



Hi, I'm
smart
the talking house





smart

the talking house

A building that's essentially unique because it's the first **smart building** in Spain. Located in the centre of **Barcelona's** business and technology district, it's a flexible space that adapts to the needs of companies of the future.

Smart presents **24,604.68 sqm of office space** in three independent buildings that are connected by a large landscaped area. It also has a completely sustainable design and a terrace, common areas and services designed to create community. That's why **smart** has been awarded WELL Platinum, LEED Platinum and WiredScore Platinum certifications for the sustainability of the complex.

Innovation on the property is translated into **comfort for inhabitants** through an app that automates day-to-day life in the building, including reserving spaces for activities and parking management.

Barcelona

is your city

A unique city: it's welcoming, full of life, multicultural, dynamic and known for its **excellent quality of life**.

It's as connected to the outside world as it is to itself: the **world's third-ranked smart city**, the fourth most future-ready tech hub and one of Europe's Top 5 smart city **leaders for startups**.

Barcelona is proactive, dynamic, innovative and at the cutting edge of knowledge and entrepreneurship. **A city that thinks about the future.**





22@, innovation district

The **22@** project in Barcelona's Poblenou district involves the transformation of the city to create an **area focused on knowledge, technology and development**. Converting a manufacturing district into an **innovation district** involves creating a strategic environment for major companies in this sector.

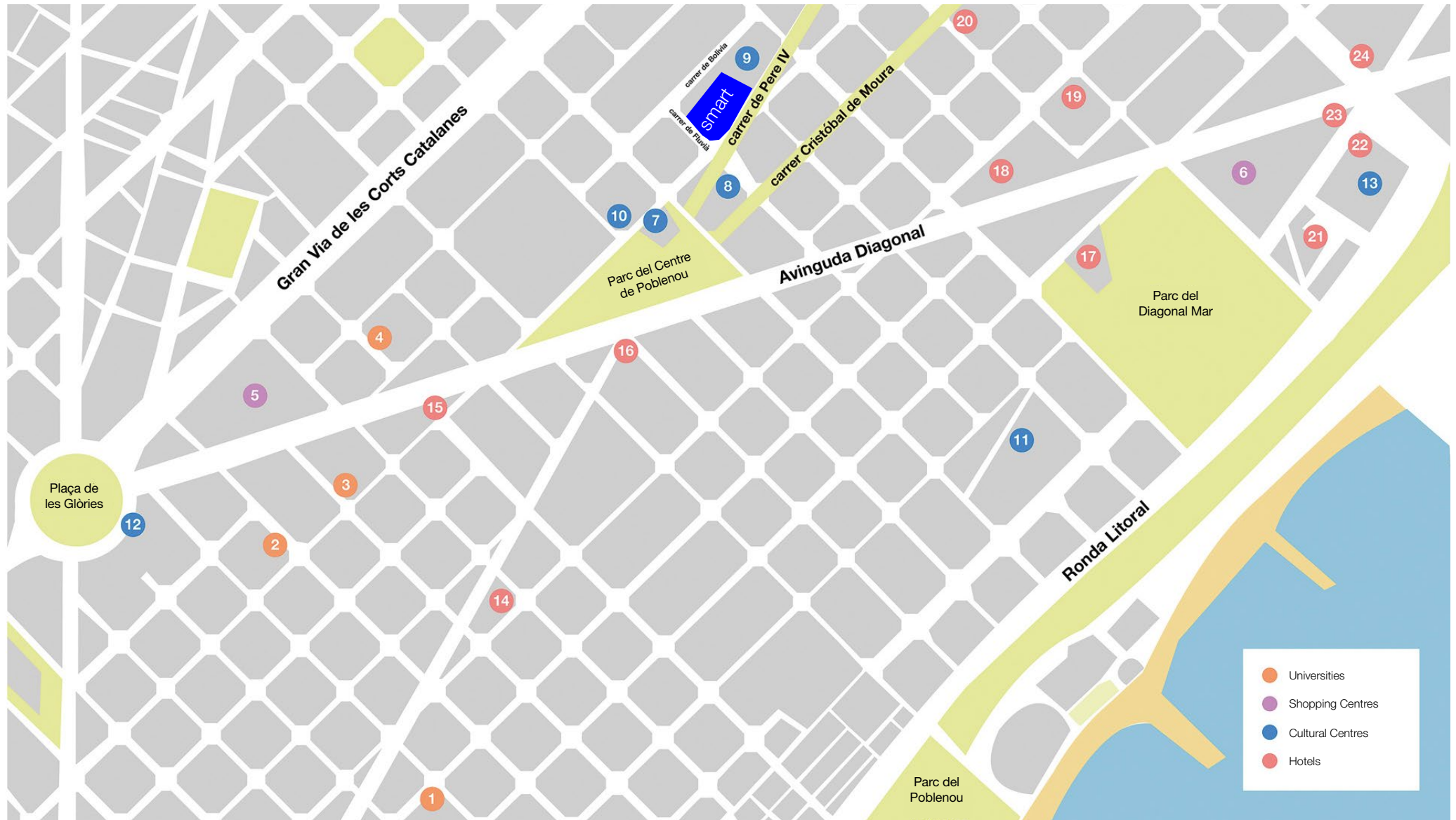
Close to parks and beaches and only a few minutes from the centre, 22@ is the place where technology meets art and culture. The district is home to institutions such as La Escocesa, a leading centre of artistic production. And thanks to all these dynamic connections, **the area features a wide range of shopping, eating and hotel** facilities, and is full of life 24 hours a day.

Location






A setting to be discovered

- 1. BAU (Escuela de diseño)
- 2. Universitat de Barcelona - IL3
- 3. UPF
- 4. UOC - Sede de Barcelona
- 5. CC Les Glòries
- 6. CC Diagonal Mar
- 7. MUHBA Oliva Artés
- 8. Ca l'Alíer
- 9. La Escocesa
- 10. Arte urbano Espronceda - Marroc
- 11. Palo Alto Market
- 12. Museu del Disseny FAD
- 13. CCIB - Centro de Convenciones
- 14. Holiday Inn Express Barcelona - City 22@
- 15. Four Points by Sheraton Barcelona Diagonal
- 16. Meliá Barcelona Sky
- 17. Vincci Marítimo
- 18. Hotel Bestprice Diagonal
- 19. Hotel Vincci Bit
- 20. Hotel Condal Mar by Meliá
- 21. Hilton Diagonal Mar Barcelona
- 22. AC Hotel Barcelona Forum
- 23. Hotel Barcelona Princess
- 24. Hotel SB Diagonal Zero Barcelona



Connections

- 1'  1'  **B25, H14, N11** (Pere IV - Provençals)
- 7'  **T4** (Fluvià) **T5-T6** (Espronceda)
- 10'  **L4** (Selva de Mar) **L2** (Bac de Roda)
- 25'  **Barcelona - Aragó**

	Les Glòries (1 km)	Plaça Catalunya (4 km)	Sants (6,5 km)	Airport (19 km)
	5'	14'	18'	20'
 	13'	26'	33'	60'





Integrating architecture

The architecture and interior design studio **GCA Architects** designed **smart** to blend into its surroundings, to comprehend the heritage and innovation that the Poblenou neighbourhood is known for, and to promote sustainability and technology in the area.

