

 Lux
Urgell

 LuxHabitat

LuxHabitat is a real estate developer that honors people's values and needs and that offers a new concept of well-being.

We cater to a new generation of homeowners who prioritize not only their personal happiness but also their responsibility to society and their commitment to a healthy planet.

We build and renovate homes with the highest standards of quality, combining contemporary design, cutting-edge materials, renewable energy and the latest advances in the real estate sector to offer holistic, innovative and sustainable well-being.

Our homes are designed for a life of great comfort for those who prioritize their quality of life today while also thinking about their quality of life tomorrow.

We build for a
better living,
in a better
world.





building well-being.



Discover your dream space

We are delighted to present Lux Urgell, the latest real estate offering located in the heart of distinguished Eixample in Barcelona.

It is the latest construction project in a multi-family building that preserves the original exterior on Comte Urgell street.

This unique architectural project includes:

- ▣ 23 1- and 2-bedroom homes.
- ▣ Sizes from 46m² to 70m².
- ▣ Natural light all day.
- ▣ Penthouse with a 65m² terrace.
- ▣ Large southwest-facing balconies.
- ▣ 3 to 3.5-meter high ceilings.
- ▣ On-site parking.
- ▣ Historic exterior façane from 1900.

Lux Urgell





TIMELESS ELEGANCE

This majestic building, whose foundation dates back to the year 1900, is a true architectural treasure that will transport you to the nineteenth-century elegance of Barcelona's Eixample.

The current exterior is a jewel from the past, steeped in classical architecture that stands out due to its vertical spaces, balconies that stand majestically above the streets below and wrought-iron railings that add a touch of grace and distinction.

The framing, moldings and trim are meticulously designed and are a tribute to the craftsmanship that characterized the construction of this era.

The ochre and stone finishings grant a warm and welcoming appearance to the exterior, while the wrought iron railings of the balconies complete the delightful feel of this architectural legacy.

In an effort to preserve and honor this historic building, the original exterior will be restored while respecting the guidelines of its historical heritage.

LuxUrgell is a testimony to the importance of preserving and celebrating the rich architectural heritage of the city, ensuring that the beauty and history of its 19th century architecture will continue to shine in the 21st century.



A lifestyle of well-being.



Lux Urgell is much more than a real estate offering; it is a lifestyle. Imagine beginning your day with a cup of coffee on your balcony, under Barcelona's blue sky, in an apartment designed with your comfort in mind.

Every space in *Lux Urgell* stands out not only because of its quality and innovative design but also because it has been carefully crafted to offer a rich living experience where comfort and natural light play a prominent role.



Spaces that inspire

Discover a world of inspiration at Lux Urgell, where design and functionality are blended to offer an exceptional living experience.

Every inch of this magnificent building has been meticulously designed to elevate your well-being and comfort to an unparalleled level.

Imagine living under majestic ceilings that rise up to 3 to 3.5 meters tall, providing a feeling of spaciousness and elegance that will redefine your concept of space.

During the day, natural light fills every corner, creating a bright and warm ambience to nurture all of your special moments.

The open spaces at Lux Urgell not only foster interaction, they also allow your daily life to flow, giving you the freedom to personalize your home according to your tastes and needs.

The property.







