

I C O N
I C L I
V I N G
B C N

THE FACT SHEET

ANTARES

BARCELONA



The art of distinction. ANTARES INSPIRATIONALLY WEAVES PREMIER MEDITERRANEAN SEASIDE LIVING WITH A CHIC, URBAN LIFESTYLE.

ICONIC LIVING

Globally-renowned architect Odile Decq has created an avant-garde vision for Barcelona's tallest residential tower. The first and last of its kind in the city, this ground-breaking landmark on one of the world's most famous skylines elevates the ambition of modern residential living.

WITH A UNIQUE POSITION ON THE EDGE OF THE CITY'S SHORELINE AND BESPOKE TERRACES TO EVERY RESIDENCE, ANTARES OFFERS PANORAMIC VISTAS ACROSS THE MEDITERRANEAN SEA AND OVER THE CATALAN CAPITAL, TO THE SURROUNDING MOUNTAINS.

Comprising 1, 2, 3 and 4-bedroom residences, duplexes and penthouses, Antares' residences range from 98 sq m to 386 sq m and are designed with sensory, visionary living in mind. From the elegantly curved terraces to the kitchen islands, baths, vanity units and lighting features – all designed by Odile Decq – this is Barcelona's

new benchmark of luxury living. The ground-level restaurant, private garden, indoor pool, wellness facilities, gym, yoga pod and cinema room also offer premium onsite amenities, together with the striking Sky Terrace & Pool – one of the city's most impressive spaces, exclusively for residents and their guests.



ARCHITECTURE IS AN ADVENTURE, IT SHOULD NEVER BE ORDINARY.

A team of global status.

A DEVELOPMENT BY **SHAFTESBURY**

Shaftesbury Asset Management is a continental European real estate Investment and Fund Manager. The group was first established in 1983 as a property development company investing in France, Germany and Spain.

Since then, and in addition to developing its Investment and Fund Management activities, the group has continued to be active as a property developer, broadly diversified as to property types (offices, logistics, retail, residential, etc), as well as geographically (UK, France, Germany, Spain and Italy, etc).

Shaftesbury's approach has always been to think outside the box, innovate and concentrate on getting the timing right, and then to bring its professionalism to bear to produce the best building in the market at the right moment.

Antares' location was chosen because of the ability to add to the height of the structure and its exceptional location, combining the resultant extraordinary sea views, fully exploited by large extended open terraces, and its immediate proximity to the beaches, shopping and access to public transport.

In order to create the very best residences, in the spirit of Barcelona's cultural heritage, Shaftesbury and its co-investors selected as architect and interior designer for the amenities and public areas, an unconventional globally-renowned architect to ensure the project is both a "landmark" and a "destination" in a city that rightly prides itself as a unique Mediterranean place to live.

THE ARCHITECT **STUDIO ODILE DECQ**

French-born Odile opened her first studio in 1978. A decade later, her Banque Populaire de l'Ouest in Rennes won 11 awards. Since then, highlights

include the Venice Biennale Golden Lion 1996, Maison&Objet Designer of the Year 2013, the Jane Drew Prize for women in architecture 2016, and Architizer's Lifetime Achievement Award 2017. Now globally recognised, Odile still works from her studio in Paris, and continues to create global landmarks through her unique, cutting edge yet sensual architecture.

Co-founder of Studio Odile Decq, the French architect is celebrated for being "a creative powerhouse, spirited breaker of rules and advocate of equality". Her diverse portfolio ranges from art galleries and museums, to social housing and infrastructure.

INTERIOR DESIGNER **HBA LONDON**

HBA creates inspired, brand-strengthening design experiences that evoke a distinct sense of place and delight even the most discerning individuals. Around the globe, HBA consistently sets new standards for luxury, comfort and innovation in interior design.



SURROUNDED BY CULTURAL AND SOCIAL DESTINATIONS IN BARCELONA'S MOST TRANSFORMATIVE NEIGHBOURHOOD, ANTARES SITS NEXT TO THE SEA AND CONNECTS SEAMLESSLY TO THE CITY CENTRE.

