#WorkInBarcelonaCity

CASA TECLA SALA

Casp 24-26

A BUILDING FOREVER AHEAD OF ITS TIME

ES | EN

01 FOREWORD

02 LOCATION

03 THE PROJECT

04 SERVICES

05 WELL-BEING AND SUSTAINABILITY

06 TECHNICAL SPECIFICATIONS

07 OUR TEAM

08 CONTACT DETAILS

This is an interactive brochure. Click on any of the sections or on the logo in the top right corner to return to the contents page.



A refurbished façade.

BARCELONA'S ORIGINAL MODERN JEWEL SHINES WITH NEW LUSTRE

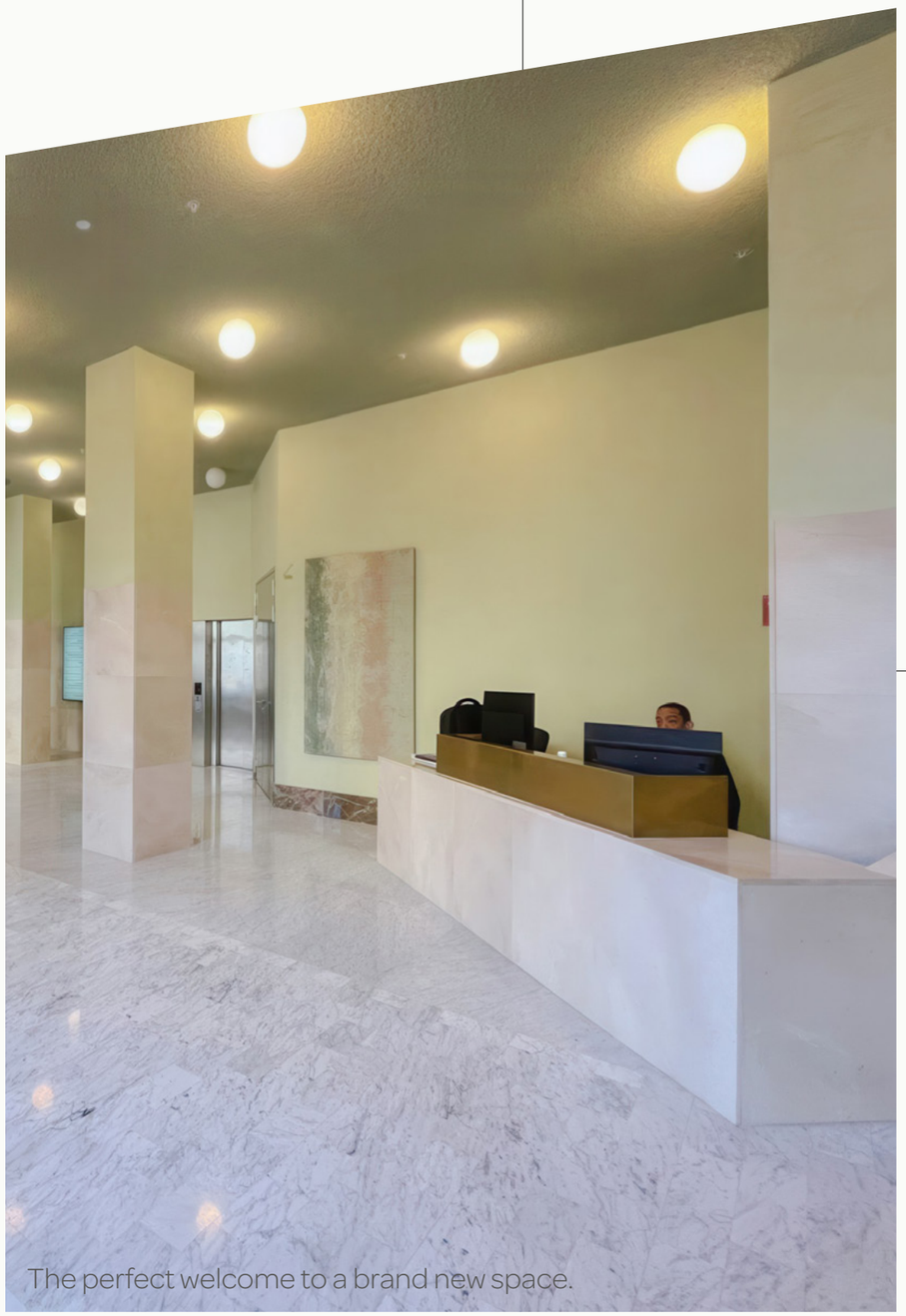
Casa Tecla Sala, Barcelona's **first rationalist building,** has reopened its doors. This listed building in central Barcelona has been meticulously restored to create a **unique, landmark workspace** which will spearhead and shape the corporate future of the city.