The morphology of the complex is based on urban integration as a sign of respect for the architecture in the immediate vicinity. Its genetics reflect the neighbourhood's characteristic colour palette. It's a combination of traditional materials such as terracotta and new industrial processes for making large-format extruded parts.

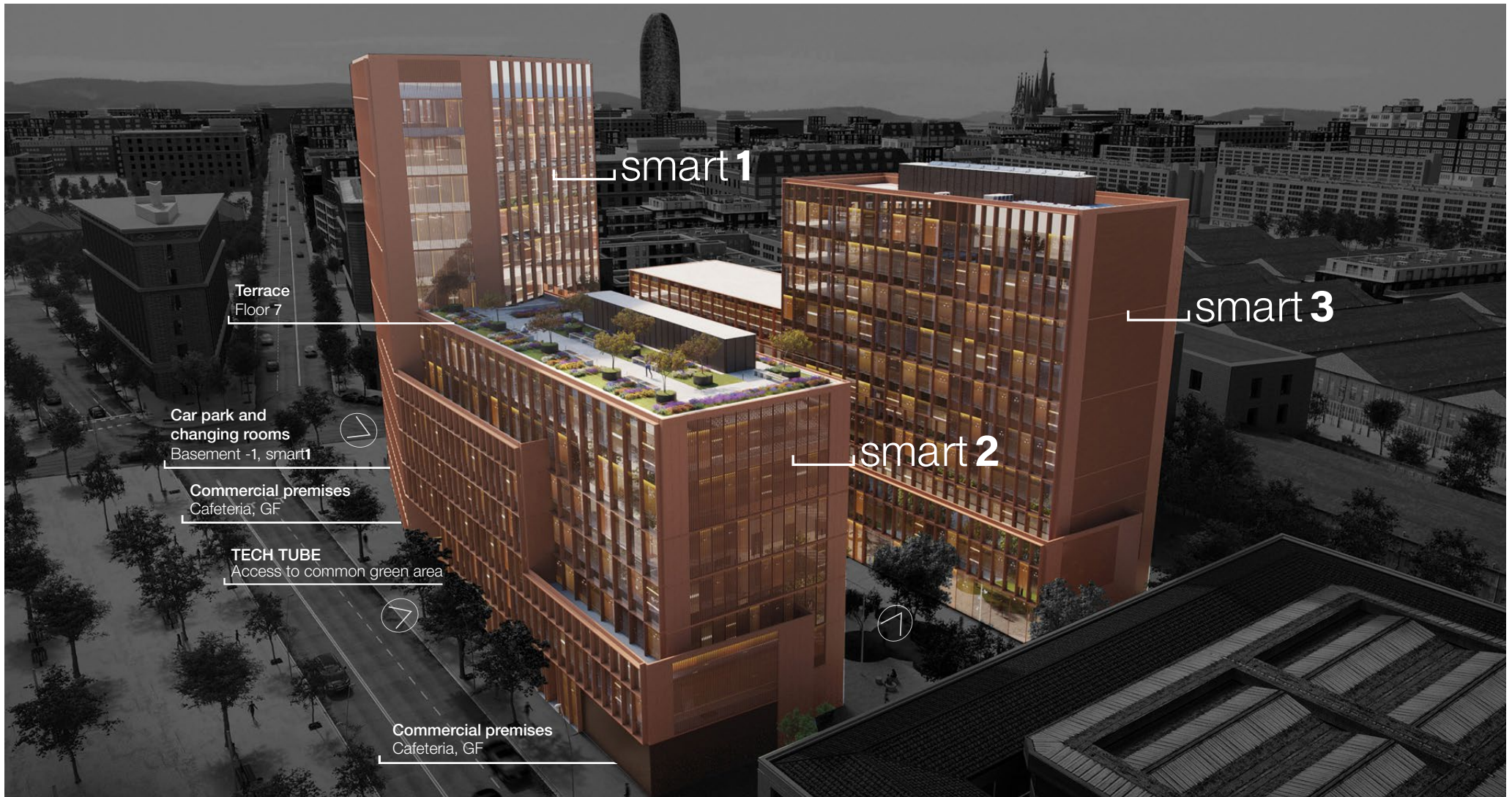
Smart appeals to the social responsibility of architecture. It steers clear of shrill aesthetics and creates an integrating volume that fits into the Poblenou neighbourhood and transmits the values of the city of Barcelona.

smart

the talking house

- Spain's first smart building
- Located in Barcelona's 22@ district
- The 24,604.68 sqm office complex
- High visibility between Carrers Pere IV and Fluvia

Smart is WELL Platinum, LEED Platinum and WiredScore Platinum certified because of the sustainability and well-being of the complex. It offers an **employee workstation ratio of 1/7 sqm**, a **700 sqm terrace on the 7th floor** in building 1A and **landscaped areas** at building entrances. It also provides other services such as multipurpose spaces, a cafeteria and car park. Buildings 1A and 1B can also be **joined from floors 2 to 6 to create open-plan floors of more than 2,044.16 sqm**.