FACTS AT A GLANCE



DEVELOPMENT NAME

Antares

DEVELOPMENT ADDRESS

Plaça de Llevant 1, Barcelona

88 RESIDENCES

Floor 01: service residences reserved for the larger residences

Floor 02–07: 5 residences per floor (four 2-bedroom & one 1-bedroom)

Floor 08–18: 3 residences per floor (all 3-bedroom)

Floor 19–21: 2 residences per floor (one 3-bedroom & one 4-bedroom)

Floor 22–25: 6 duplex residences (four 3-bedroom & two 4-bedroom)

Floor 26: 2 penthouse residences (one 3-bedroom & one 2-bedroom)

LOCAL AUTHORITY

Sant Martí neighbourhood Barcelona

TENURE

Freehold

BUILDING INSURANCE

Zurich

RESIDENCES COMPLETED

Ready to move in

ARCHITECTURE

Studio Odile Decq

INTERIOR DESIGN

HBA London

PARKING

Each apartment enjoys dedicated underground parking, most with one, two or three car garages and integrated storage units. All garages are pre-cabled for electric cars.

SERVICE CHARGE

Estimation: 7.00 euros per sq m, including 24/7 concierge and security service

WARRANTY

In accordance with the Spanish Building Act “Ley de Ordenación de la Edificación”

PAYMENT TERMS

5% with Reservation Agreement

95% at signature of Sales Deed

BARCELONA IS THE CITY OF DESIGN & ART.

BARCELONA'S CREATIVITY AND VIBRANT ENERGY MAKE IT A COSMOPOLITAN CITY – A PLACE FOR PIONEERS AND LOVERS OF THE UNUSUAL.

As one of Spain's most important economic, cultural and commercial hubs, attracting both leisure and business tourism from all over the globe, Barcelona's existence as a thriving city is indisputable. One of the most vibrant and creative cities in the world, Barcelona's cosmopolitan lifestyle offering is complemented by its urban vibe and Mediterranean outlook. With 4.5km of pristine coastline and beaches, hectares of parkland and green spaces, and some of the most distinguished architecture in the world, the city's offering has no bounds.

From top left:

PORT VELL
Harbour

CASA MILÀ
by Antoni Gaudí on Passeig de Gràcia

CHANEL
Passeig de Gràcia

JOAN MIRÓ
Sculptures at Fundació Joan Miró

24 CIELOS TERRACE
AT MELIÀ BARCELONA SKY
Bar & restaurant

W HOTEL
Hotel & restaurant

HOTEL PORTA FIRA
Hotel & restaurant

ONEOCEAN CLUB
Superyacht marina & private members club

ART SCULPTURE
by Alfredo Lanz at Seaside Promenade

CASA BATLLÓ
by Antoni Gaudí on Passeig de Gràcia

SOHO HOUSE
Hotel, restaurant & members club



DIAGONAL MAR, A NEW VISIONARY DISTRICT.

The location. ANTARES SITS AT THE VERY FOREFRONT OF BARCELONA'S FUTURE. KNOWN FOR THE NEARBY TELEFONICA TOWER, MUSEU BLAU AND THE 22@ INNOVATION DISTRICT, IT IS NOW AWASH WITH AN EXCITING CHOICE OF RESTAURANTS, HOTELS AND SOCIAL SPACES.



Extensive regeneration of the Diagonal Mar area means that Antares inhabits one of Barcelona's most transformative and relevant neighbourhoods. Cultural and social local destinations including Port Fòrum, UPC University Campus and the National Sciences

Museum all occupy the area, and easy access to the city centre makes it extremely well connected.

With the prime beach edge location, the neighbourhood's sense of space is second to none in bustling Barcelona.

From top left:

- PORT FÒRUM**
Marina, restaurants & leisure
- DIAGONAL AVENUE**
One of the largest and most important arteries in Barcelona
- DIAGONAL MAR CENTRE**
Barcelona's largest leisure & shopping centre
- MAR BELLA BEACH**
Beach life at your doorstep
- MUSEU DEL DISSENY**
Design Museum of Barcelona
- DIAGONAL MAR**
Coastline
- MUSEU BLAU**
Museum of Natural Sciences of Barcelona

DISTANCES FROM ANTARES

Walking from Antares

- CCIB Convention Centre 180m
- Museu Blau 220m
- Diagonal Mar Mall 350m
- Mar Bella Beach 1.8km
- Port Fòrum 1.1km
- Diagonal Park 1.2km
- Sant Martí Market 1.6km

Driving from Antares

- Glòries 2.4km
- Museu del Disseny 3.1km
- Casino Barcelona 3.6km
- Vila Olímpica 4.4km
- Sagrada Família 5.2km
- Barceloneta 5.7km
- Barcelona Airport 19.5km
- Camp Nou - Barcelona 20.8km



PROVOKE YOUR SENSES

The amenities. AT ANTARES, INDIVIDUALLY CONSIDERED SPACES AND VISIONARY DESIGN COMBINE TO CREATE A SEAMLESS SENSORY EXPERIENCE.