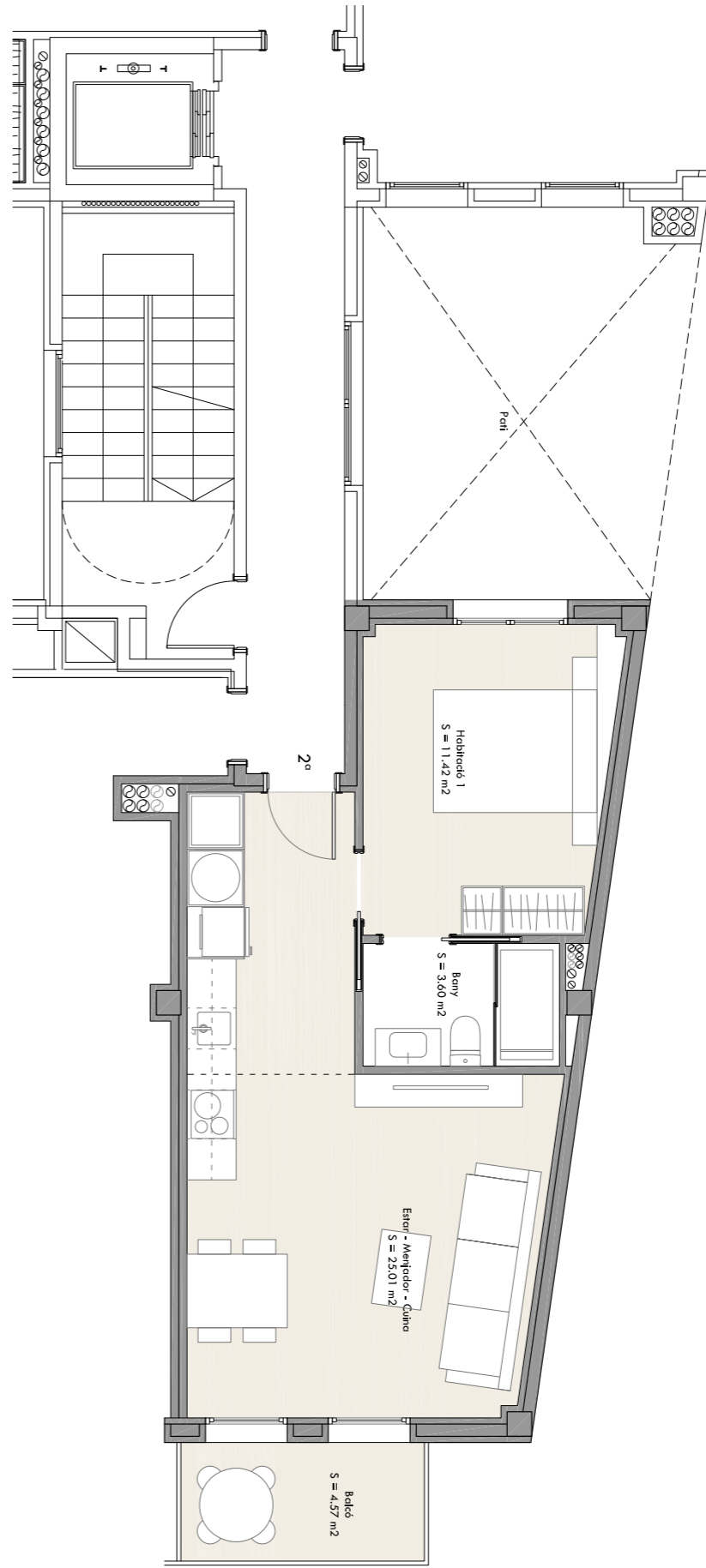
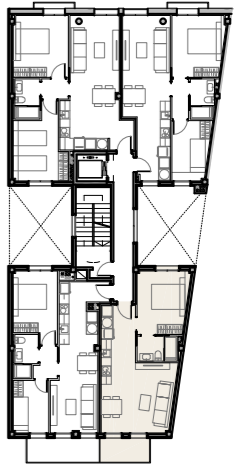
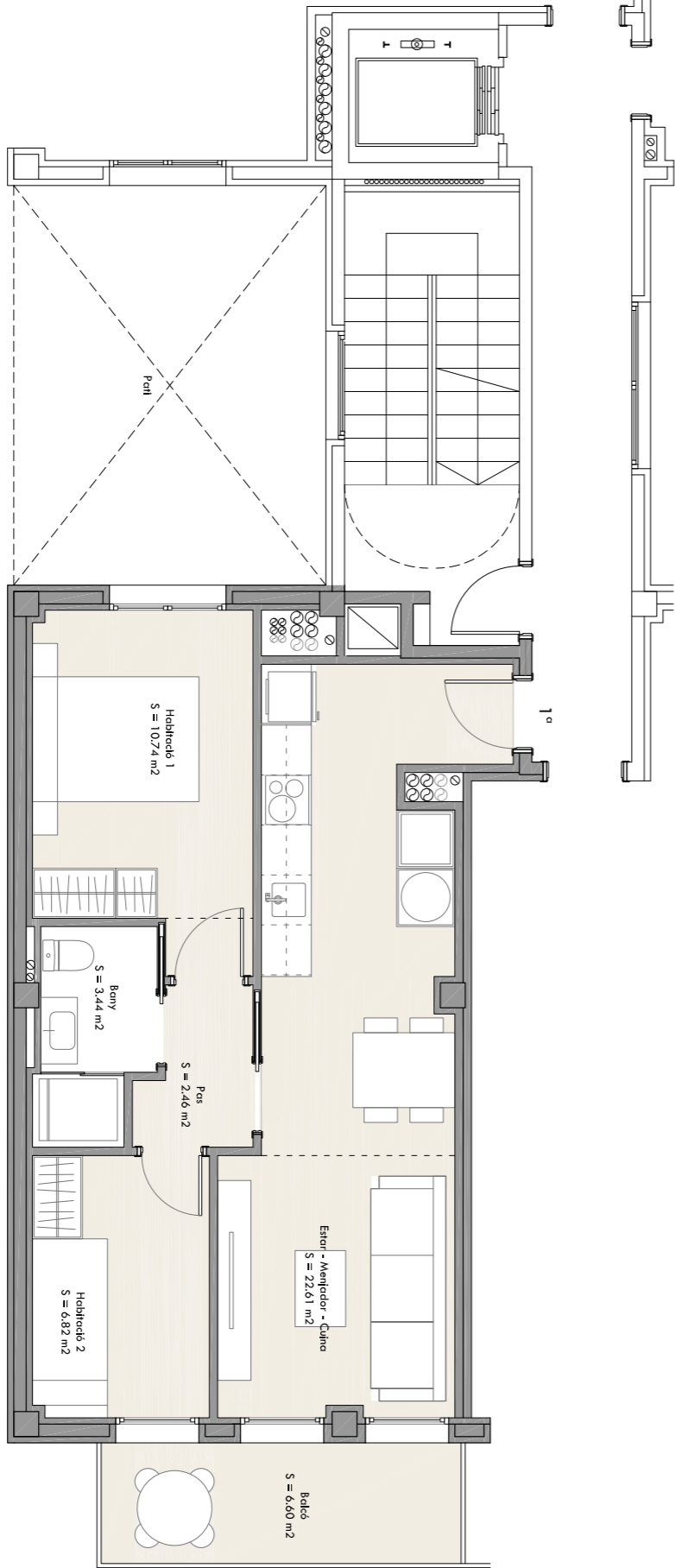
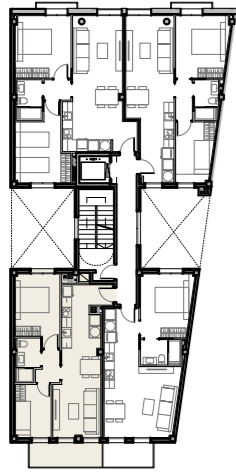
Our commitment to excellence is reflected in the way we take complete advantage of every area, guaranteeing spacious living rooms and bedrooms. Your new home has been designed with your comfort and satisfaction in mind.