6,866.60 sqm
steeped in history

11 floors
of offices and services

3 terraces
and landscaped areas

Forever
ahead of its time



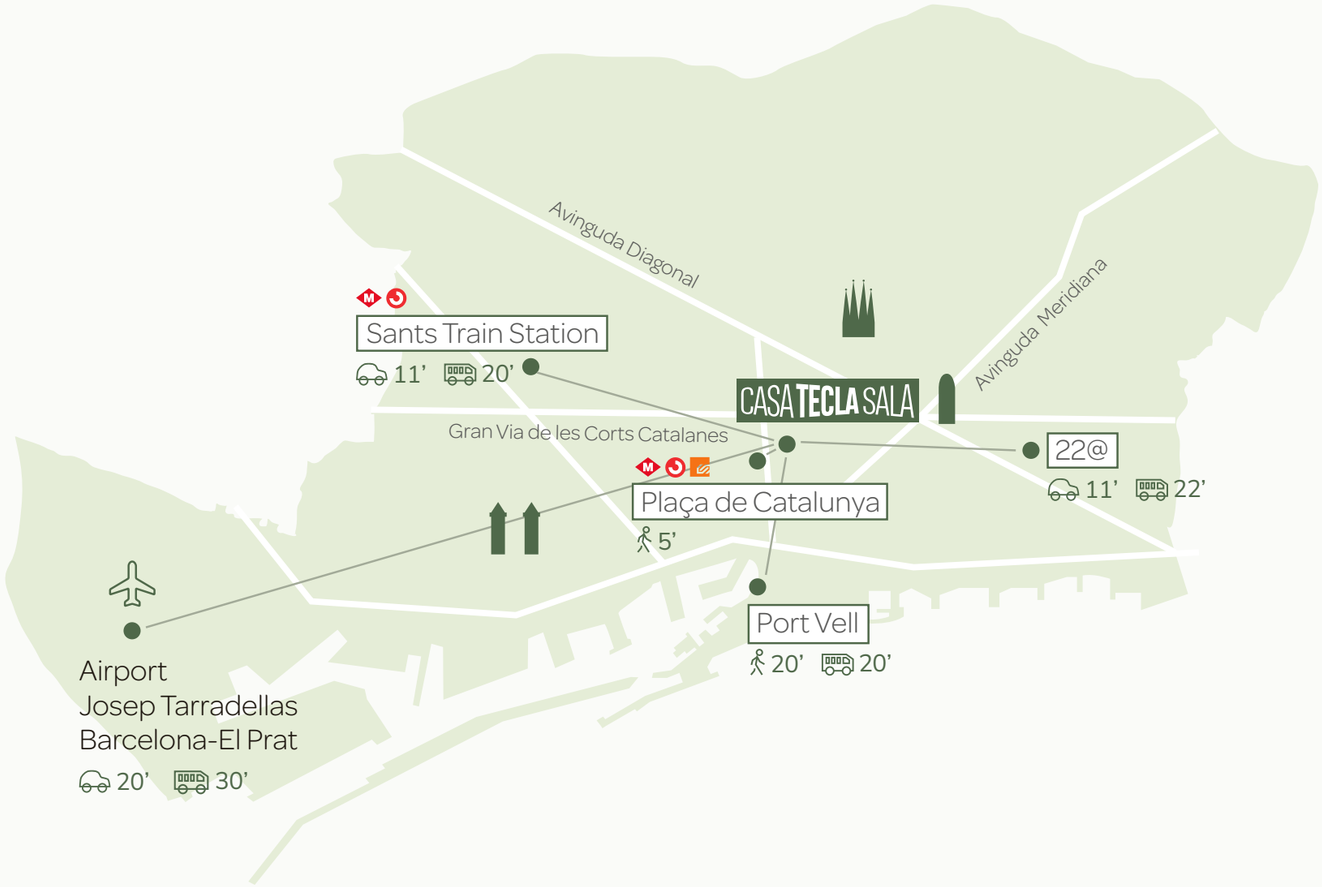
The perfect welcome to a brand new space.

02
LOCATION





Metro Cercanías FGC



AT THE HEART OF BARCELONA'S OLD TOWN

The chance to work **in the most prestigious area of the city**. One of the most distinguished areas of the illustrious l'Eixample neighbourhood, located just a stone's throw from Paseo de Gracia, one of Spain's most famous retail hubs, and some of Catalonia's most stunning architectural masterpieces.

