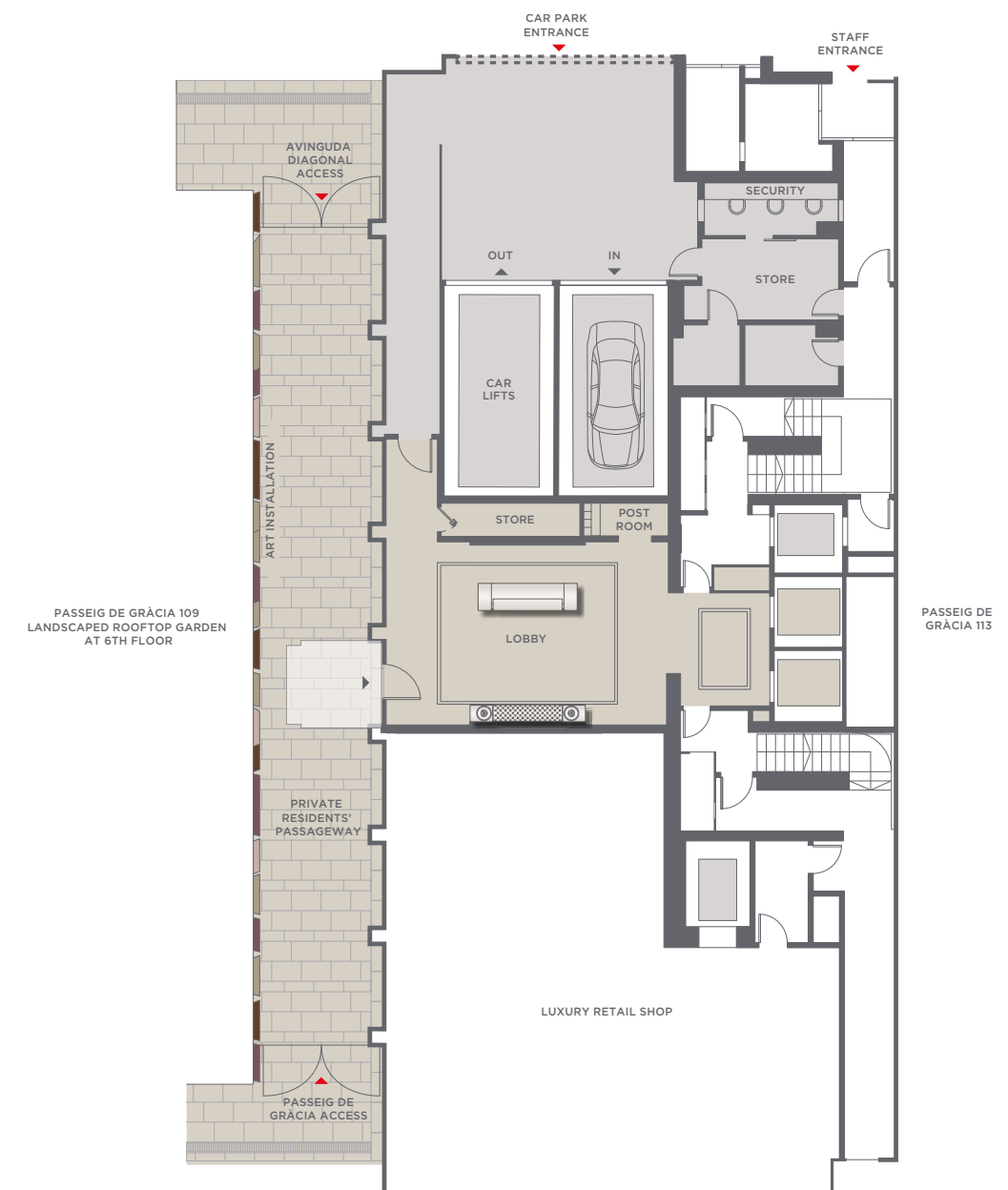
Residents will have bicycle and storage spaces at their disposal, as well as a limited number of secure, access-controlled car-parking facilities on levels -2 and -3. The ground floor arrivals level comprises access for residents through a private, landscaped passageway as well as a 24-hour security desk with CCTV monitoring. The lobby is the point of contact with the building concierge team and other service staff. The building administration services and other staff areas are found on the first floor.



PARKING LEVEL -2



PARKING LEVEL -3



GROUND FLOOR

PASSEIG DE GRÀCIA 111



FACT SHEET

DEVELOPER:

KKH Property Investors

DEVELOPER'S ADDRESS:

Avinguda Diagonal 640, 4-D
08017 Barcelona, Spain

ARCHITECT:

Carlos Ferrater, OAB, Barcelona

INTERIOR DESIGN:

Muza Lab, London

DEVELOPER'S SOLICITOR:

Baker & McKenzie

TENURE:

Freehold

PRACTICAL COMPLETION:

Q1 2021

MANAGING AGENT:

Mandarin Oriental Hotel Group

NUMBER OF STOREYS:

20

NUMBER OF UNITS:

34 in total

Grand Penthouse:	1
Full Floor Penthouses:	3
3 Bedroom Apartments:	9
2 Bedroom Apartments:	17
1 Bedroom Apartments:	4

DEVELOPMENT KEY FEATURES:

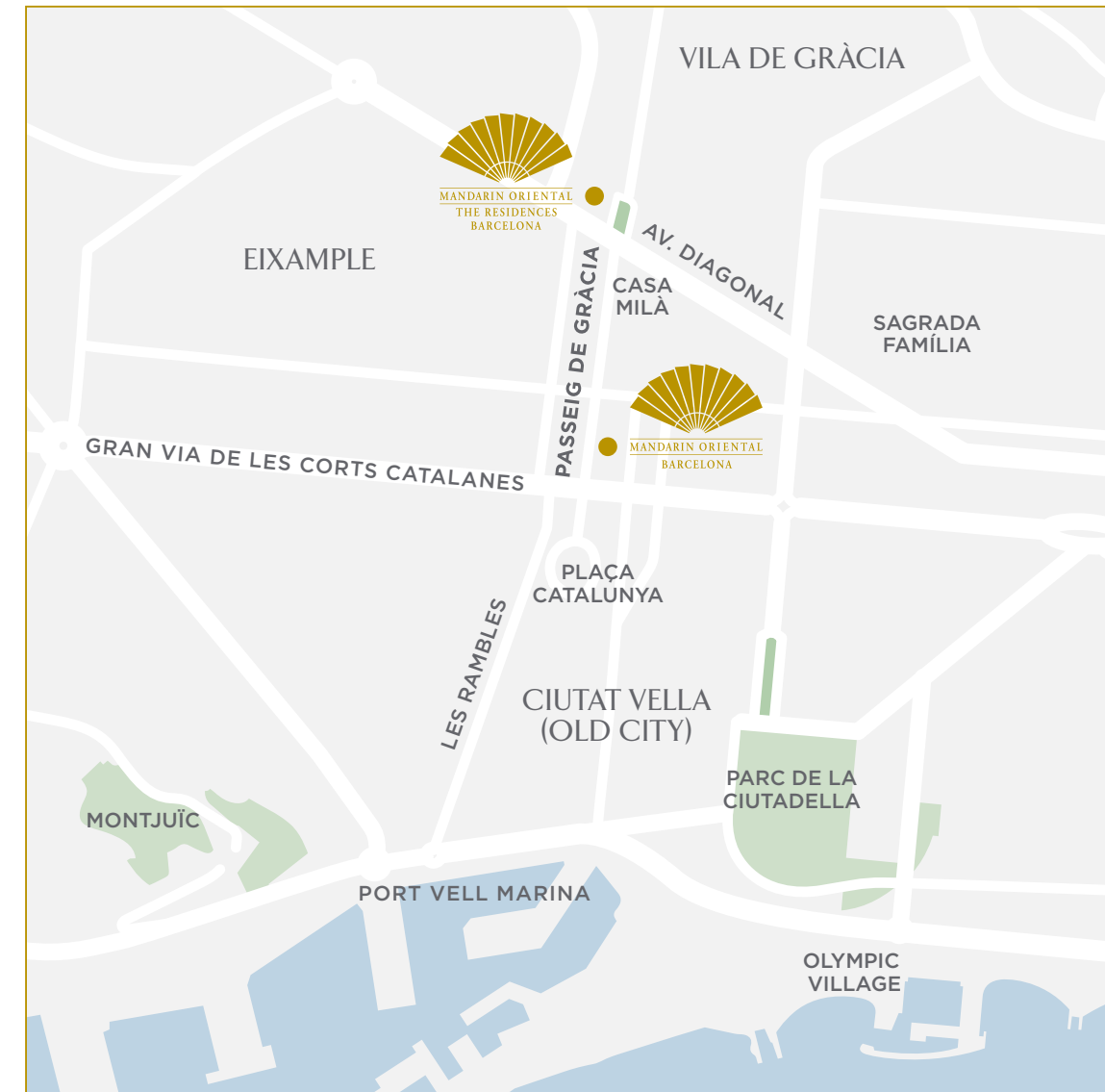
- Mandarin Oriental services and amenities
- Coveted address in prime city centre location
- Outstanding architecture and design
- Unrivalled views of the sea and city
- Lounge and Garden amenities level

CAR PARKING:

- 1 parking space per apartment (some exceptions)
- Limited additional spaces available upon request



AREA MAP



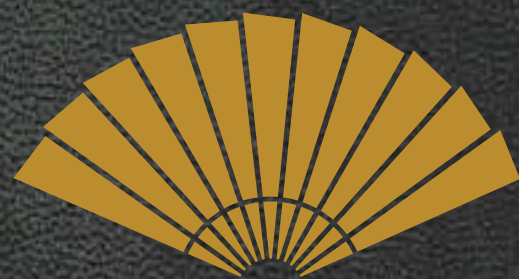


FORTUNE
INTERNATIONAL
GROUP



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Designed by Sectorlight (2010517) February 2020



MANDARIN ORIENTAL
RESIDENCES
BARCELONA