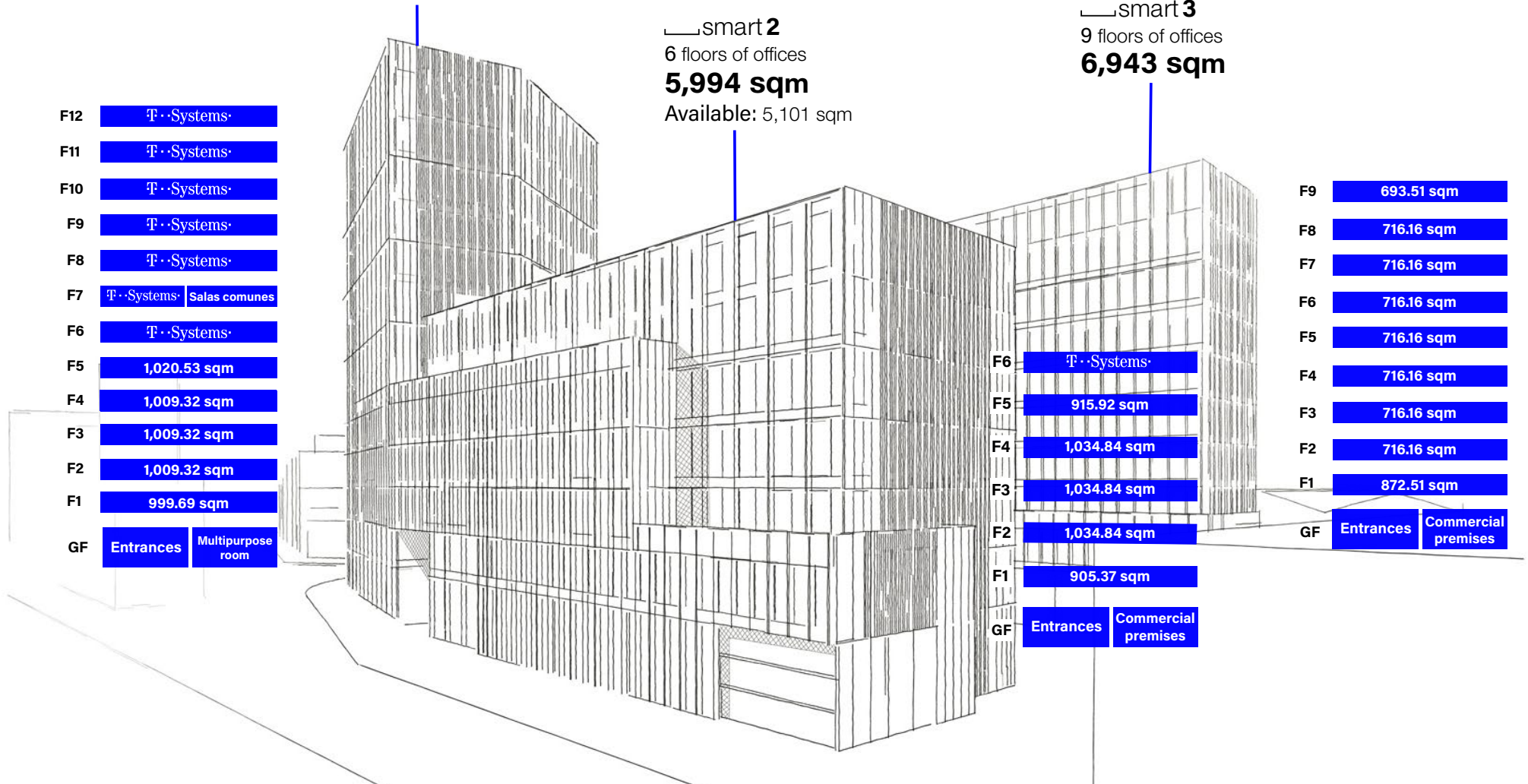


Spaces that adapt to your needs

smart 1
12 floors of offices
11,668 sqm
Available: 5,048.19 sqm

smart 2
6 floors of offices
5,994 sqm
Available: 5,101 sqm

smart 3
9 floors of offices
6,943 sqm







The present of the future

The present is **smart**; it's about believing in sustainable and responsible technology. About providing non-intrusive spaces, care and wellness programmes, and resource optimization systems. Enjoying common areas, outdoor spaces, natural light and quality air.

For this and much more, we've been awarded **WELL Platinum** certification for user comfort, **WiredScore Platinum** certification for technological integration and **LEED Platinum** certification for the sustainability of the complex.

Smart aims to become the building with the highest LEED v4 rating in the world.



WiredScore
PLATINUM



Certifications

Smart is **LEED Platinum** certified by the US Green Building Council, one of the most prestigious international certifications.

It is committed to energy efficiency, the use of alternative energies, improved indoor environmental quality standards, water efficiency and material selection. It also has an AAA certificate for energy performance.

The carbon footprint generated by the building during construction was also studied to obtain a 10% reduction in CO2 emissions.



SUSTAINABILITY

574.4 sqm of green spaces in the **smart** complex

45% savings on overall water consumption

32% energy saving

20% low environmental-impact materials

75% sustainable waste management

ENERGY EFFICIENCY

264 photovoltaic panels

63 electric vehicle spaces

25 electric vehicle chargers

OTHER Air conditioning system equipped with photocatalytic filters (SFEG®) (for UVC light), active polarization systems (SIPAP®) (class F8, F9 and higher) and broad spectrum LEDs with a melanotic component.



Certificaciones

Smart is a complex designed with the focus on user well-being. It has been awarded **WELL Platinum** certification from the International WELL Building Institute for projects that defend a new way of building and operating spaces focused on people's health and well-being, and creating more productive spaces through the application of the WELL methodology.



Air

High-quality air guaranteed by ventilation and outdoor air filtration systems.



Water

Provision of quality water and promotion of hydration.



Food

Promotion of healthy nutrition.



Light

Circadian lighting with glare control through blinds, access to natural light and outdoor views.



Movement

Promotion of physical activity through indoor and outdoor spaces that encourage movement, bicycle parking and fully equipped changing rooms.



Thermal comfort

High thermal comfort provided by thermal zoning via thermostats.



Noise

High acoustic efficiency to ensure occupant comfort.



Materials

Use of low-emission materials with low volatile organic compounds (VOCs) and application of waste management policies and pesticide management plans.



Mind

Supporting cognitive and emotional health through design, along with wellness awareness protocols, adapted spaces and connections with nature.



Community

Promoting the health and well-being of occupants.



smart Amenities

Your comfort is our goal. At **smart** enjoy having everything on your phone: hold a creative workshop, organize your conference, receive packages and unwind at the gym.