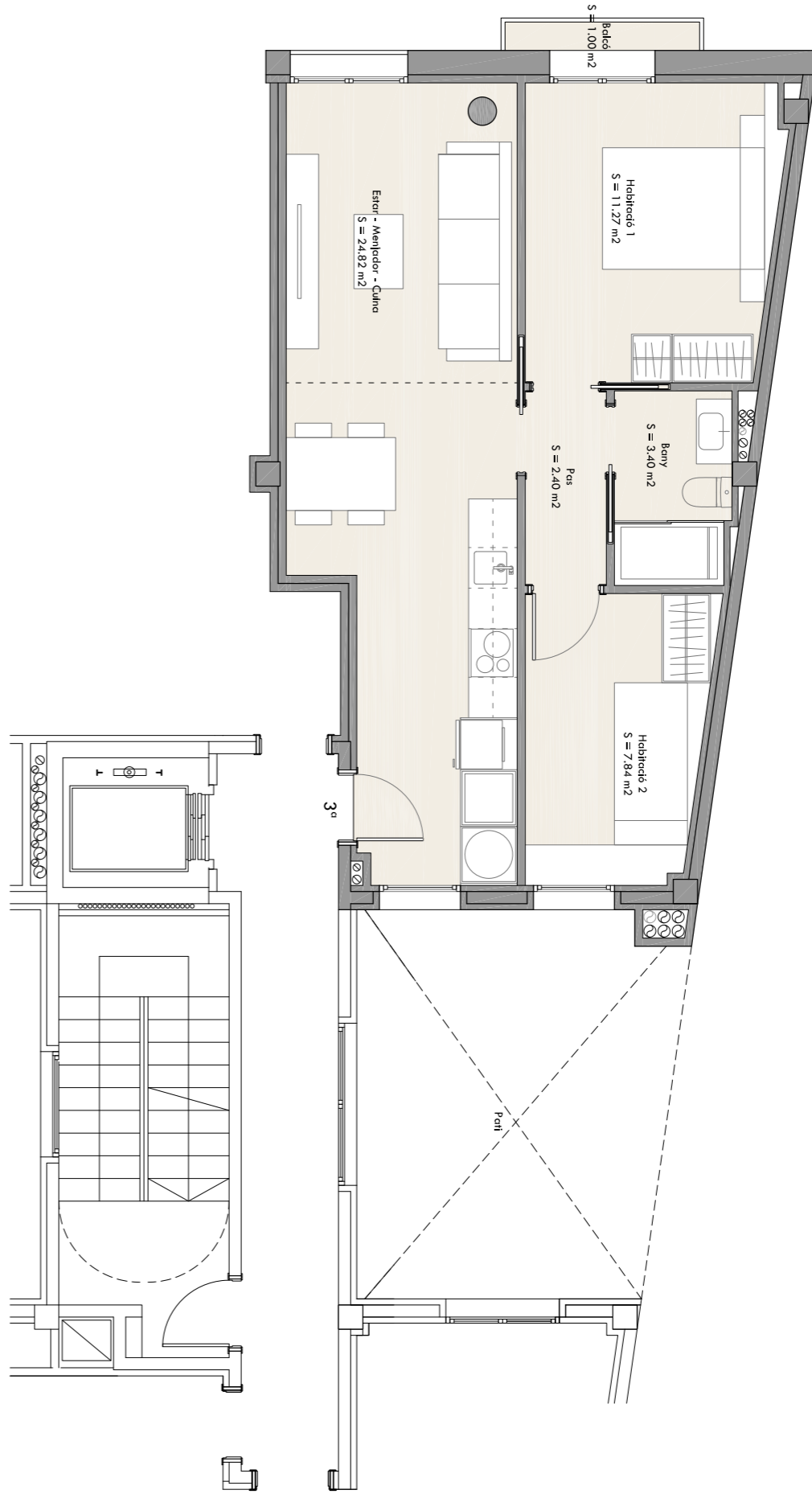
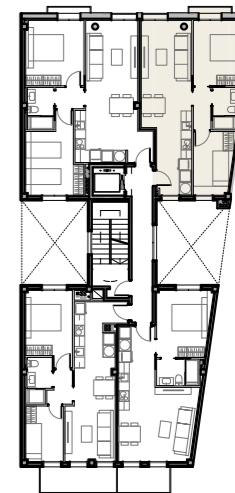
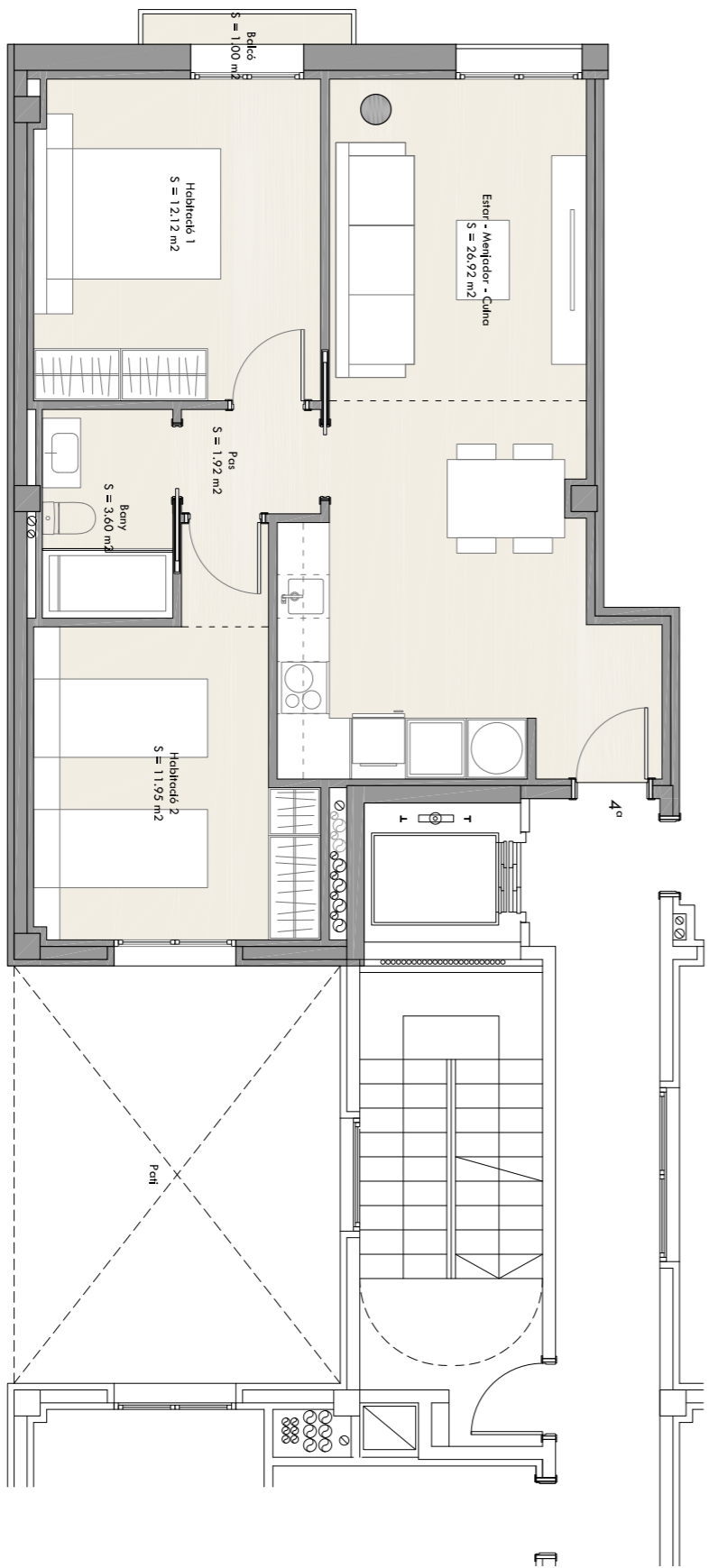
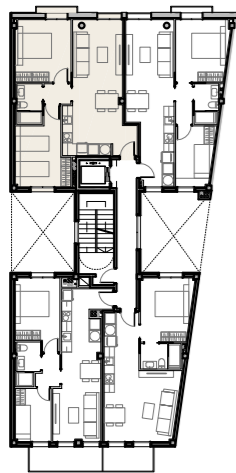
At *Lux Urgell*, we embrace sustainability with a climate control system built on the renewable energy of solar panels. This not only reduces your environmental impact but also offers you the option of clean, affordable living while respecting the environment.

