



PLANS FOR THE URBAN REFURBISHMENT OF THE 22@BARCELONA DISTRICT



FEBRUARY 2005



INDEX

PLANS APPROVED	3
REFURBISHMENT OF STRATEGIC SECTORS	4
LLULL PUJADES LLEVANT SECTOR	5
CAMPUS AUDIOVISUAL SECTOR	6
PARC CENTRAL SECTOR	7
EIX LLACUNA SECTOR	8
PERÚ PERE IV SECTOR.....	9
LLULL PUJADES PONENT SECTOR	10
REFURBISHMENT OF CITY BLOCKS	11
SANCHO DE ÁVILA, BADAJOZ, CIUTAT DE GRANADA, ALMOGÀVERS CITY BLOCK.....	12
CRISTÓBAL DE MOURA, VENEÇUELA, AGRICULTURA, JOSEP PLA CITY BLOCK	13
PERE IV, ROC BORONAT, PALLARS, CIUTAT DE GRANADA CITY BLOCK.....	14
ÀLABA, DOCTOR TRUETA, ÀVILA, AVINGUDA ICÀRIA CITY BLOCK.....	15
SANCHO DE ÁVILA, ZAMORA, ALMOGÀVERS, PAMPLONA CITY BLOCK	16
PERE IV, SELVA DE MAR, MARROC, TREBALL CITY BLOCK.....	17
TÀNGER, ÀVILA, SANCHO DE ÁVILA, ÀLABA CITY BLOCK.....	18
REFURBISHMENT OF PLOTS OF OVER 2,000 M².....	19
DOCTOR TRUETA 129-133, BADAJOZ 25 PLOT	20
ÀVILA 126-138 PLOT.....	21
BADAJOZ 69, PUJADES 118 PLOT	22
PALLARS 121-125, ÀLABA 77-85 PLOT	23
REFURBISHMENT OF CONSOLIDATED INDUSTRIAL BUILDINGS	24
ZAMORA 54-58 BUILDING.....	25
ÀVILA 61-65 BUILDING	26
PALLARS 108 BUILDING.....	27
ÀVILA 112-114 BUILDING	28
VENEÇUELA 74-76 BUILDING	29
PERE IV 69-73, PALLARS 128-130 BUILDING	30
JOAN D'ÀUSTRIA 109 BUILDING	31
PALLARS 135-139 BUILDING	32
PERE IV 51, PALLARS 110 BUILDING	33
ÀLABA 94-96 BUILDING	34
SANCHO DE ÁVILA 52-58 BUILDING	35
BADAJOZ 143-145 BUILDING	36



INDEX

UNCONVENTIONAL HOUSING IN INDUSTRIAL BUILDINGS OF INTEREST.....	37
COMPANHIA DE INDUSTRIAS AGRÍCOLAS	38
CAN GILI VELL	39
MASSÓ Y CAROL	40
CAN GILI NOU.....	41
7@ FACILITIES	42
BARCELONA ACTIVA AND TORRE LLACUNA.....	43
BARCELONA TELEVISIÓN	44
CAN JAUMEANDREU	45
PARC BARCELONA MEDIA.....	46
REFURBISHMENT OF CONSOLIDATED HOUSING FRONTS.....	47
VENEÇUELA 65-71 HOUSING FRONT	48
TÀNGER 44-50 HOUSING FRONT	49



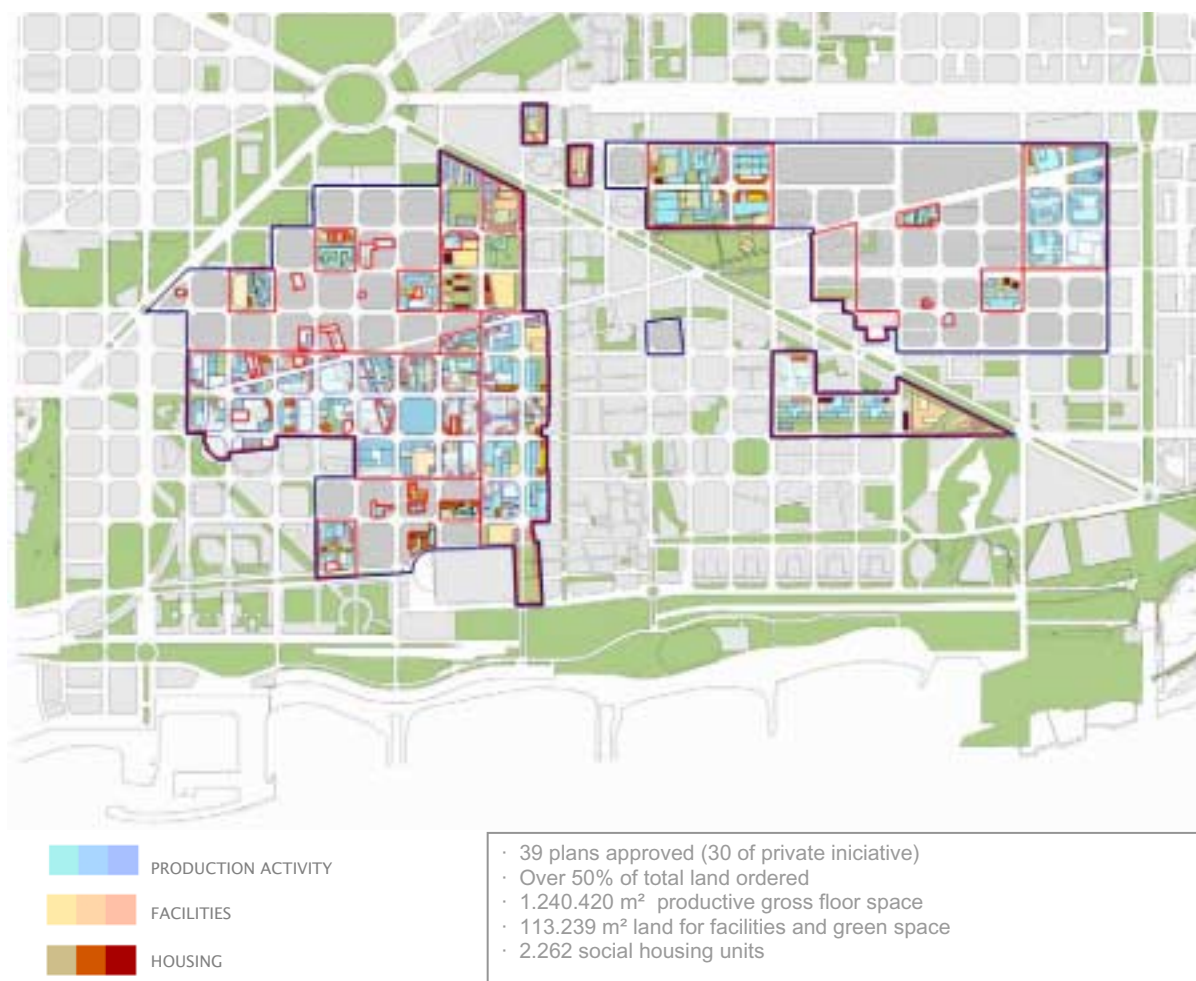
PLANS APPROVED

To ensure the best possible fit between the diverse functional programmes and their surrounding urban environment, and to avoid any possible disturbing effects on the existing uses and functions, the 22@ Plan does not initially specify detailed planning for each part of the territory, it is through the derived planning instruments that the final picture of the transformation of the different areas is developed.

Initially the 22@ plan provides for six areas to be developed by public initiative. The 22@Barcelona corporation has drafted the respective planning in close collaboration with the Barcelona City Council Town Planning Department. The six areas in question - Lluç Pujades Llevant, Perú-Pere IV, Audiovisual Campus, Parc Central, Eix Llacuna and Lluç Pujades Ponent - cover a total surface area of 925,482 m², representing 47% of the total area to be transformed. The object is for the six areas to configure new elements of urban structure, thus acting as a motor to the transformation of the district as a whole and enabling the implantation of activities that will play a strategic role in establishing the new dynamics of the sector.

The 22@ Plan likewise provides for the planning areas not included in the above six areas to be developed by either private or public initiative. To ensure that such refurbishment meets the town planning, economic and social requirements of the different parts of the territory, it provides for different types of plans: plans covering one city block, plans covering plots of over 2,000 m², plans for consolidated industrial buildings, plans for buildings of interest and plans for consolidated housing fronts.