700 sqm terrace on F7



Flexible lounge area



Coffee corner



Equipped changing rooms



Smart lockers



178 sqm multipurpose room



Landscaped common areas



Restaurant



Cafeteria



Electric car spaces



Bicycle parking spaces



Spaces for electric scooters



Agenda of activities



Meeting rooms on F7



Reading area



Virtual gym



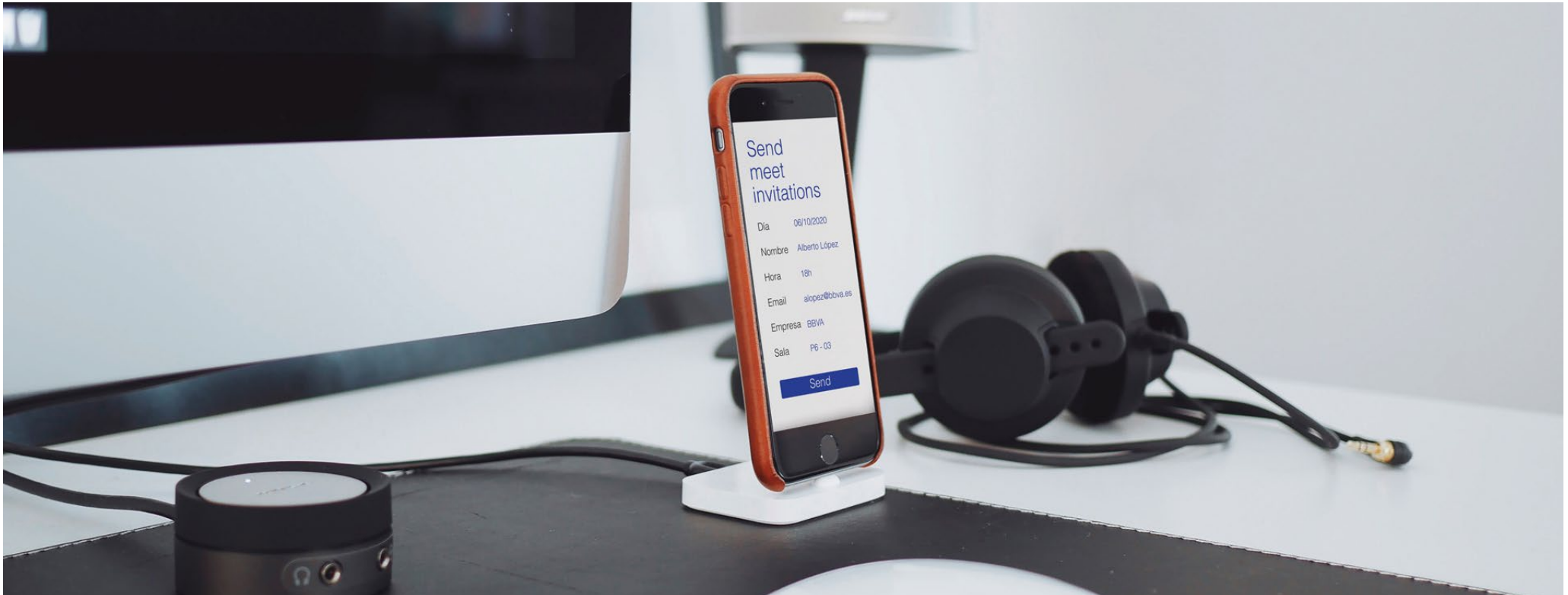
Afterwork



Events



Physio room



The building in your hands

The **smart** app is your assistant in the palm of your hand. It can find your parking space for you, book your tickets for that exhibition and have your food ready when you take a break. You'll know that everything is fast, easy and convenient.



Wifi 5G



Access management

Via app.



Visitor passes

Send a QR code to visitors to reduce waiting times.



Book activities

Events, talks, training courses and more.



Smart parking

Vehicle recognition, exit signage.



Smart lockers



Visitor passes



Cafeteria / restaurant

Place orders, make table reservations, request catering services and more



Reservation of spaces for bicycles and scooters



Incidents and maintenance

Send a message to the building manager and follow up on incidents.



smart is your tool

You're one click away from booking a room, contacting a colleague or adjusting the lights. Use your app to easily manage all services.



Occupancy monitoring

Detects available workspaces.



Booking rooms



Locating co-workers

Find teammates with the internal navigation system.



Cybersecurity



Management of waste, emissions and consumables



Lighting comfort

Enjoy maximum visual comfort with natural daylight whenever possible, motion detection and personal lighting settings.



Information and studies

that are personal and comparative.



Reduction of operating costs

Energy, cleaning and maintenance.



Heating and ventilation comfort

Smart adjusts the temperature and its smart ventilation system reduces VOCs.



Monitoring

Air-conditioning, heating, cooling and lighting.



Facility management agility

Predictive maintenance, efficient cleaning based on the use of heat maps and behavioural optimization.

Much more than just offices

Smart is about community, as well as personal and intellectual growth. It's about relaxing in the lounge area and the landscaped outdoor terrace; exchanging ideas in the multipurpose rooms and enjoying outdoor activities in open spaces.



A building that's adaptable and modular

Modules can be created horizontally, vertically and for corporate purposes because **smart** is a flexible complex that adapts to the needs of its tenants. Use its five floors of more than **2,000 sqm** per floor or turn **smart 1, 2 or 3** into your own corporate building. Choose your tailor-made workplace and have the space you need to work securely in accordance with protocols.