Surrounded by a multitude of attractions



5’ Passeig de Gràcia



5’ Plaça de Catalunya



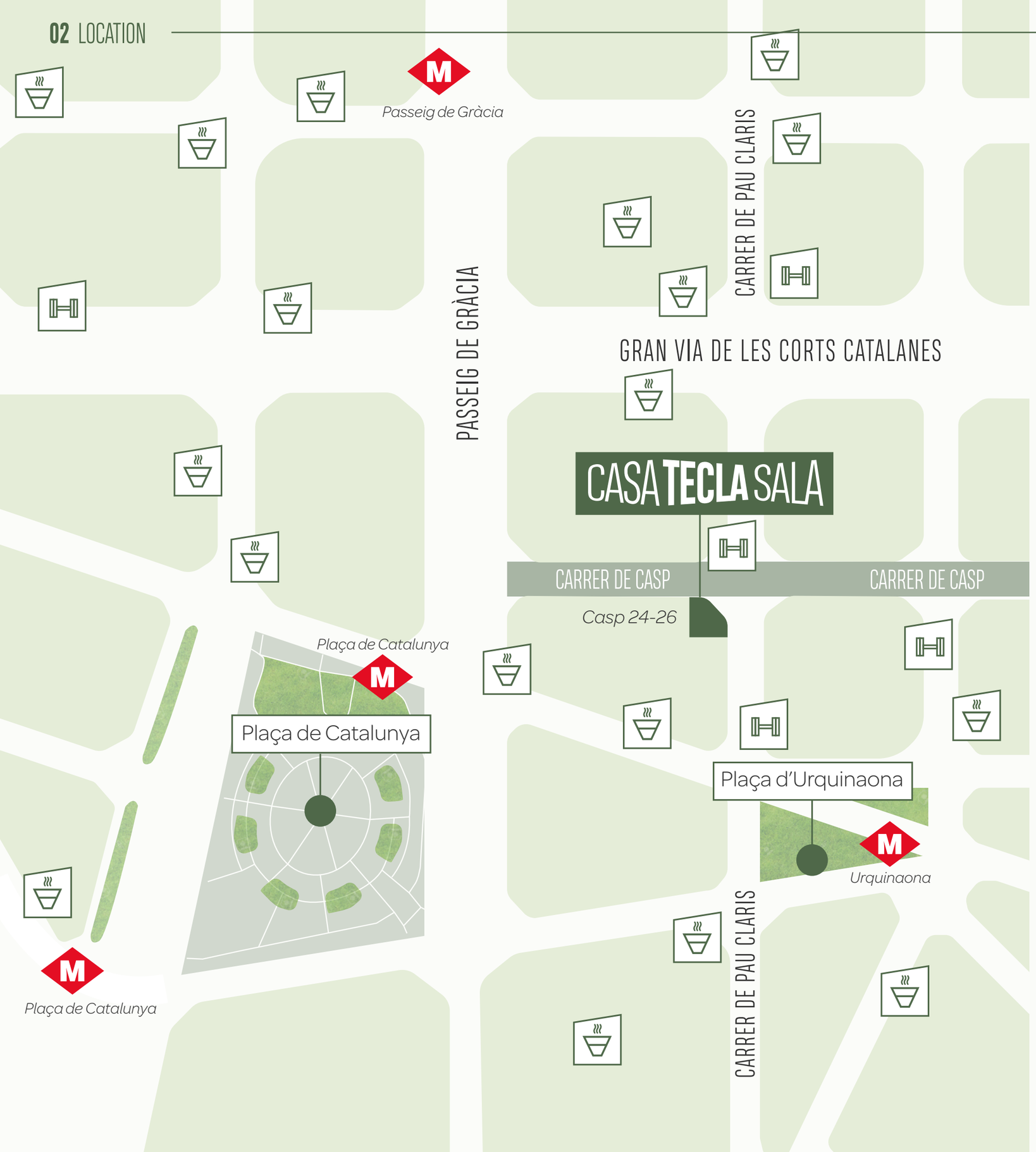
10’ La Pedrera



13’ Les Rambles



13’ Barcelona Cathedral

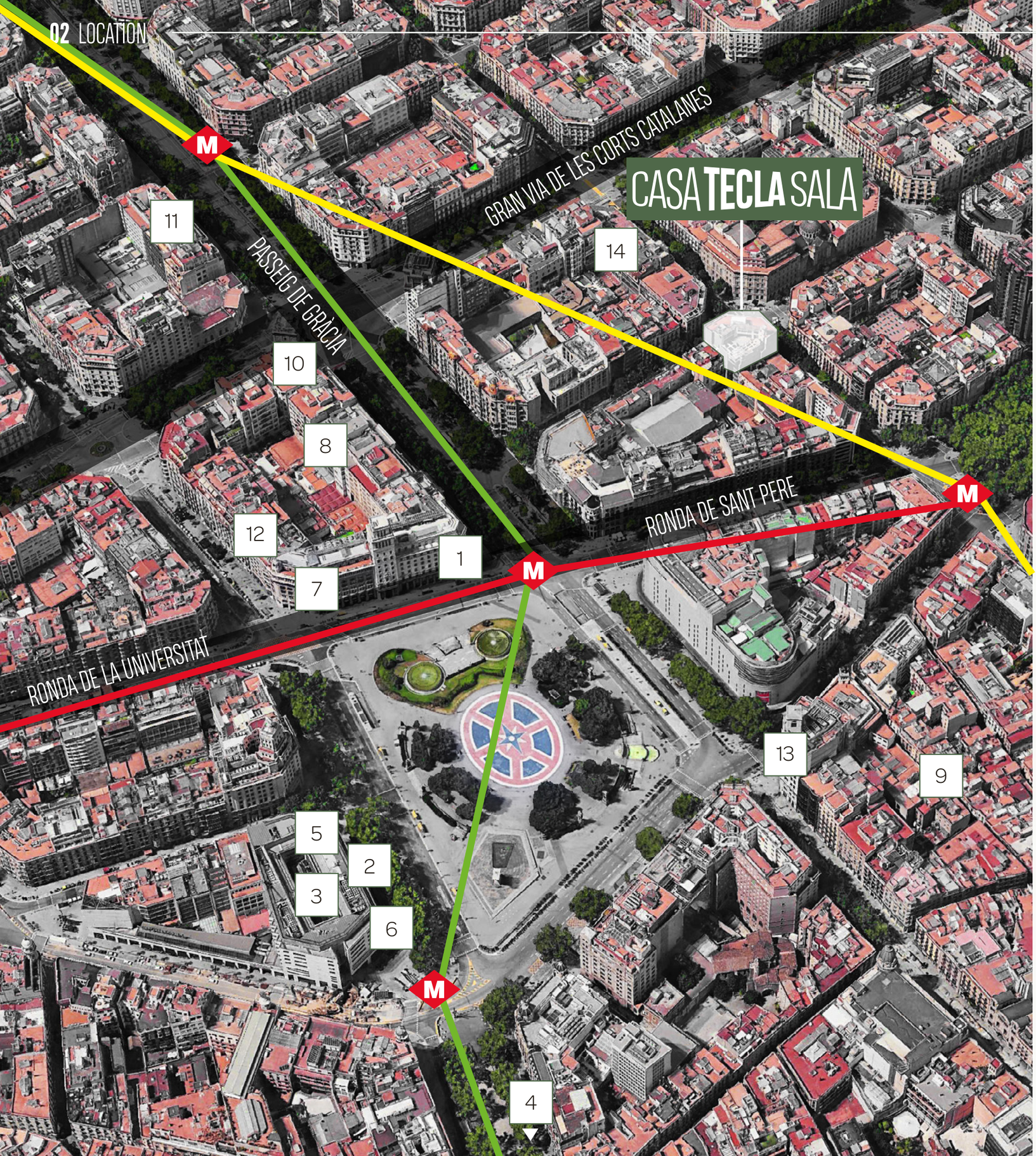


THE ENTIRE CITY WITHIN YOUR REACH

Two of Spain's busiest retail hubs, major institutions, global corporations, luxury hotels, endless transport options and an inspiring choice of restaurants and leisure activities... all this and more awaits you **right on your very doorstep.**



Restaurants Fitness Metro



AN AREA WITH FAMOUS NEIGHBOURS

1. Apple
2. Skyscanner
3. FREE NOW Barcelona
4. SEAT:CODE
5. BACARDÍ ESPAÑA SA
6. Regus
7. Coworking LOOM
8. Reckitt Benckiser (Mead Johnson Nutrition Spain)
9. One CoWork
10. Nutrition & Sante Iberia
11. WeWork
12. Exoticca
13. Telefónica
14. The Knot Worldwide

M Metro lines

L1 Hospital de Bellvitge / Fondo

L4 La Pau / Trinitat Nova

L3 Zona Universitaria / Trinitat Nova

03
THE PROJECT

A modern and spacious reception area.

Tecla Sala: an icon like no other

Tecla Sala Miralpeix used her legacy to build one of the largest textile empires in the province and offer better working conditions for her employees.


Tecla Sala Miralpeix (1886-1973).


Former lobby.


Former dining room on Floor 7.

THE BUILDING THAT REVOLUTIONISED BARCELONA IN 1929

Every space in this building is steeped in history. Even today it still embodies the **innovative spirit of entrepreneur** Tecla Sala and architect Francesc Folguera, who created the **most advanced structure** the city had ever seen. Its eight floors were the peak of the Barcelona skyline for years, and it **inspired a whole generation of buildings** to restructure their layouts thanks to the addition of lifts.