PLANS APPROVED:





LLULL PUJADES LLEVANT SECTOR



The refurbishment of this sector will create a new hub of activity, alongside Diagonal Mar and the Barcelona International Convention Centre.

The unitary planning of the three blocks that make up the Lluç Street front ensures the representativeness of the area as a whole, and likewise frees up a large open space which connects the gardens of the centre of Poblenou with Diagonal Mar Park.

The block defined by Diagonal Avenue, Lluç Street and Selva de Mar Street will house a large facility building to help consolidate the vitality of this new central hub.

SCALE OF THE PROJECT:

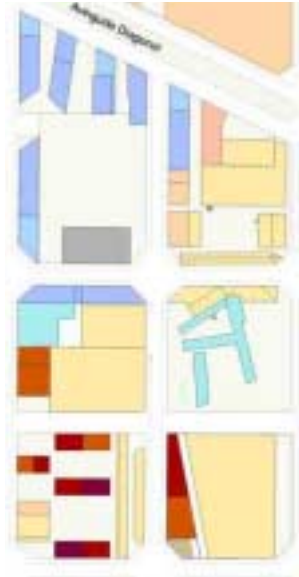
Total planning area:	101.274 m ² land
Production activity:	121.594 m ² GFS
Facilities:	55.902 m ² GFS
Social housing:	277
Green spaces:	15.746 m ² land

FINAL APPROVAL: June 1st, 2001

DEVELOPERS: METROVACESA, GRUPO KANDA, AXA REIM, SERVIHABITAT XXI, BOUYGUES INMOBILIARIA.

NEW COMPANIES AND INSTITUTIONS: MONTBLANC.

CAMPUS AUDIOVISUAL SECTOR



The transformation of these six city blocks, next to the future Plaza de les Glòries cultural centre, seeks to create a series of points of reference, bringing together companies and institutions related to the audiovisual sector.

The overall planning of the territory allows for the majority of the economic GFS to be concentrated in representative buildings fronting on Diagonal Avenue, and permits the creation of large scale facility structures and green spaces, as well as over 400 new social homes.

The plan also provides for the refurbishment of heritage items, elements of historical or architectural interest (the old Ca l'Arañó, Can Framis and Netol factories, and the old Compañia de Autobuses de Barcelona Head Offices), which will coexist with the new spaces created around them.

The main core of the Audiovisual Campus is the Barcelona Media Park, a space of some 60,000 m² which brings together modern technical facilities and offices with research and technology transfer, university and continuous training, enterprise nursery services and residences for entrepreneurs, students and teachers who work in areas related to the audiovisual sector.

SCALE OF THE PROJECT:

Total planning area:	106.338 m ² land
Production activity:	116.384 m ² GFS
Facilities:	107.721 m ² GFS
Social housing:	413
Green spaces:	27.714 m ² land

FINAL APPROVAL: July 20th, 2001

DEVELOPERS: UNIVERSITAT POMPEU FABRA, GRUP MEDIAPRO AND 22@ Barcelona(MEDIACOMPLEX), LAYETANA, GRUPO CASTELLVÍ, LA LLAVE DE ORO, INSO, PATRONAT MUNICIPAL DE L'HABITATGE.

NEW COMPANIES AND INSTITUTIONS: UNIVERSITAT POMPEU FABRA, INDRA SISTEMAS, MEDIACOMPLEX, EMAY.



The refurbishment of the sector creates a new hub of activity alongside the Poblenou Parc Central and Diagonal Avenue areas.

The overall planning ensures the permeability of the large central green spaces and interstitial open spaces. The new green spaces enhance and highlight the buildings of interest remaining from the old Can Ricart, Industrias Frigoríficas and Talleres Oliva Artés factories, and the historical remains of the County Irrigation Channel and Marquès de Santa Isabel Passage.

Under the Plan the most distinctive buildings will become municipal property and used for facilities to foster the cohesion of the new productive and residential uses and the traditional activities of the sector.

SCALE OF THE PROJECT:

Total planning area:	109.720 m ² land
Production activity:	181.133 m ² GFS
Facilities:	25.266 m ² GFS
Social housing:	201
Green spaces:	11.048 m ² land

FINAL APPROVAL: October 29th, 2001

DEVELOPERS: GRUPO RICART, REALIA BUSINESS, SERVIHABITAT XXI



The opening of Llacuna Street to the sea creates a powerful hub of economic activity, facilities and services in the midst of an area of great social and business vitality.

Together with the Rambla del Poblenou and Marià Aguiló Street, the new hub forms part of a three-way system of high activity streets at the heart of the 22@ Barcelona district, constituting an itinerary between two important public spaces in San Martí district: Parc del Clot and Parc del Litoral.

The introduction of new spaces and uses permits the refurbishment and highlighting of representative heritage items of historical, architectural or social interest, such as the old Cànem and Can Culleres factories.

SCALE OF THE PROJECT:

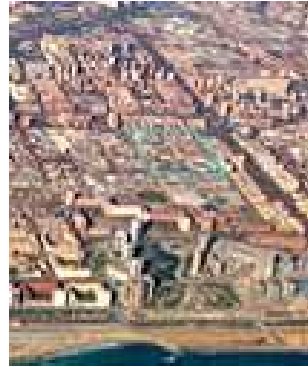
Total planning area:	168.712 m ² land
Production activity:	170.149 m ² GFS
Facilities:	51.516 m ² GFS
Social housing:	192
Green spaces:	16.631 m ² land

FINAL APPROVAL: October 25th, 2002

DEVELOPERS: SENTIU PRODUCT, GRECO, BARCELONESA DE INMUEBLES, CONSTRUCCIONES PAI.

NEW COMPANIES AND INSTITUTIONS: ECOTÈCNIA, GAES, MED GROUP.

PERÚ PERE IV SECTOR



The refurbishment of the six blocks situated at the southernmost end of Pere IV Street permits the area to recover its historical dynamics, as well as creating a new centre of activities adjacent to Josep Pla Street, which joins the main facilities of the Besòs Sea Front and the future intermodal public transport exchanger at Sant Andreu-Sagrera.

The flexible nature of the town plan means that the new buildings may adapt to meet the specific functional and representative requirements of the initiative, and likewise permits the recovery and recycling of the most representative old industrial elements, such as the Ca l'Illa and d'Atesa buildings and the Ca l'Isidret way, to serve the new uses.

SCALE OF THE PROJECT:

Total planning area:	107.072 m ² land
Production activity:	138.906 m ² GFS
Facilities:	19.176 m ² GFS
Social housing:	154
Green spaces:	3.537 m ² land

FINAL APPROVAL: February 14th, 2003

DEVELOPERS: CONSORCI DE LA ZONA FRANCA

NEW COMPANIES AND INSTITUTIONS: GTD INGENIERÍA DE SISTEMAS Y DE SOFTWARE, IMPALA NETWORK SOLUTIONS, TEDELCA COMUNICACIONES, TECNOSIGNS, CHARMEX INTERNACIONAL, M3 MERCHANDISING, BLUE MOON, MECCO, SERVI GRUP ESTUDIO, COMECHA, LASSER, INESLAM, BARTHES & BOLD, INCONTRON, BLAI LIMOUSINES, INTER LEATHER, JOFEMAR, HUSTADT.

LULL PUJADES PONENT SECTOR



The Urban Amelioration Plan for the Lull Pujades Ponent sector is the most extensive refurbishment project of the entire 22@ area. It covers a total surface area of 318,160 m², that is, an area the size of 18 Eixample city blocks. The transformation work for the sector aims to return the old social vitality to Lull Street and Pujades Street, historically the main roadways entering Poblenou from Barcelona, and help make it a hub connecting the traditional town centre with the Poblenou Old Town.