One employee workstation per 7 sqm

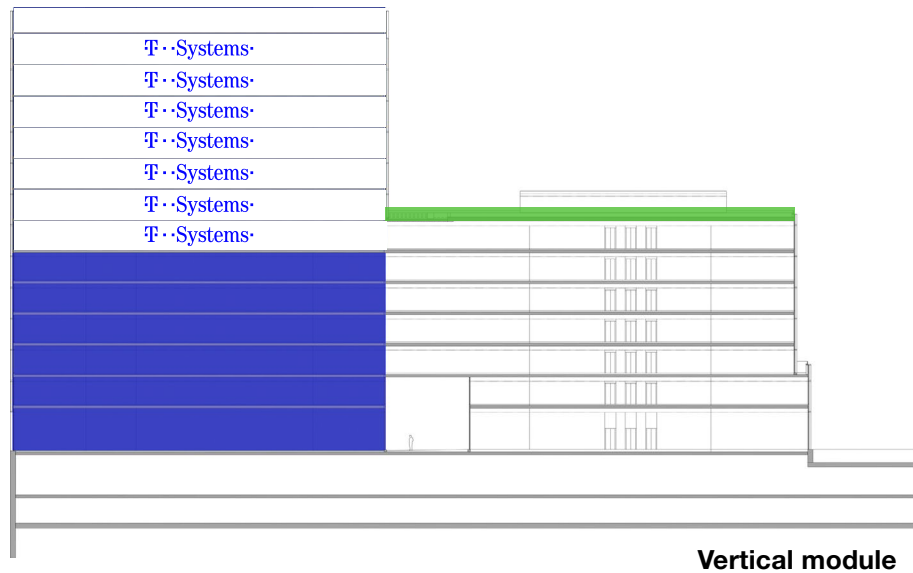


2.7 m ceiling height of floors

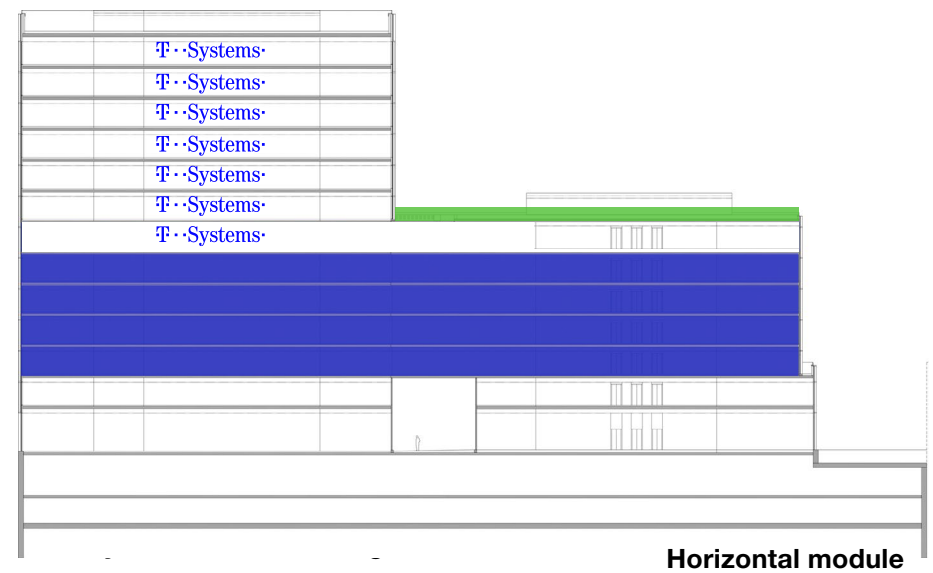


High-capacity lifts with intelligent manoeuvring

└ smart 1



└ smart 1 + └ smart 2

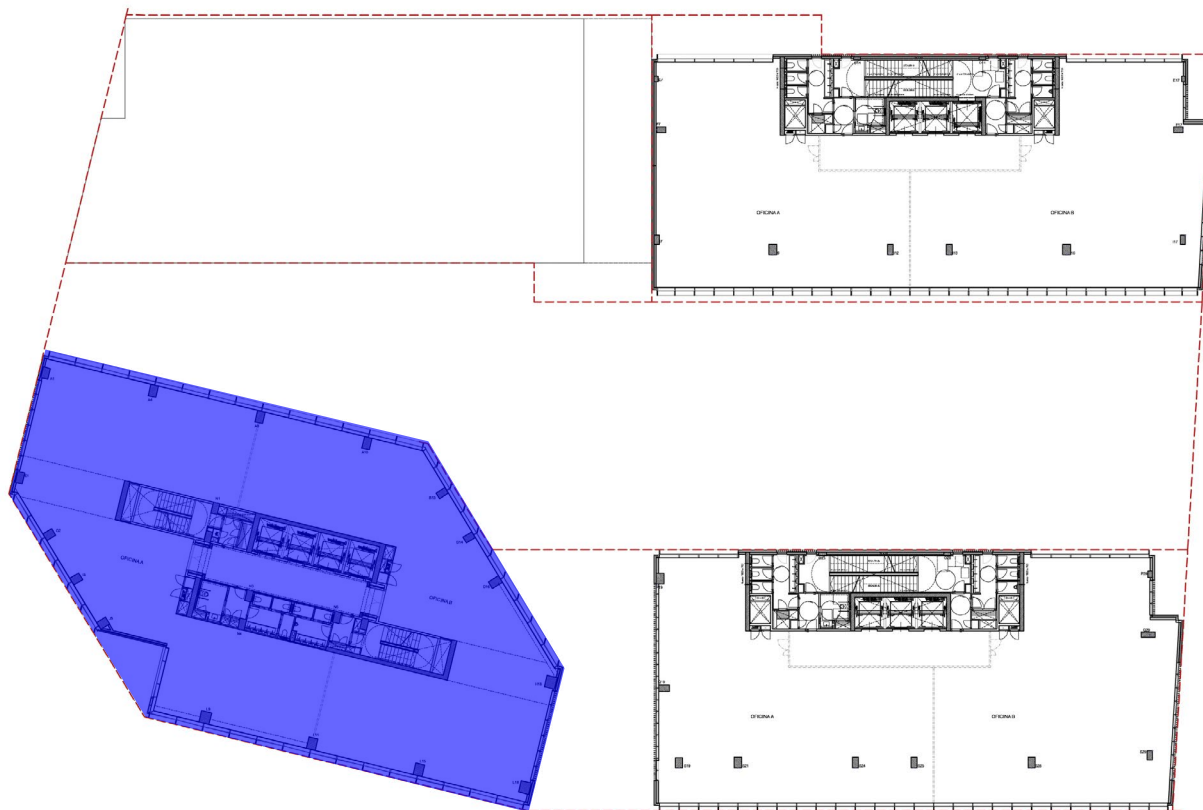


Discover

your new working home



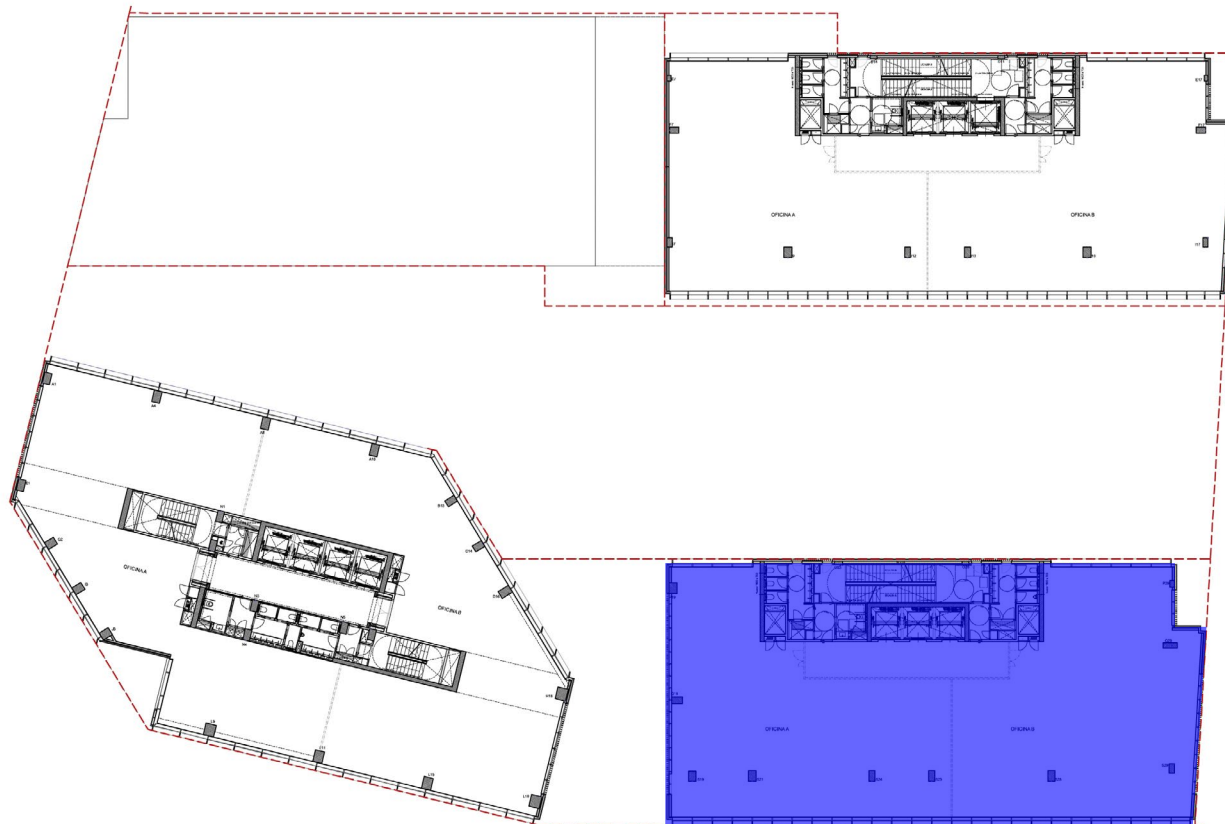
smart 1



Total area
11,667.92 sqm
Available: 5,048.19 sqm

F12	·Systems·
F11	·Systems·
F10	·Systems·
F9	·Systems·
F8	·Systems·
F7	·Systems· Salas Comunes
F6	·Systems·
F5	1,020,.53 sqm
F4	1,009.32 sqm
F3	1,009.32 sqm
F2	1,009.32 sqm
F1	999.69 sqm
GF	Entrances Multipurpose room