Façade during the 1940s.


Image of the former upper terrace.

A PERIOD REFURBISHMENT

The refurbishment of Casa Tecla Sala was undertaken with the utmost **respect for its heritage and style**. The meticulous refurbishment by the award-winning studio Addenda Architects has transformed this landmark building into a **unique workspace** where history lives on in harmony with the latest technology and mod cons.



View of the external façade.

Image of the refurbishment of the corridor on Floor 7.

A PRESTIGIOUS BASE FOR FUTURE-FIT COMPANIES

Total area: 6,866.60 sqm



ONE BUILDING, TWO COMPLETELY DIFFERENT EXPERIENCES

Casa Tecla Sala offers **two totally different floor formats**. This distinction has been carefully honed, creating different workspaces which adapt naturally to suit organisations of any kind.



Inspiration at every turn

From floors 1 to 6, the building offers bright, open-plan spaces, expertly harnessing the natural light afforded by the façade and the central atrium.

Spaces where you'll feel right at home

Floors 7 and 8 feature 1920s inspired office space, complete with meeting rooms, luxurious bathrooms and direct access to the terrace.

Image of an office interior on Floor 8.

04 SERVICES

Image of the entrance hall.

A WHOLE NEW WAY OF WORKING

Casa Tecla Sala offers **services and communal areas** no other Barcelona building can match.







Workspaces that inspire collaboration.



Welcome

An elegant entrance featuring a reception service and access control area crafted entirely from Carrara marble.



Flexible spaces

The building adapts flawlessly to the way you work, with all the spaces you need to meet and collaborate.



Terraces and gardens

Stunning outdoor spaces to bask in the glorious Mediterranean weather and soak up panoramic views of the entire city.



Multipurpose rooms

Two generously-proportioned spaces which are perfect for hosting training sessions, corporate events and a whole range of other activities.



Parking and changing room

Get on board with new ways of navigating the city and make use of the bike parking facilities and changing rooms.

05
WELL-BEING AND SUSTAINABILITY



A BENCHMARK IN MODERN COMFORT AND EFFICIENCY

Casa Tecla Sala has always been **ahead of its time**. Thanks to its trailblazing legacy coupled with the latest innovations integrated through its refurbishment, the building now boasts **the highest preliminary certifications** in well-being, sustainability, efficiency and connectivity.



Terrace with panoramic views of Barcelona.

WELL PRECERTIFIED

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

UNDER CERTIFICATION

WiredScore
Under Certification



Energy efficiency

Thanks to its orientation, façade and skylight, the building offers bright spaces bathed in natural light and equipped with LED lighting.



Bioclimatic passive strategies

Temperature and ventilation are regulated automatically and naturally through the central atrium and rooftop water features.



Spaces that inspire well-being

The building's expansive, welcoming spaces with views of the city are the perfect backdrop to inspire talent and drive productivity.

Terrace with panoramic views of Barcelona.



Lush, green retreats

Be at one with nature without even leaving the city in the building's lush private terraces and gardens.





State-of-the-art technology

Enjoy cutting-edge HVAC, climate control, solar panels and much more.

06 TECHNICAL SPECIFICATIONS

A flexible space to host events, meetings and other activities.

CASA TECLA SALA AND ALL ITS SECRETS





Flexible offices.

Quality finishes in communal areas

All original materials were restored and any damaged areas were replaced with materials of the same exquisite quality as the originals. Newly-finished areas with ceramics, hydraulic tiles, natural stone and high quality wood, depending on the area.

Quality finishes in office spaces

Raised floors and original ceilings on the original main floors and suspended ceilings on the office floors.

Exterior joinery

New oak wood joinery on the main façade mirroring the geometry and image of the original joinery, equipped with double-glazing.

Vertical transportation

Relocation of three new lifts and renovation of two existing lifts which were kept for their heritage value. Redistribution of stairwells to guarantee accessibility and ensure communication between all of the building's floors.

Access control system

Turnstiles located in the main lobby and control points with a card-operated access system connected to the security network, with pre-installation work completed for control system at office entrances, allowing tenants the option of full installation.

Reception and security

Ground-floor reception counter with control and security checkpoint, both for access to offices and to the multi-use space.

Climate control

Heat recovery Hybrid VRF system combined with passive bioclimatic architecture.

Office lighting

Uniform lighting afforded by linear luminaires with a DALI control system integrated into vertical façade lines to monitor occupancy and natural sunlight.

Security

Surveillance using cameras and motion detectors at access points.

CASA TECLA SALA AND ALL ITS SECRETS



Lobby, basement level -1.



Offices enjoying natural light.

Ventilation

Suite of ventilation systems using central air conditioners and monitoring of CO_2 and humidity levels.