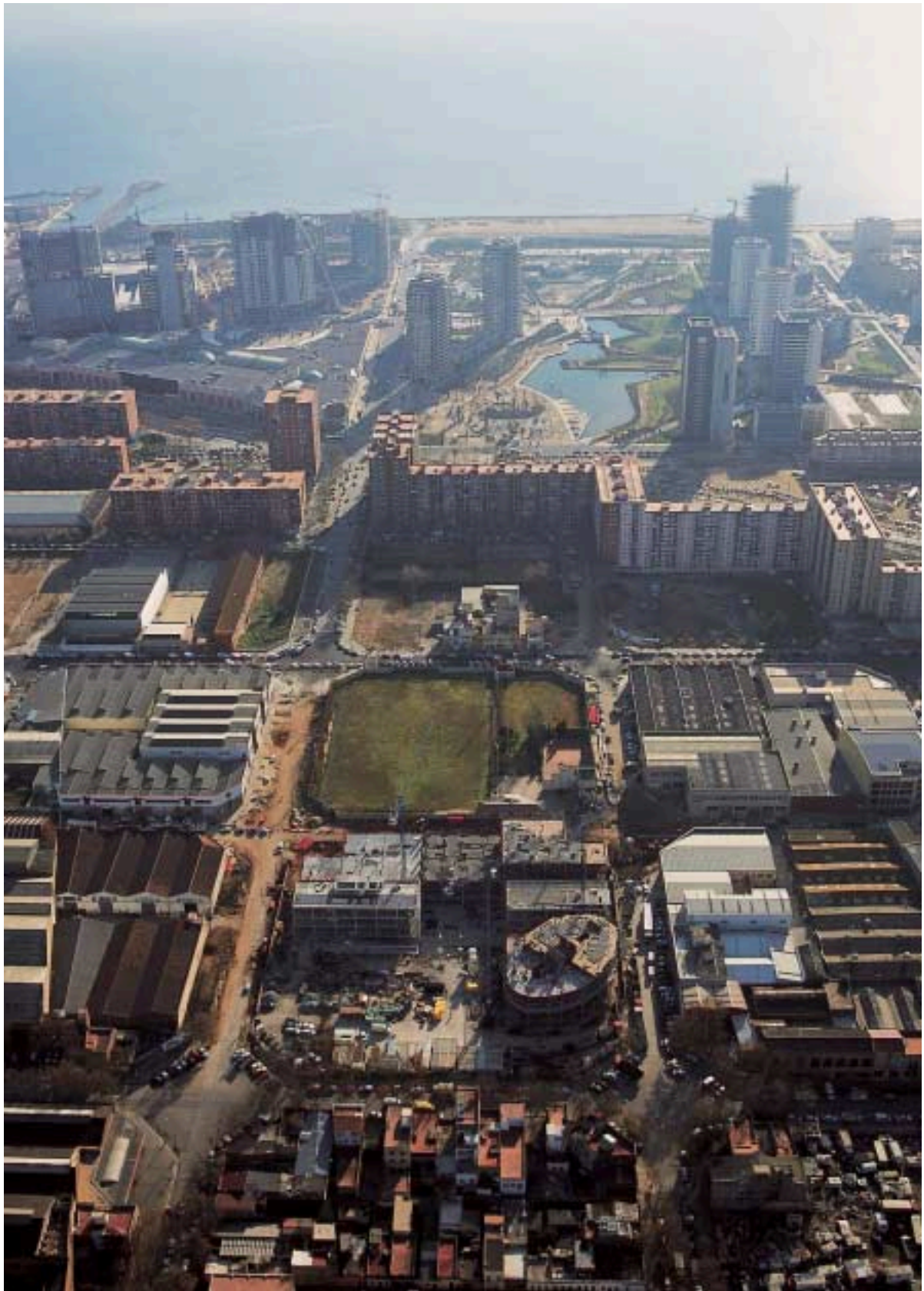
This particular area of development is of note for the many functioning production activities it is currently home to, alongside a large number of residential buildings and a significant heritage of consolidated industrial buildings and other elements of historical, architectural or artistic interest, such as the traditional precincts of Can Trullàs and the Plata District, the old HQ of the Radical Republican Youth Movement and the old Can Waldes, Massó y Carol, Caldereries Feiner, La Favorita and La Asunción factories.

The plan provides for progressive, sustainable transformation and fosters the coexistence of new and old activities through the introduction of new spaces and uses aimed to favour the formal and functional recovery of the urban and business fabric. Likewise it offers incentives for the refurbishment of housing, and enables the reuse of industrial buildings and precincts of interest as facilities for both private and public use.

SCALE OF THE PROJECT:

Total planning area:	318.159 m ² land
Production activity:	236.662 m ² GFS
Facilities:	26.295 m ² GFS
Social housing:	263
Green spaces:	10.725 m ² land

FINAL APPROVAL: February 20th, 2004



SANCHO DE ÁVILA, BADAJOZ, CIUTAT DE GRANADA, ALMOGÀVERS CITY BLOCK



The transformation of this block permitted the telecommunications service company T-Systems, to build a new corporate building which, with a total surface area of 19,000 m², is the new workplace for over 1,000 Deutsche Telekom Group employees, previously scattered in different offices all over the metropolitan area.

The central strip of the block contains a green space and 7@ facilities, within which the new Barcelona Television studios are to be housed. The plan also provides for the refurbishment of some of the old industrial premises on the block, progressively replacing the outbuildings with new spaces for production and facilities.

SCALE OF THE PROJECT:

Total planning area:	12.828 m ² land
Production activity:	26.374 m ² GFS
Facilities *:	5.271 m ² GFS
Green spaces:	908 m ² land

(*) Included in the Special Plan for the redistribution of plots ceded under 22@HS and 7@

FINAL APPROVAL: September 28th, 2001

DEVELOPERS: GRUPO CASTELLVÍ (ARTIBOX), CONSTRUCCIONS RIERA, 22@BARCELONA.

NEW COMPANIES AND INSTITUTIONS: T-SYSTEMS, BARCELONA TELEVISIÓ.

CRISTÓBAL DE MOURA, VENEÇUELA, AGRICULTURA, JOSEP PLA CITY BLOCK



The full transformation of this block, previously occupied by industrial premises, provides for the construction of a four star hotel, 17,000 m² of new office space, 70 social homes with communal gardens, two shops and virtually 1,000 m² of green space.

The overall planning assesses the hierarchy of the streets of the block and sites the most representative buildings and public spaces to front on Cristóbal de Moura Street, the main axis of the triangle formed by Rambla de Prim, Pere IV Street and Diagonal Avenue.

Thanks to its high-tech facilities the hotel and office development called Tec22@ won the Quatrium 2004 award as the most innovative building of the year. The marketing of the development is at an advanced stage.

SCALE OF THE PROJECT:

Total planning area:	12.492 m ² land
Production activity:	26.548 m ² GFS
Social housing *:	70
Green spaces:	978 m ² land

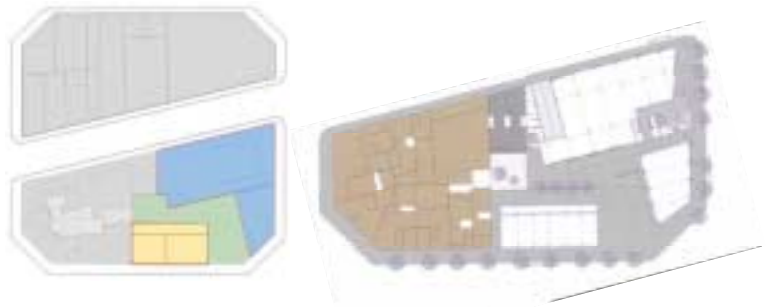
(*) Included in the Special Plan for the redistribution of plots ceded under 22@HS and 7@

FINAL APPROVAL: December 21st, 2001.

DEVELOPERS: NECSO INMOBILIARIA, PROHABITAT 2000

NEW COMPANIES AND INSTITUTIONS: GRUP ENCICLOPÈDIA CATALANA, VINCCI HOTELES, NECSO INMOBILIARIA, CAMPI I JOVÉ, GESCOBERT, BIMSA.

PERE IV, ROC BORONAT, PALLARS, CIUTAT DE GRANADA CITY BLOCK



This refurbishment project replaces the old industrial premises on a block close to the Audiovisual Campus with buildings suited to the new forms of production, compatible with the adjacent housing, and helps revitalise its urban surroundings with new public facilities and green spaces.

The proposed plan sites the office block at the main hub of activity on Pere IV Street and the public spaces on Pallars Street, where there is more local activity.

The offices of the Pere IV Building are currently under construction and are scheduled to be opened mid-2006.

SCALE OF THE PROJECT:

Total planning area:	5.628 m ² land
Production activity:	9.636 m ² GFS
Facilities *:	1.941 m ² GFS
Green spaces:	193 m ² land

(*) Included in the Special Plan for the redistribution of plots ceded under 22@HS and 7@

FINAL APPROVAL: February 15th, 2002

DEVELOPER: SERVIHABITAT XXI

ÀLABA, DOCTOR TRUETA, ÀVILA, AVINGUDA ICÀRIA CITY BLOCK



The refurbishment plan for this block provides for the parcels not built on and obsolete industrial premises to be converted for new uses, thus favouring the refurbishment of the existing consolidated housing fronts and the industrial parcels to be preserved.