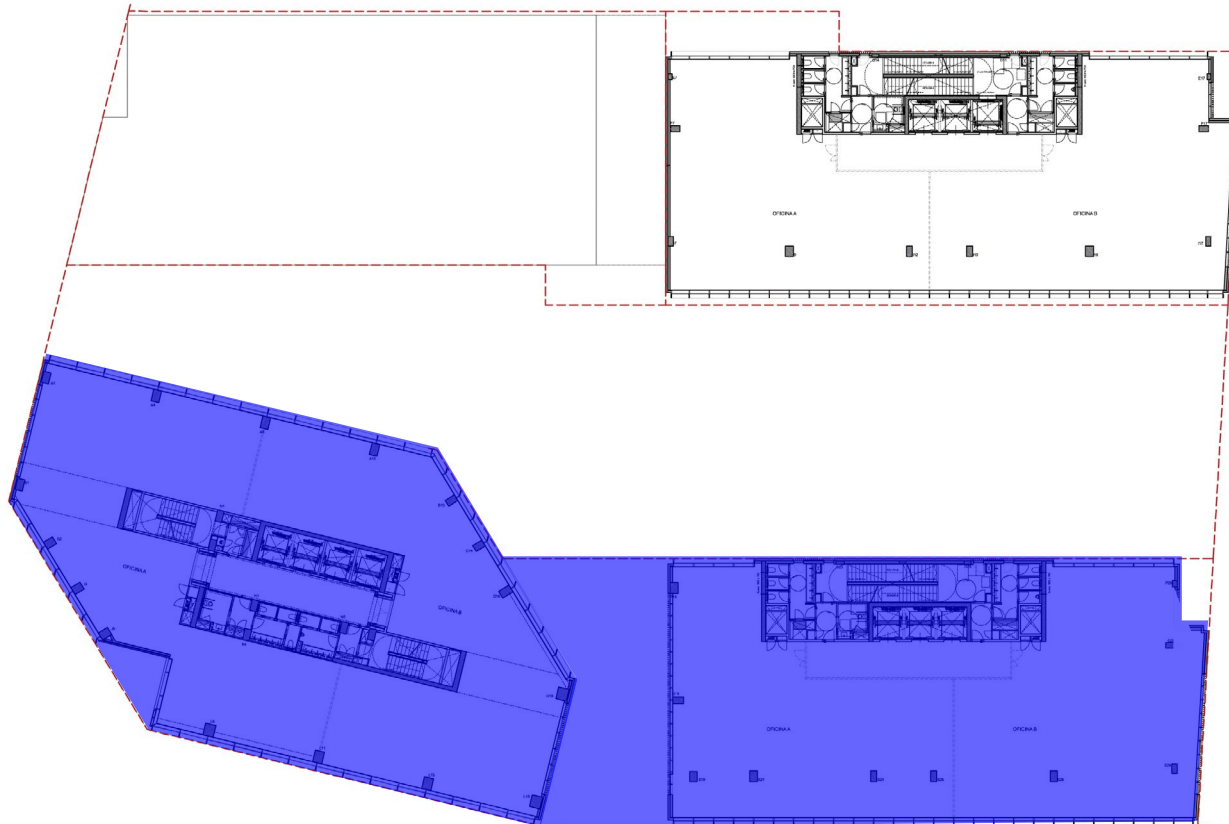
smart 2



Total area
5,993.95 sqm
Available: 5,101 sqm

F6	T·Systems	
F5	915.92 sqm	
F4	1,034.84 sqm	
F3	1,034.84 sqm	
F2	1,034.84 sqm	
F1	905.37 sqm	
GF	Entrances	Commercial premises