Telecommunications

Cabling on every floor for telephone and ISDN connection as well as TV and FM ports.

Fire protections

Fire detection and extinguisher systems in all spaces in compliance with current regulations.

BMS

Lighting and climate control via BMS.

Clean energy

Photovoltaic solar power generation.

DWS

Hot water in changing rooms is heated using solar thermal panels.

BASEMENT LEVELS 1 AND 2

Multipurpose rooms

BL-1 | 880.90 sqm
BL-2 | 145.90 sqm





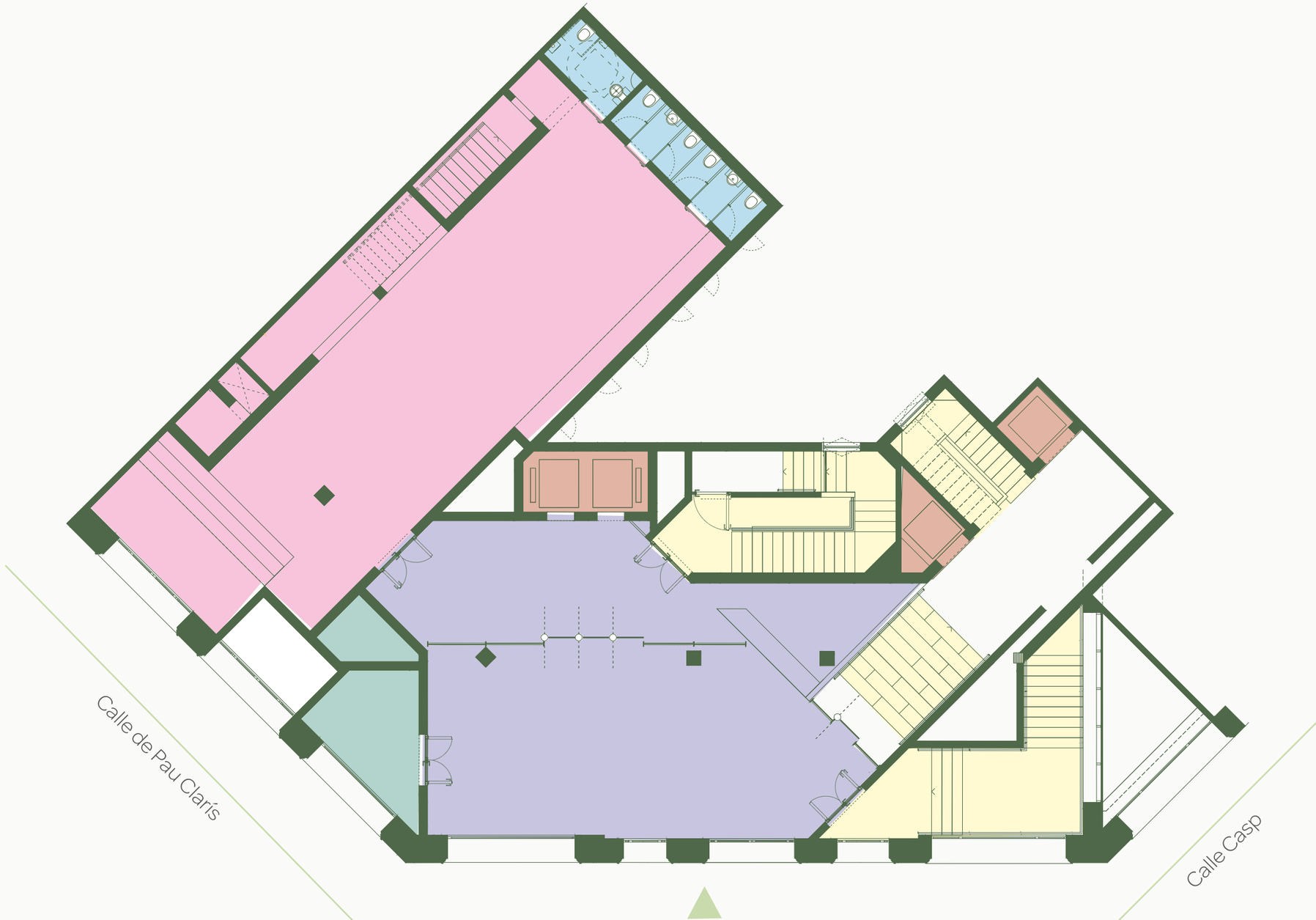
GROUND FLOOR

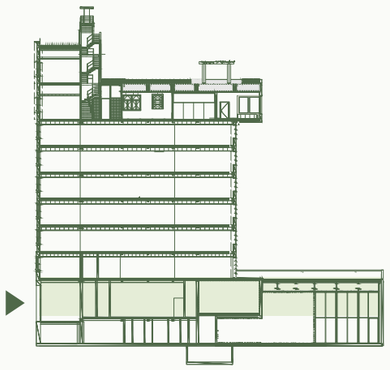
Lobby

460.10 sqm

Retail unit

108.00 sqm





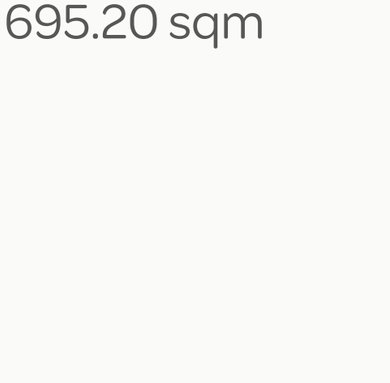
N

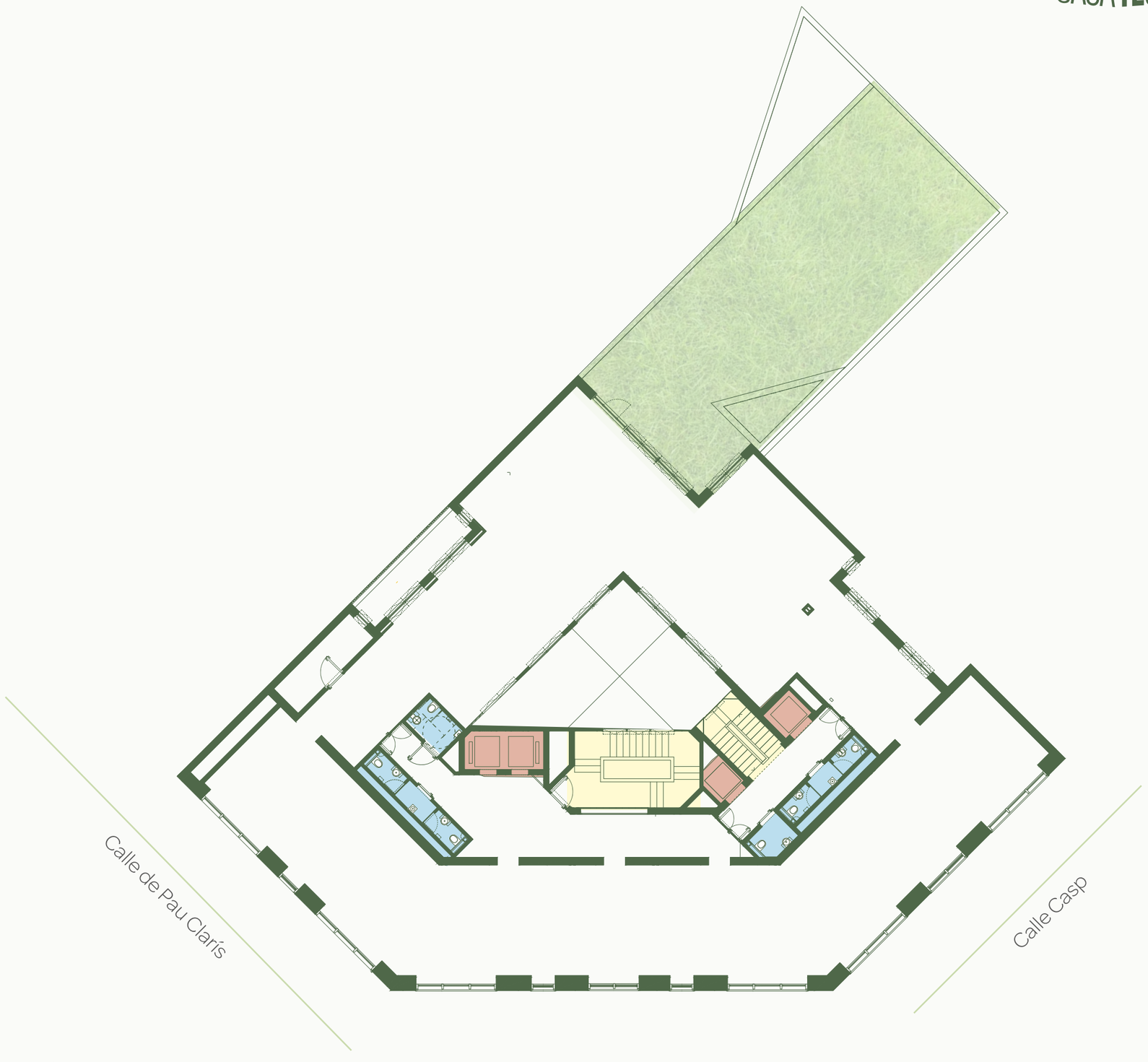
Main entrance
Lobby
Stairs
Retail unit
WCs
Lifts
Bicycle racks