The overall planning maintains the existing perimeter lines and the regular building height of the Eixample city block, and concentrates the land for open spaces and facilities around General Bassols Passage, which it also widens in places. At the same time the plan preserves the singular, detached nature of the plots along Carlota de Mena Passage, providing for their overall refurbishment.

The first stage of the transformation of the block has permitted the construction of a building of over 7,700 m² on Icària Avenue, offering a hotel and business services. The new centre is equipped with leading edge technology and offers 180 hotel beds.

SCALE OF THE PROJECT:

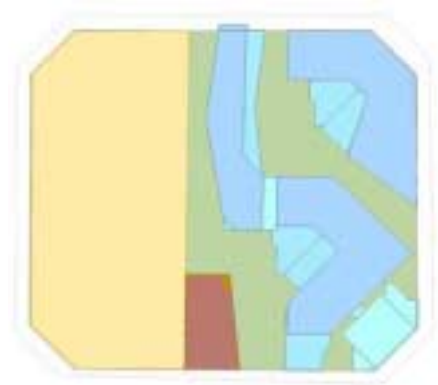
Total planning area:	15.352 m ² land
Production activity:	25.807 m ² GFS
Facilities:	3.327 m ² GFS
Social housing:	29
Green spaces:	736 m ² land

FINAL APPROVAL: October 25th, 2002

DEVELOPERS: VARIOUS.

NEW COMPANIES AND INSTITUTIONS: GRUP SUBIRATS BERENGUER

SANCHO DE ÁVILA, ZAMORA, ALMOGÀVERS, PAMPLONA CITY BLOCK



The transformation of the space previously occupied by the industrial facilities of La Unión Metalúrgica is to permit the creation of two office blocks, an Apart-hotel and new facilities, green space and social housing.

The plan for this block is to permit the refurbishment of the lodge at the entrance to the old factory, built at the close of the 19th century, and equip the new production facilities with the very latest sustainable technology.

These new spaces are currently under construction and are scheduled for opening at the end of 2006.

SCALE OF THE PROJECT:

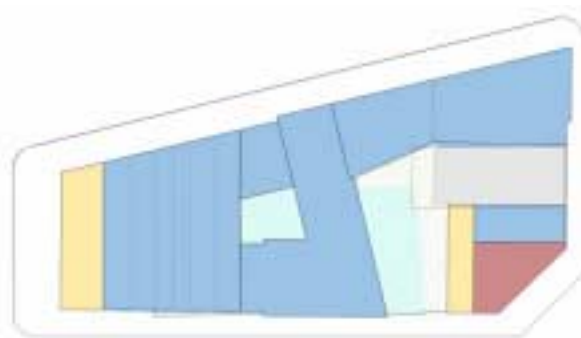
Total planning area:	15.290 m ² land
Production activity:	21.491 m ² GFS
Facilities:	5.129 m ² land
Social housing:	24
Green spaces:	740 m ² land

FINAL APPROVAL: June 18th, 2004

DEVELOPER: HABITAT GRUPO INMOBILIARIO

NEW COMPANIES: HABITAT HOTELS

PERE IV, SELVA DE MAR, MARROC, TREBALL CITY BLOCK



The refurbishment of this block is to permit the refurbishment of the historical Semillas Fitó building, dating from 1880, and the opening up of a stretch of Marroc Street running between Selva de Mar Street and Treball Street.

The overall planning provides for the consolidation of the facade along Pere IV Street with a new building for production activities, and the creation of new facilities, social housing and green spaces to favour the revitalisation of the immediate surroundings.

SCALE OF THE PROJECT:

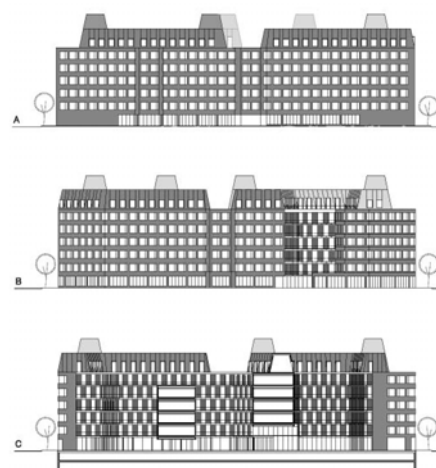
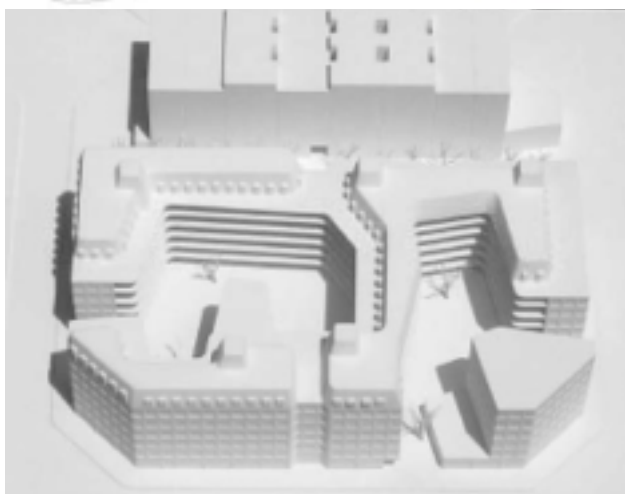
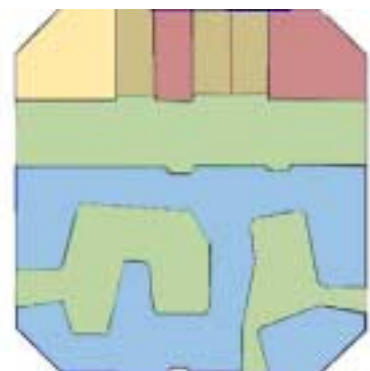
Total planning area:	5.417 m ² land
Production activity:	11.020 m ² GFS
Facilities:	408 m ² land
Social housing:	12
Green spaces:	526 m ² land

APROVACIÓ INICIAL: May 11st, 2004

DEVELOPER: ADIAR

NEW COMPANIES: SEMILLAS FITÓ

TÀNGER, ÀVILA, ÀLABA, SANCHO DE ÁVILA CITY BLOCK



The refurbishment of an eminently industrial block, sited on Plaça de les Glòries, is to establish a set of new spaces for production, facilities and residence.

The new planning places the office space around interconnecting inner courtyards, with access from the surrounding streets, and thus favours the establishment of shops at ground floor level.

The newly created social housing and facilities are grouped next to the existing consolidated housing front, articulated together with a series of production facilities along a 20 metre wide passage.

SCALE OF THE PROJECT:

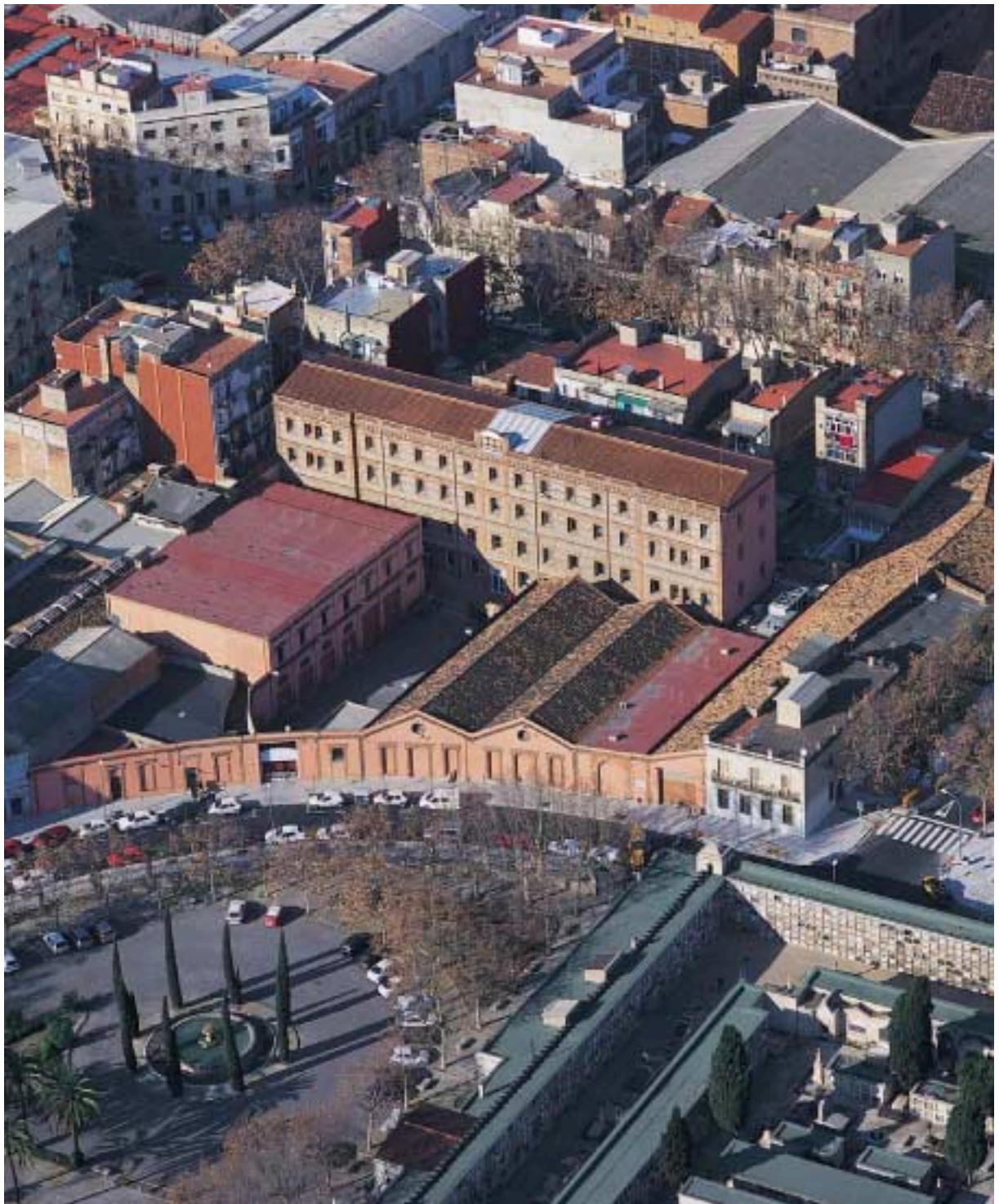
Total planning area:	12.894 m ² land
Production activity:	31.452 m ² GFS
Facilities:	1.048 m ² land
Social housing:	52
Green spaces*:	1.504 m ² land

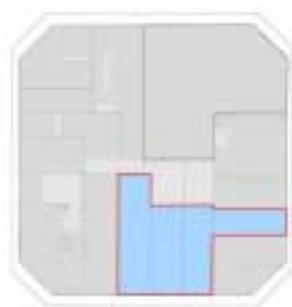
(*) The plan provides for the additional cession of green space by the Consolidated Housing Front on the same block.

INITIAL APPROVAL: January 25th, 2005

DEVELOPER: COPCISA INMOBILIARIA (LARIG)

REFURBISHMENT OF PLOTS OF OVER 2,000 M²





The refurbishment of three of the buildings of the old Galetes i Xocolates Solsona factory, built between 1900 and 1950, has given the Auna group a home for its centre for the development and implementation of CRM and IVR technologies in the 22@ District. The centre includes a router technology centre, voice equipment test and certification laboratory, as well as a centre for the development and implementation of smart networks.

SCALE OF THE PROJECT:

Total planning area: 2.114 m² land
Production activity: 4.650 m² GFS

FINAL APPROVAL: September 28th, 2001

DEVELOPER: GRUPO AUNA

NEW COMPANY: GRUPO AUNA

ÀVILA 126-138 PLOT



With the refurbishment of an industrial building previously used for the sale and repair of agricultural machinery and implements, Sedatex has found a home for its Textile Design Centre, right next to Plaça de les Glòries, where it has brought together its creative, marketing and administration departments all under one roof.

Part of the building is also home to the Pich-Aguilera Architecture Studio, offering a range of services that runs from energy and environmental consultancy services through to the calculation of new industrial production processes.

SCALE OF THE PROJECT:

Total planning area: 3.346 m² land
Production activity: 7.362 m² GFS

FINAL APPROVAL: February 15th, 2002

DEVELOPER: SEDATEX

NEW COMPANIES: SEDATEX, PICH-AGUILERA ARQUITECTES



The refurbishment of an area of over 2,000 m² will permit the siting of the Bau Design School in a space of industrial architectural interest dating from the second half of the 19th century.

At the same time the plan provides for the old industrial outbuildings to be replaced with modern office buildings to be used for knowledge intensive activities, the new head offices of the engineering firm G.P.O..

SCALE OF THE PROJECT:

Total planning area: 3.227,41 m² land
Production activity: 7.100,30 m² GFS

FINAL APPROVAL: July 21st, 2004

DEVELOPER: ESCOLA BAU, ACTUACIONES Y DESARROLLOS
TECNOLÓGICOS.

NEW COMPANIES AND INSTITUTIONS: ESCOLA BAU, G.P.O INGENIERÍA.

PALLARS 121-125, ÀLABA 77-85 PLOT



The transformation of the industrial areas sited on a parcel of over 2,000 m² is to permit the construction of a new hotel building.

The proposed planning respects the street alignment and creates a new green space in the interior of the block, where a new outdoor swimming pool is to be sited.

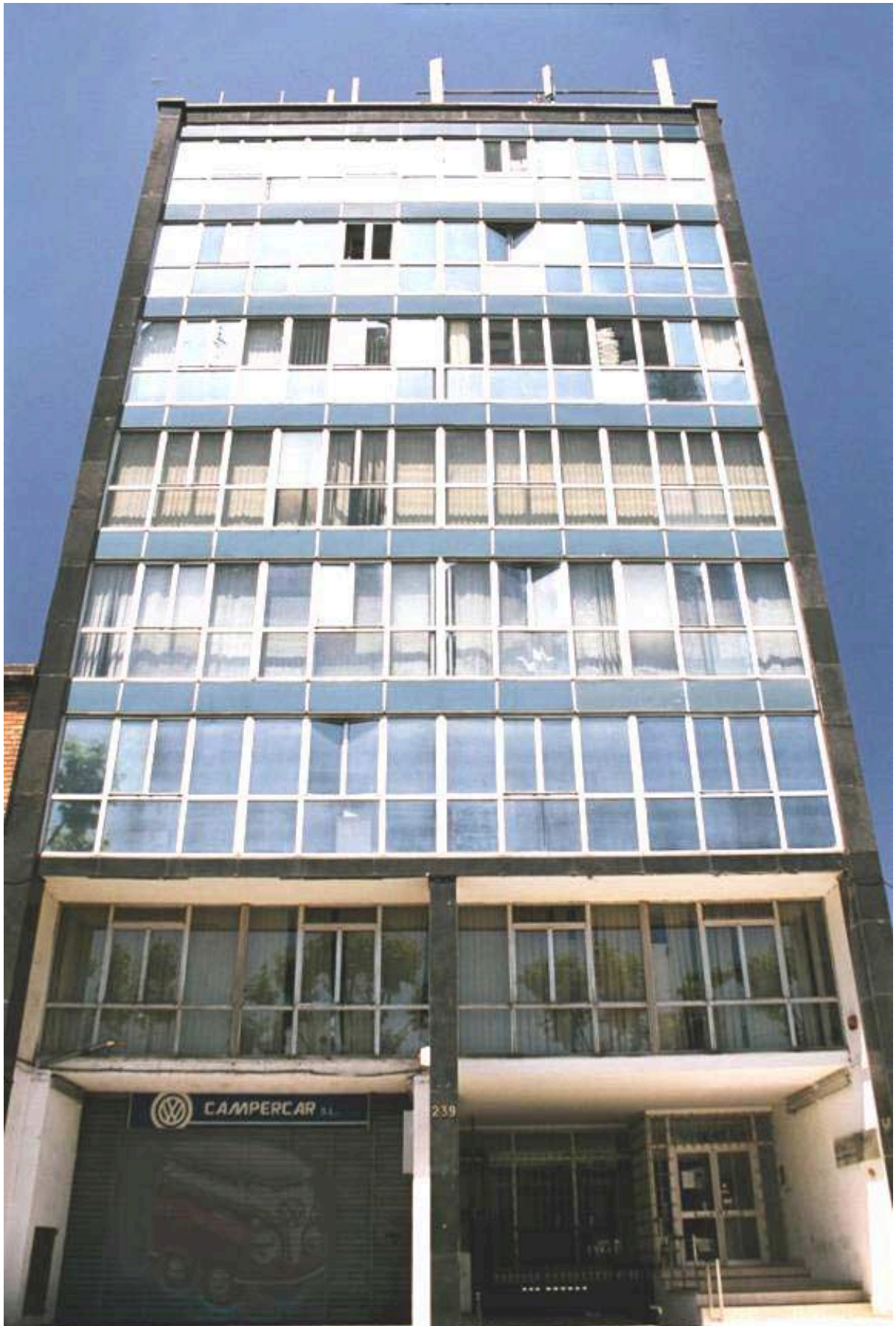
SCALE OF THE PROJECT:

Total planning area:	3.057 m ² land
Production activity:	6.725,4 m ² GFS
Green spaces*:	310 m ² land

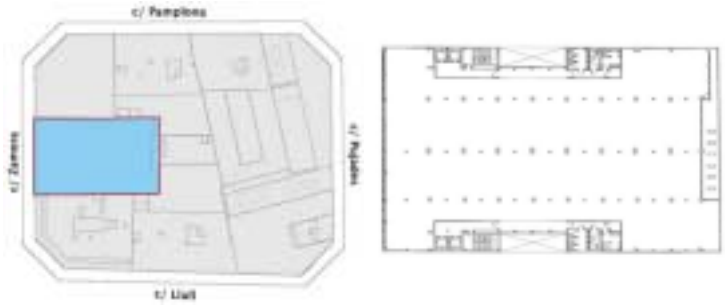
(*) Deriving from the cession made by the consolidated housing front at Veneçuela Street 65-71

INITIAL APPROVAL: December 1st, 2004

DEVELOPER: GRUPO PREYCO 44 (PROMO CALYPSO)



ZAMORA 54-58 BUILDING



The refurbishment of a consolidated building, previously used for industrial purposes, has permitted the Liberty Insurance Group to establish its head offices in the 22@ Barcelona district.

SCALE OF THE PROJECT:

Total planning area: 1.745 m² land
Production activity: 8.248 m² GFS

FINAL APPROVAL: July 20th, 2001

DEVELOPER: AIG LINCOLN

NEW COMPANIES AND INSTITUTIONS: REGAL INSURANCE CLUB, LIBERTY SEGUROS.

ÀVILA 61-65 BUILDING



The conversion of an old distribution warehouse, built in the 1970's, into a modern, technological, flexible office building has enabled General Electric to bring together its eight, previously scattered, Barcelona offices under one single roof.

SCALE OF THE PROJECT:

Total planning area: 1.121 m² land
Production activity: 8.852 m² GFS

FINAL APPROVAL: September 28th, 2001

DEVELOPER: SERVIHABITAT XXI.

NEW COMPANIES AND INSTITUTIONS: GENERAL ELECTRIC, FORUM 2004.

PALLARS 108 BUILDING



The refurbishment of an old textile and carpet factory has permitted the Auna Group to site its new information technology research and development centre there, including: a B2B, B2C and electronic commerce platform technology research centre, a SAN, SAS and ESM data storage and technology R+D centre, a centre for the implementation of integrated WAN/LAN Voice-Data technologies, a centre for the development of systems monitoring platforms and a national data processing centre.

SCALE OF THE PROJECT:

Total planning area: 1.366 m² land
Production activity: 5.745 m² GFS

FINAL APPROVAL: September 28th, 2001

DEVELOPER: GRUPO AUNA

NEW COMPANY: GRUPO AUNA

ÀVILA 112-114 BUILDING



Transformation of an industrial building, built in 1965, into open-planned, technological spaces for new production activities.

SCALE OF THE PROJECT:

Total planning area: 394 m² land
Production activity: 2.158 m² GFS

FINAL APPROVAL: September 28th, 2001

DEVELOPER: FONAMENTS

NEW COMPANY: ALESSI TECHNOLOGIES

VENEÇUELA 74-76 BUILDING



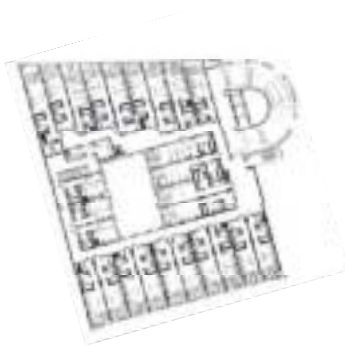
An industrial building, previously producing car accessories. Recently refurbished to house knowledge intensive firms.

SCALE OF THE PROJECT:

Total planning area: 1.089 m² land
Production activity: 5.007 m² GFS

FINAL APPROVAL: October 29th, 2001

DEVELOPER: ESTUDIOS Y SERVICIOS DE EMPRESA



Industrial building dating from 1976 and previously used as a car showroom. Converted into a 195 room four star hotel with meeting rooms and videoconferencing services.

SCALE OF THE PROJECT:

Total planning area: 1.239 m² land
Production activity: 10.319 m² GFS

FINAL APPROVAL: November 23rd, 2001

DEVELOPER: INDUSTRIAL JAUME BAULENAS

NEW COMPANY: EUROMAR HOTELS

JOAN D'ÀUSTRIA 109 BUILDING



Industrial building dating from 1960, facing on to Meridiana Avenue and Joan d'Àustria Street. It has been recently rehabilitated and now houses offices for different organisations and services of the Catalan Regional Government (Generalitat de Catalunya) Department of Agriculture, Livestock Breeding and Fisheries.

SCALE OF THE PROJECT:

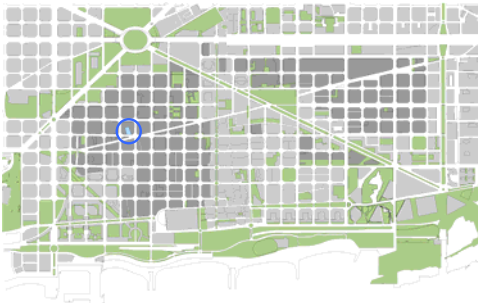
Total planning area: 692 m² land
Production activity: 5.038 m² GFS

FINAL APPROVAL: April 11th, 2003

DEVELOPER: MRV INMOBLES

NEW COMPANIES AND INSTITUTIONS: INSTITUT CATALÀ DE LA VINYA I EL VI (INCAVI), PROMOTORA D'EXPORTACIONS CATALANES (PRODECA), CONSELL CATALÀ DE PRODUCCIÓ AGRÀRIA ECOLÒGICA (CCPAE), SERVEIS TERRITORIALS I SERVEIS INFORMÀTICS A BARCELONA DEL DEPARTAMENT D'AGRICULTURA, RAMADERIA I PESCA DE LA GENERALITAT DE CATALUNYA.

PALLARS 135-139 BUILDING



Old warehouse belonging to the mattress producer Flex, comprising three buildings dating from 1943 articulated around a central courtyard.

The whole ensemble has been converted into the headquarters of the firm Fotoprix, with a mix of offices, photographic laboratories, technical facilities and temporary accommodation for staff on training courses.

SCALE OF THE PROJECT:

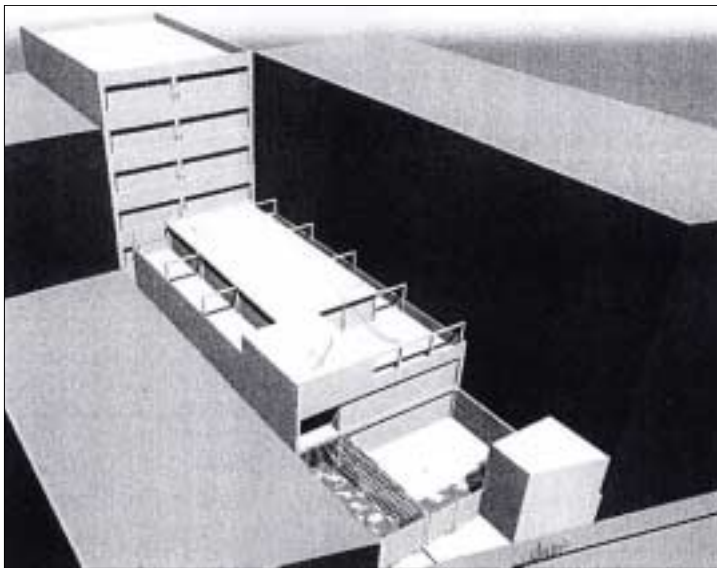
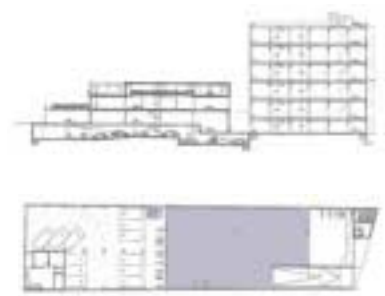
Total planning area: 2.181 m² land
Production activity: 7.219 m² GFS

FINAL APPROVAL: July 17th, 2003

DEVELOPER: FOTOPRIX

NEW COMPANY: FOTOPRIX

PERE IV 51, PALLARS 110 BUILDING



Conversion of an ensemble of buildings, previously producing hide and leather, into open-plan office space for talent based activities.