smart 1 + smart 2

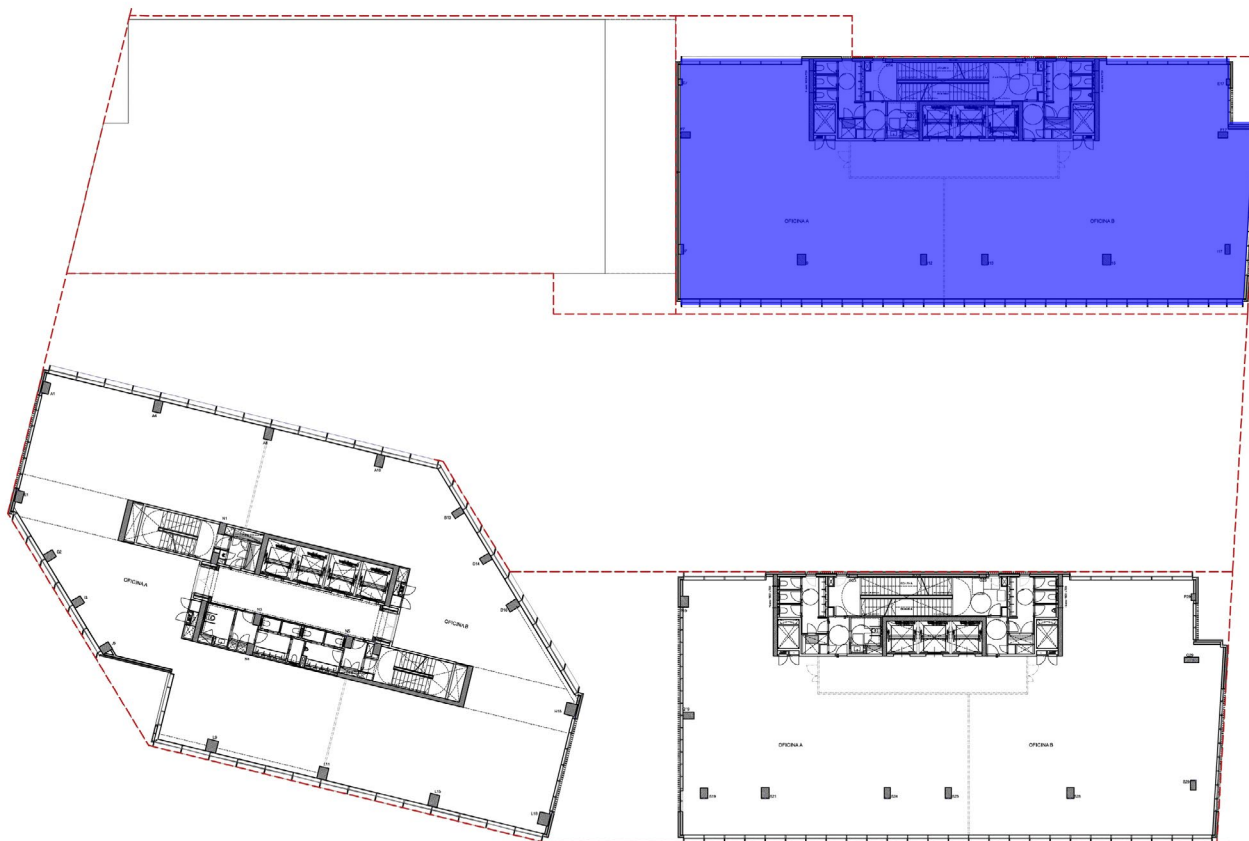


Total area
17,661.87 sqm
 Available: 9,973.52 sqm

smart 1

F12	T·Systems·	
F11	T·Systems·	
F10	T·Systems·	
F9	T·Systems·	
F8	T·Systems·	
F7	T·Systems·	Common rooms smart 2
F6	T·Systems·	
F5	1,936.46 sqm	
F4	2,044.16 sqm	
F3	2,044.16 sqm	
F2	2,044.16 sqm	
F1	999.69 sqm	905.37 sqm
GF	Entrances	Room
	Entrances	Commercial premises