Odile Decq's unique vision knows no limits in her desire to instill her personality and creativity into every facet of Antares. From the soaring triple-height entrance lobby and exquisitely crafted gym and wellness facilities, to the cocoon-like yoga pod, cinema room and breathtaking Sky Terrace & Pool – each

detail is crafted to enrich both physical and social appetites. More than this, Decq's hallmarks add further lustre, transforming everyday moments into lessons in artistic reverence. Together with the attentive 24-hour concierge and security service, Antares is simply a different breed from its peers.

Delight in genius. ANTARES IS BOTH CINEMATIC
IN AMBITION AND ADVENTUROUS IN STYLE.



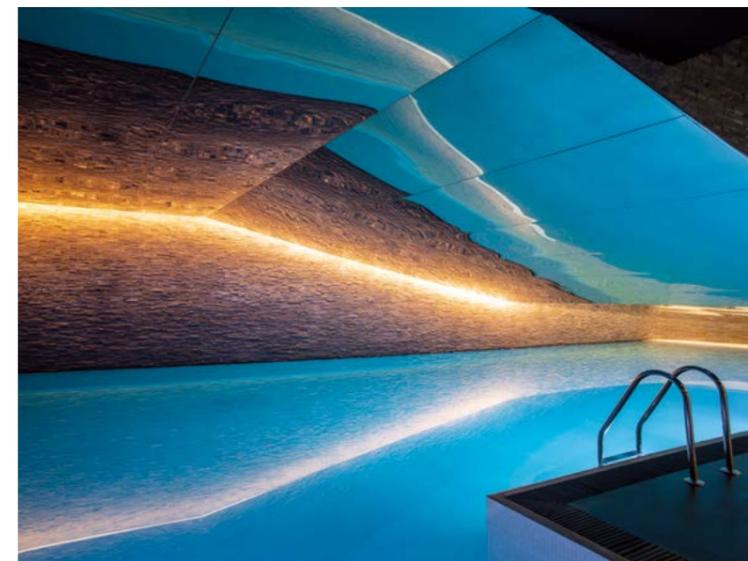
SKY-HIGH LUXURY

The infinity pool, with its unequalled views of the sea and city, is a global design statement. The outdoor terrace lifts every social and contemplative activity into a visual and experiential delight. These are spaces that elevate Barcelona's passion for aesthetic perfection. One of the most impressive rooftops on the Mediterranean; exclusively for residents and their guests.



URBAN BEACH

This is living that weaves together three worlds – chic city elegance, languid beach charm and exclusive hotel luxury. An experience that feels at once comfortable and engaging, yet also artistically divine – this is a home that effortlessly serves every need, while compelling one to regularly give pause and bask in its beauty.



URBAN LUXURY

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



KITCHENS

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

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
- 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 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

A DEVELOPMENT BY

Shaftesbury
ASSET MANAGEMENT

Development address:

Plaça de Llevant 1, Barcelona

For more information please contact our Sales Office:

T +34 93 117 48 38

info@antaresbarcelona.com

WWW.ANTARESBARCELONA.COM

These details have been prepared in good faith but are not intended to constitute part of any offer of contract or create any contractual relationship. No description or information of any kind contained in these particulars may be relied upon as a statement or representation, warranty or fact. All images (including computer generated images), plans and specifications shown are indicative only, cannot be guaranteed to represent the complete interiors or exteriors of the project and are subject to change due to design coordination and other development considerations. Any areas, measurements or distances given are approximate only. Any buyer must satisfy themselves by inspection or otherwise as to the correctness of any information given. These properties are offered subject to availability. Neither Shaftesbury RE Diagonal 0, S.L., nor any of the agents participating in the development and commercialisation process of the project guarantee the veracity, exactness or completeness of the information contained herein and shall not be held liable for its content.