SCALE OF THE PROJECT:

Total planning area: 1.191 m² land
Production activity: 3.304 m² GFS

FINAL APPROVAL: April 6th, 2004

DEVELOPER: HORITZÓ I MAR

ÀLABA 94-96 BUILDING



Old textile stores being refurbished to house an apart-hotel.

SCALE OF THE PROJECT:

Total planning area: 1.143 m² land
Production activity: 6.214 m² GFS

FINAL APPROVAL: May 21st, 2004

DEVELOPER: MARXAN

SANCHO DE ÁVILA 52-58 BUILDING



Project to transform an industrial building into office space for new production activities.

SCALE OF THE PROJECT:

Total planning area: 1.466 m² land
Production activity: 12.422 m² GFS

INITIAL APPROVAL: May 25th, 2004

DEVELOPER: RENTAMAR

NEW COMPANY: CATALANA DE MARKETING TELEFÓNICO

BADAJOZ 143-145 BUILDING



Building housing industrial workshops, built at the end of the 1970's. Shortly to be refurbished to house knowledge intensive firms.

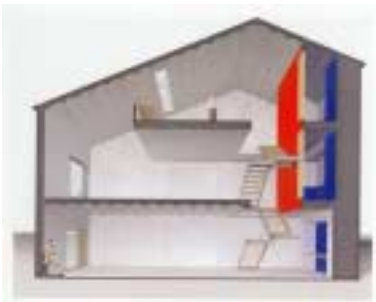
SCALE OF THE PROJECT:

Total planning area: 1.514 m² land
Production activity: 6.370 m² GFS

INITIAL APPROVAL: January 25th, 2005

DEVELOPER: VEINTISIETE





The refurbishment of these old premises of the "Compañía de Industrias Agrícolas", first established in 1916, will permit the restoration of the old distillery, considered as a heritage site of architectural interest, and convert it into unconventional housing. The outbuildings are to be replaced by new spaces for talent intensive activities.

SCALE OF THE PROJECT:

Total planning area:	4.040 m ² land
Production activity:	4.432 m ² GFS
Unconventional housing:	30 lofts
Facilities:	1.737 m ² GFS
Green spaces:	944 m ² land

FINAL APPROVAL: March 21st, 2003

DEVELOPER: PASSATGE DEL SUCRE



The refurbishment of the Can Gili Vell industrial precinct, one of the first flour mills established in Poble Nou, will permit the restoration of its most emblematic elements – built between 1880 and 1900, and catalogued as Barcelona Architectural and Historical Artistic Heritage Sites.

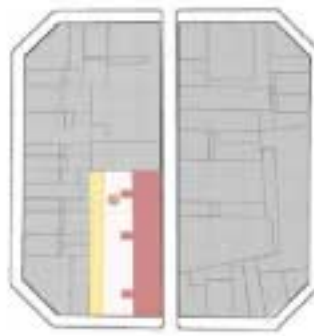
The plan provides for the buildings of interest to be refurbished and converted into highly flexible unconventional “loft” type housing. At the same time the conversion of the outbuildings is to generate modern buildings for production activities, coexisting with new social housing, facilities and green spaces.

SCALE OF THE PROJECT:

Total planning area:	5.396 m ² land
Production activity:	9.300 m ² GFS
Unconventional housing:	56 lofts
Facilities:	347 m ² land
Social housing:	16
Green spaces:	1.488 m ² land

FINAL APPROVAL: December 22nd, 2004

DEVELOPER: RIOFISA



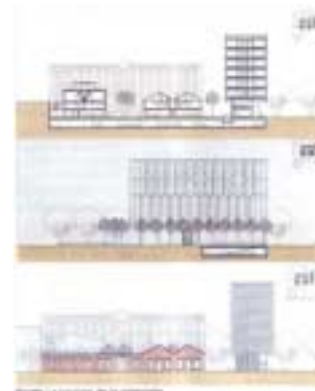
The old Massó y Carol Chemical Plant, known as “Vapor Llull”, has been converted into unconventional spaces, combining residential use and @ activities

SCALE OF THE PROJECT:

Total planning area:	1.629 m ² land
Unconventional housing:	18 lofts
Facilities:	1.446 m ² GFS

FINAL APPROVAL: December 22nd, 2004

DEVELOPER: COMUNITAT DE PROPIETARIS LLULL 133.



The project for the refurbishment of the old Can Gili Nou flour mill, built between 1877 and 1880, permits the restoration of the parts of historical and architectural interest, converting them into unconventional housing.

The plan provides for the construction of a new hotel building and 7@ facilities, and integrates the green spaces generated into the system of open spaces joining the La Plata District and the Parc del Litoral.

SCALE OF THE PROJECT:

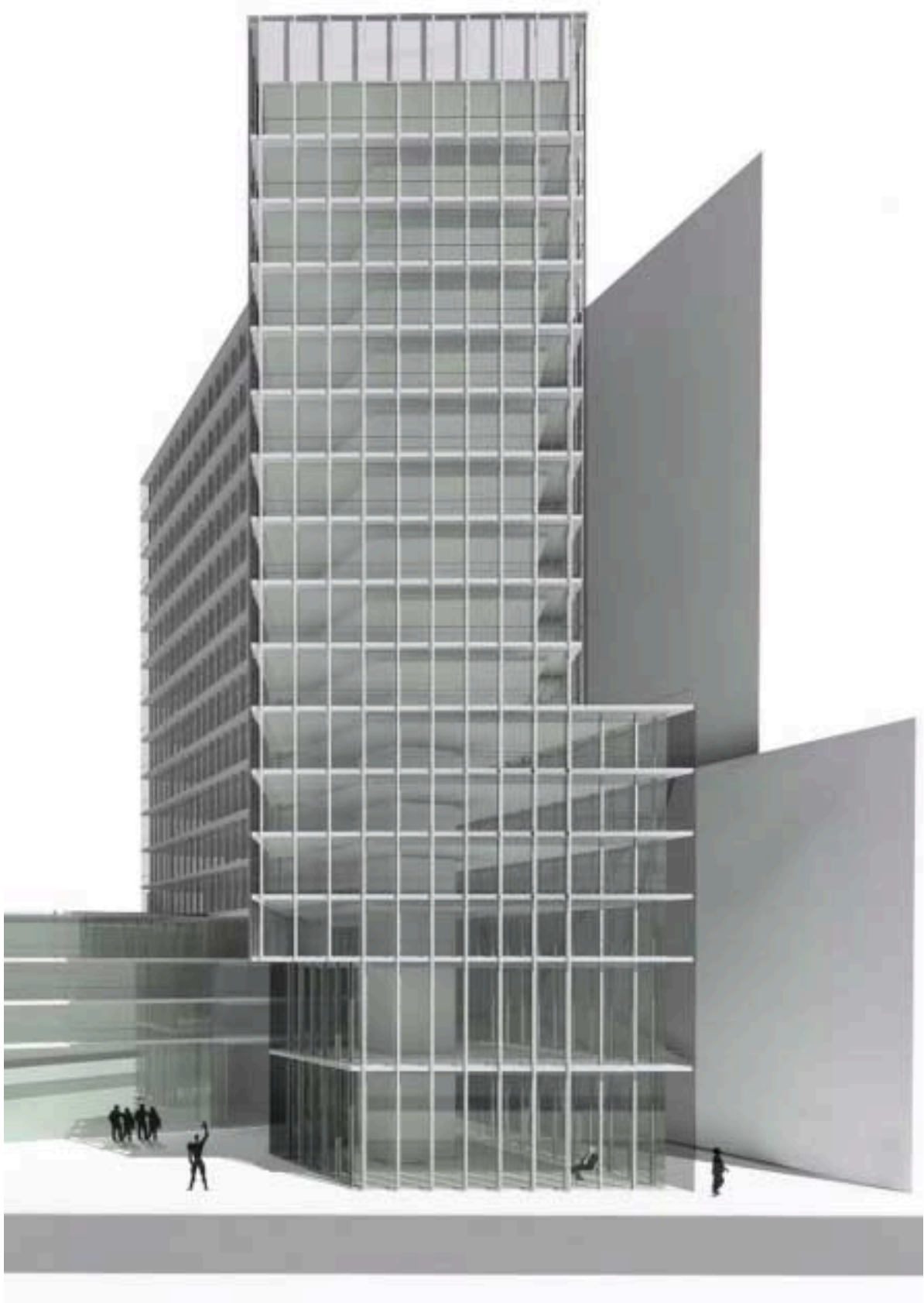
Total planning area:	4.840 m ² land
Production activity:	4.833 m ² GFS
Unconventional housing:	50 lofts
Facilities:	1.404 m ² GFS
Green spaces:	1.301 m ² land

INITIAL APPROVAL:

October 4th, 2004

DEVELOPER:

GRUPO KANDA (ALTA BADIA)



BARCELONA ACTIVA AND TORRE LLACUNA



The Local Development Agency, Barcelona Activa, has refurbished an area close to Les Glòries Plaza, where it is to build its new corporate HQ, an Enterprise Nursery, an International Business Space and a New Occupations Space.