smart 3



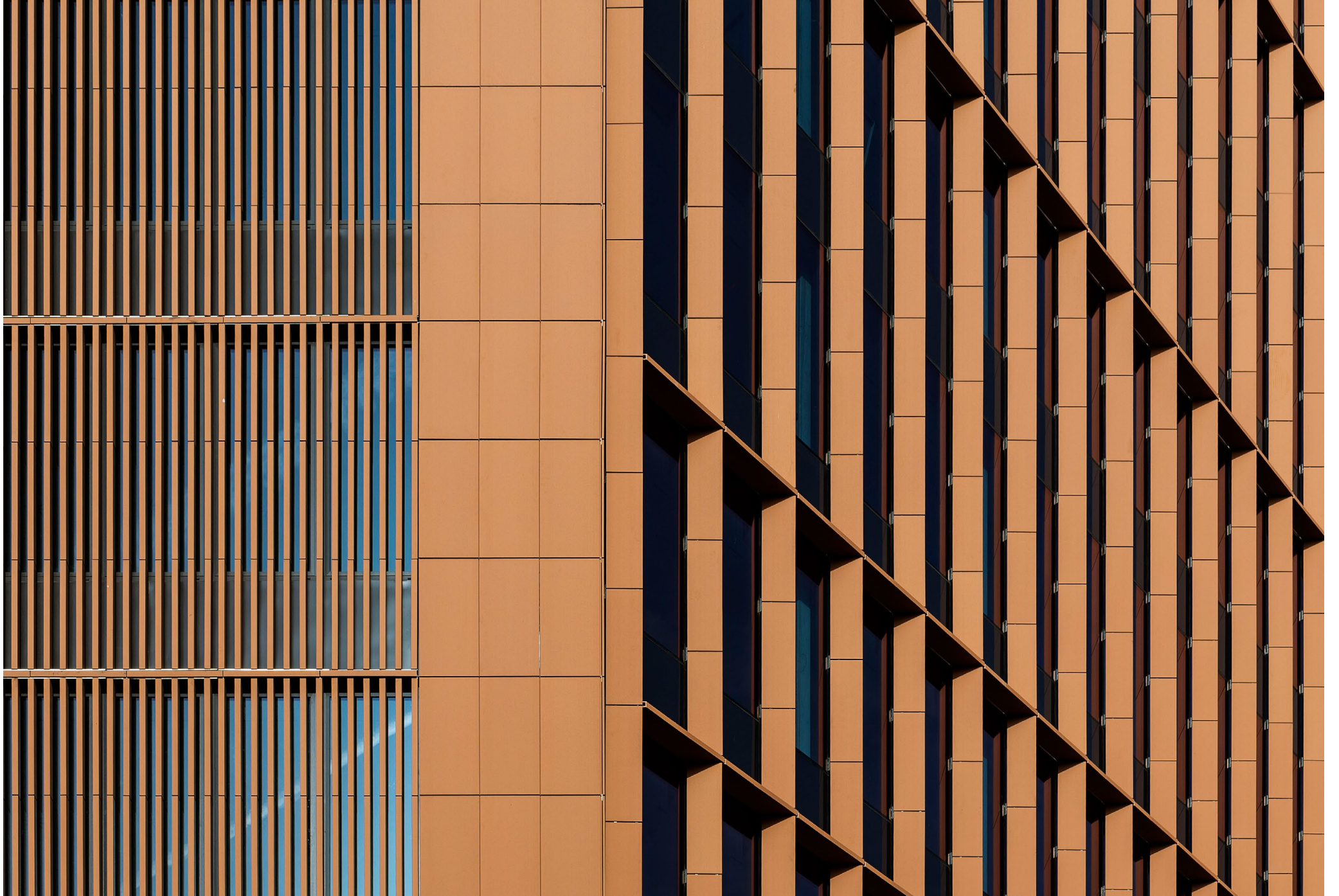
Total area
6,942.81 sqm

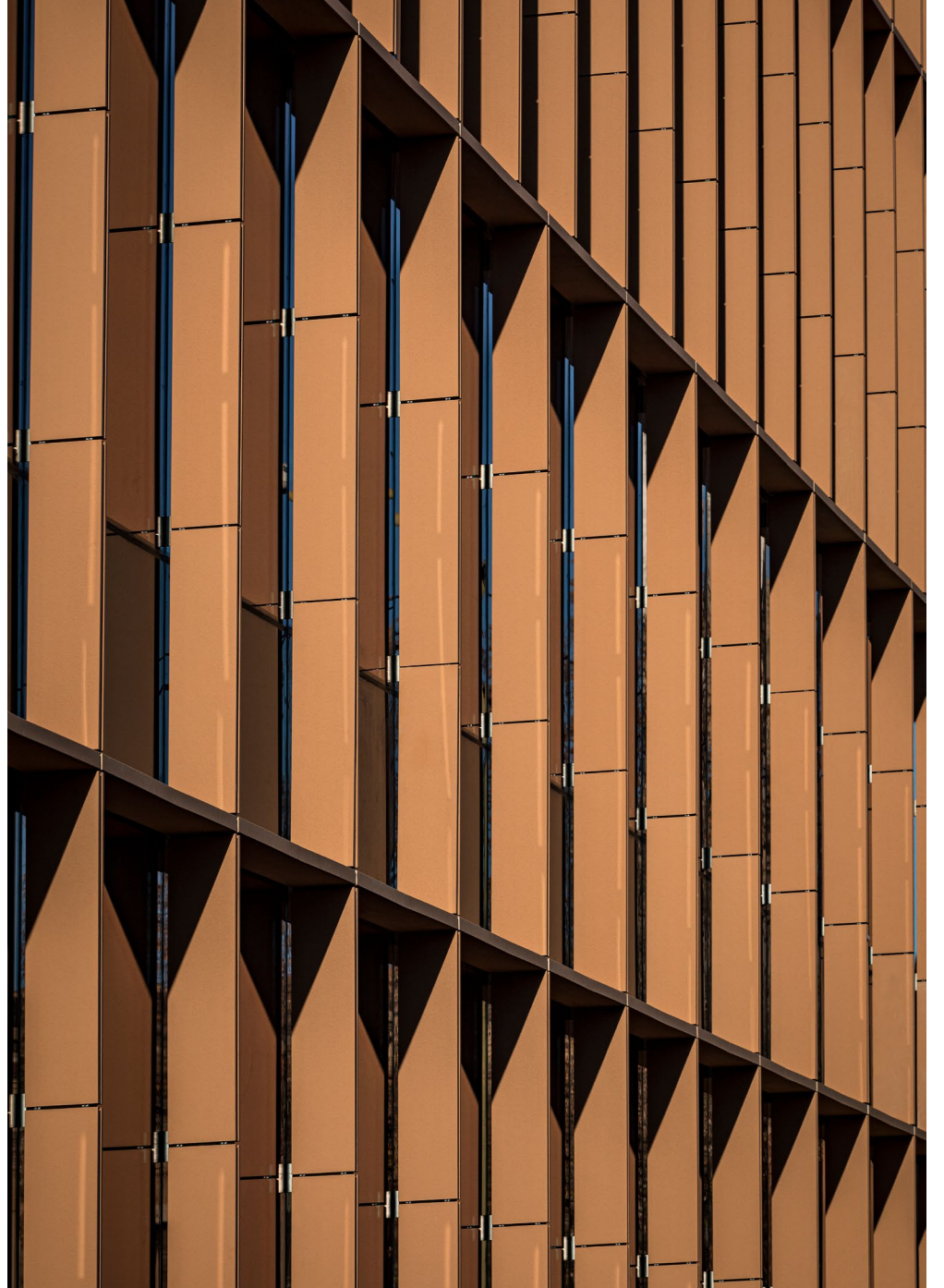
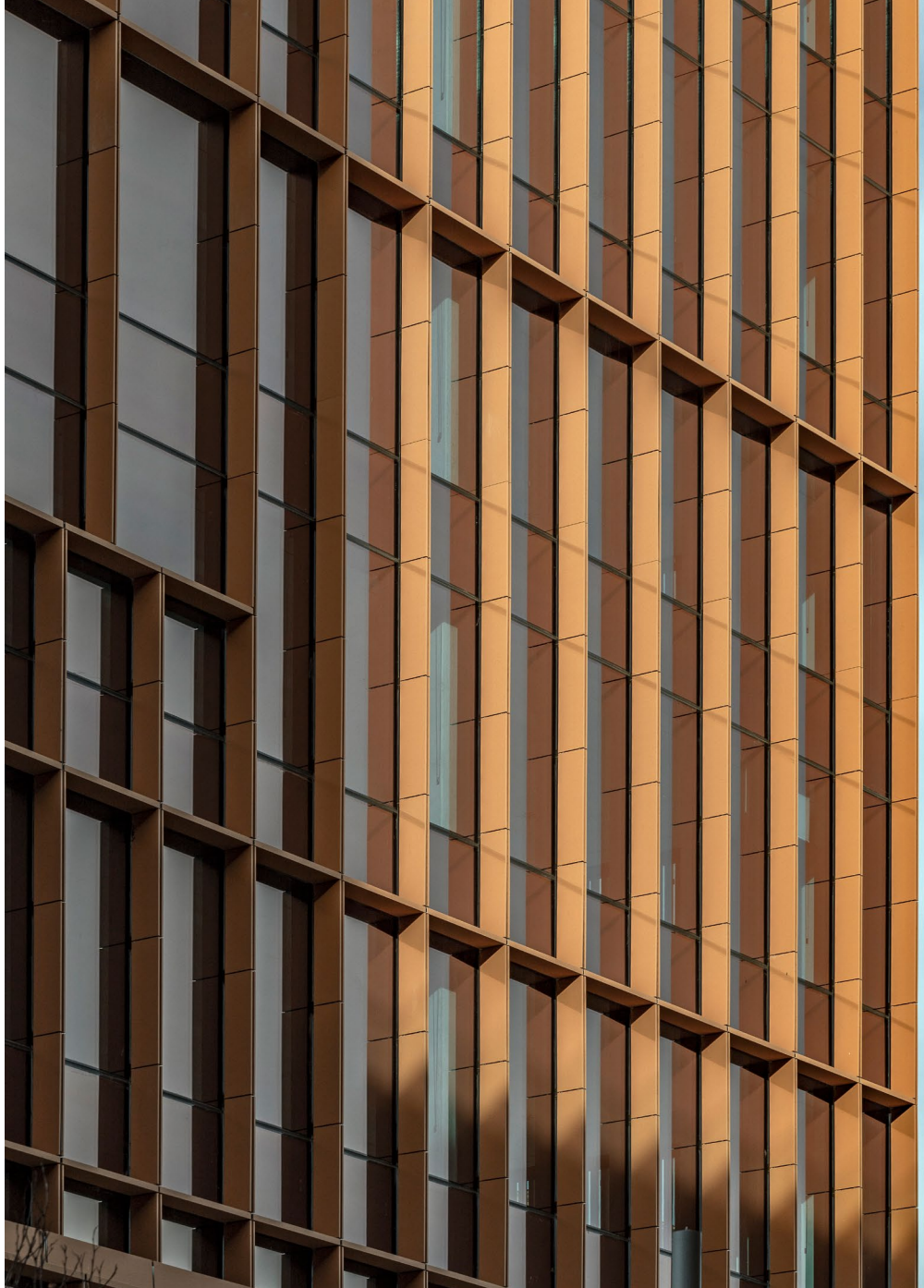
F9	693.51 sqm
F8	716.16 sqm
F7	716.16 sqm
F6	716.16 sqm
F5	716.16 sqm
F4	716.16 sqm
F3	716.16 sqm
F2	716.16 sqm
F1	872.51 sqm
GF	Entrances Commercial premises















smart

the talking house

For further information
smarthouse.com

Experience it at:
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A project by:



Designed by:



Leasing agents:



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