Welcome to *Lux Urgell*, where design, functionality, and sustainability come together to create the perfect home for your new living experience.









The city & neighborhood.



Your refuge in the heart of Barcelona

Located in the vibrant heart of *Eixample Esquerra*, *Lux Urgell* invites you to enjoy a peaceful but lively lifestyle in a neighborhood that radiates positive energy and vitality. This residential enclave positions you within a wide range of first-class businesses and leisure, cultural and educational spaces, creating a welcoming and friendly atmosphere that allows residents to easily explore the city's iconic spaces with a simple, relaxing stroll.

The iconic *Eixample* neighborhood is a jewel in the heart of distinctive, cosmopolitan Barcelona. Famous for its vibrant cultural and culinary offerings, nightlife, rich history and architectural heritage, this city provides an exceptional backdrop to this exclusive offering.

The Eixample district, with its wide, grid-like streets and its impressive modernist buildings, is a true reflection of Barcelona's grandeur.

Living at *Lux Urgell* means opening your doors to a Barcelona filled with delight, vitality and limitless opportunities to explore and enjoy.





Steps Away from the New Green Streets and Plazas of Eixample



Lux Urgell is located in close proximity to Consell de Cent, Rocafort, and Comte Borrell streets, where you'll find green streets and squares offering spacious areas filled with trees and playgrounds for children, creating an idyllic environment for strolling. Here, serenity and greenery take center stage, providing you with a relaxed and harmonious lifestyle in the heart of the city.

Connection and culture steps away from home

Lux Urgell is situated in a prime location in the center of Barcelona, surrounded by a wide array of attractions and points of interest.

From LuxUrgell, walk only 15 minutes by foot to find yourself in the majestic **Plaza de España** or in the iconic **Plaça Catalunya**, where the city's culture and commerce come to life. This iconic location offers cultural and commercial activities at your fingertips.

Just a 15-minute walk away, **Parque Joan Miró** offers a peaceful oasis. Enjoy outdoor art and fresh scenery, just steps from you home.

Montjuïc, just 15 minutes away by car, is an urban refuge. From Montjuïc Castle to the Botanical Garden, you will find open-air activities and inspiring scenic views.

Discover the cultural scene of Barcelona with a **large variety of theaters** just 15 minutes away by foot. There is a diverse calendar of theater, dance and music that will create memorable experiences for performing arts enthusiasts.

For families and students, *Lux Urgell* is located just a 15-minute walk away from several renowned **schools and universities**.

Easy access to multiple modes of **public transportation**, such as railways, subways and buses, keeps the city at your fingertips, connecting you to areas of cultural interest, the **AVE (high-speed train) station** and the **Barcelona airport**.

The Location.





*At Lux Urgell,
your home is the
epicenter of a
dynamic lifestyle
full of culture and
opportunity*



For culinary connoisseurs, the **Mercado de Sant Antoni** is located just 10 minutes away by foot. Stock up on fresh produce and explore the vintage book market on Sundays.

You can also find a variety of restaurants and bars in the neighborhood, where you can explore local and international cuisine while creating unforgettable memories.



This dossier is an informative commercial document and, as such, reflects - without technical intent - the general characteristics of the development. The information provided in this dossier, including floor plans, images, and infographics, is not contractually binding and may undergo variations due to technical, legal, administrative, and/or commercial requirements. Furniture and accessory elements are purely decorative and don't constitute part of the project.



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