In order to foster synergies between young entrepreneurs and consolidated businesses, the project includes an office block for knowledge intensive institutions and firms, developed by ServiHabitat XXI.

SCALE OF THE PROJECT:

Total planning area:	6.699 m ² land
Production activity:	7.540 m ² GFS
Facilities:	8.589 m ² GFS

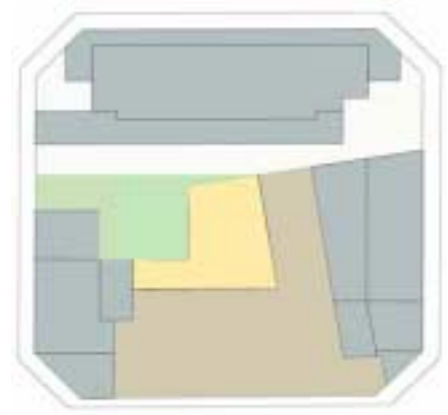
FINAL APPROVAL: December 21st, 2001

DEVELOPERS: BARCELONA ACTIVA, SERVIHABITAT XXI

NEW COMPANIES AND INSTITUTIONS: BARCELONA ACTIVA, LOCALRET, BARCELONA EMPRÈN, AGÈNCIA CATALANA DE PROTECCIÓ DE DADES, AMERICAN EXPRESS, RODAMCO EUROPE, MAAF, CASER, SUD AMÉRICA, CELLER PAWLOWSKY, DIFFEREND GAMES, STE CONSULTING, BETA KONKRET, SERTEC SOLUCIONES INFORMÁTICAS, PROBET 2000.



BARCELONA TELEVISION



Informació i Comunicació de Barcelona, the company that manages the municipal Barcelona Television TV channel, is completing the move to its new head offices, sited on a block close to the Audiovisual Campus.

The new facilities are partly housed in an old industrial building hosting production, broadcast and administration, and partly in a new building in the middle of the block housing the film sets.

SCALE OF THE PROJECT:

Total planning area: 977 m² land
Facilities: 3.000 m² GFS

FINAL APPROVAL: August 26th, 2002

DEVELOPER: 22@ Barcelona

NEW COMPANY: INFORMACIÓ I COMUNICACIÓ DE BARCELONA



The Barcelona Activa Workshop School has refurbished the old Can Jaumandreu textile mill to serve as a training and new technology information centre.

Next to this historical industrial building, Espais Promocions Immobiliàries is constructing two buildings to house the new main offices of the Open University of Catalonia and diverse knowledge intensive firms working in areas related to the university and local development agency.

SCALE OF THE PROJECT:

Total planning area: 6.621 m² land
Facilities: 13.430 m² GFS

FINAL APPROVAL: December 20th, 2002

DEVELOPERS: BARCELONA ACTIVA, ESPAIS PROMOCIONS IMMOBILIÀRIES

NEW COMPANIES AND INSTITUTIONS: BARCELONA ACTIVA, UNIVERSITAT OBERTA DE CATALUNYA

PARC BARCELONA MEDIA



The Parc Barcelona Media is the main motor of activity for the strategic Audiovisual Campus and is a paradigmatic example of the implementation of the model of dynamic innovation known as the "Triple Helix" Model, based on bringing together Science, Technology, Public Administration and the Corporate World.

The facilities, covering a total surface area of 60,000 m², will be home both to modern technical and office space for companies related to the audiovisual sector and to spaces and services related to university and continuous training, research and technology transfer, audiovisual enterprise nurseries and residences for students, teachers and entrepreneurs.

The Pompeu Fabra University is currently refurbishing the old Ca l'Arañó textile mill to serve as the main building of the new Communication Campus. Construction of the new buildings for the campus will begin this year and the premises are scheduled to be operative by mid-2007.

SCALE OF THE PROJECT:

Total planning area: 13.151 m² land
Facilities: 42.600 m² GFS

FINAL APPROVAL: December 22nd, 2004

DEVELOPERS: GRUP MEDIAPRO AND 22@ Barcelona (MEDIACOMPLEX), UNIVERSITAT POMPEU FABRA.

NEW COMPANIES AND INSTITUTIONS: UNIVERSITAT POMPEU FABRA, MEDIACOMPLEX



VENEÇUELA 65-71 HOUSING FRONT



**PB+5
Alçada reguladora=20,75m**



The transformation of this Consolidated Front, comprising four apartment blocks, will permit the refurbishment of the semi-abandoned buildings at no.s 67 and 69 Veneçuela Street. It also will create 10 new social homes, in addition to the six already there, and will help regularise the height of the block as a whole.

SCALE OF THE PROJECT:

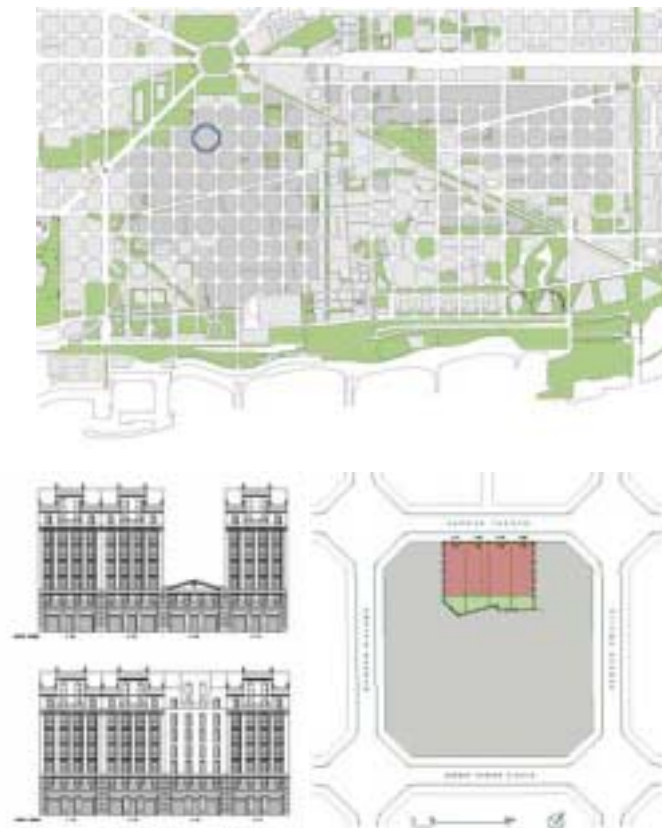
Total planning area:	951 m ² land
Total housing GFS:	3.989 m ² GFS
Social housing:	10
Green spaces*:	310 m ² land

(*) Cessions made under the terms of the plan for the refurbishment of the plots at Pallars Street 121-125, Àlaba Street 77-85.

INITIAL APPROVAL: November 26th, 2004

DEVELOPER: GRUPO PREYCO 44

TÀNGER 44-50 HOUSING FRONT



The conversion of a building forming part of a Consolidated Housing Front is to permit the regularisation of the height of the block and will complement the existing productive premises with 20 new social homes.

SCALE OF THE PROJECT:

Total planning area:	1.749'5 m ² land
Total housing GFS:	10.383'2 m ² GFS
Social housing:	20
Production activity:	562'4 m ² GFS
Green spaces*:	628'5 m ² land

(*) Part of the cession is under the terms of the Plan for the Refurbishment of the block in question (Tànger St., Àvila St., Alaba St., Sancho de Àvila St.)

INITIAL APPROVAL: January 25th, 2005

DEVELOPER: COPCISA INMOBILIARIA (LARIG)