FLOOR 1

Office and terrace

695.20 sqm

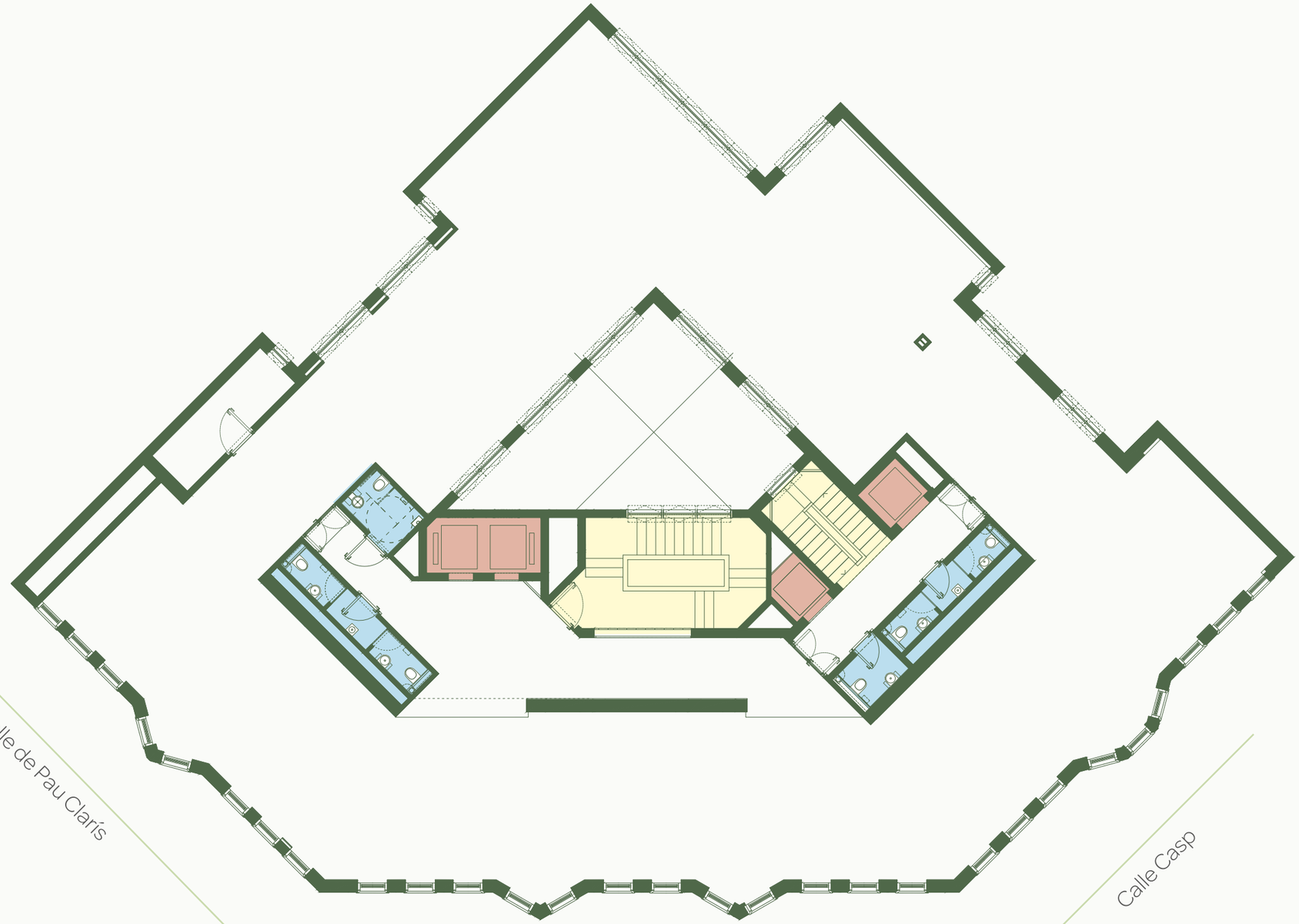


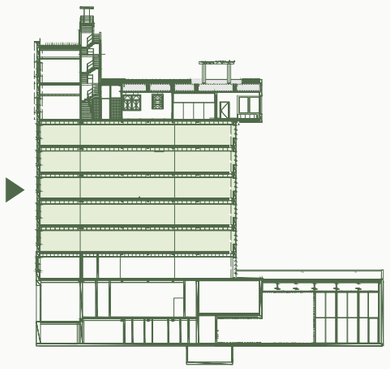


STANDARD FLOOR 2-6

Offices

700.04 sqm





FLOOR 7

Offices

695.60 sqm





FLOOR 8

Offices and terrace

370.50 sqm



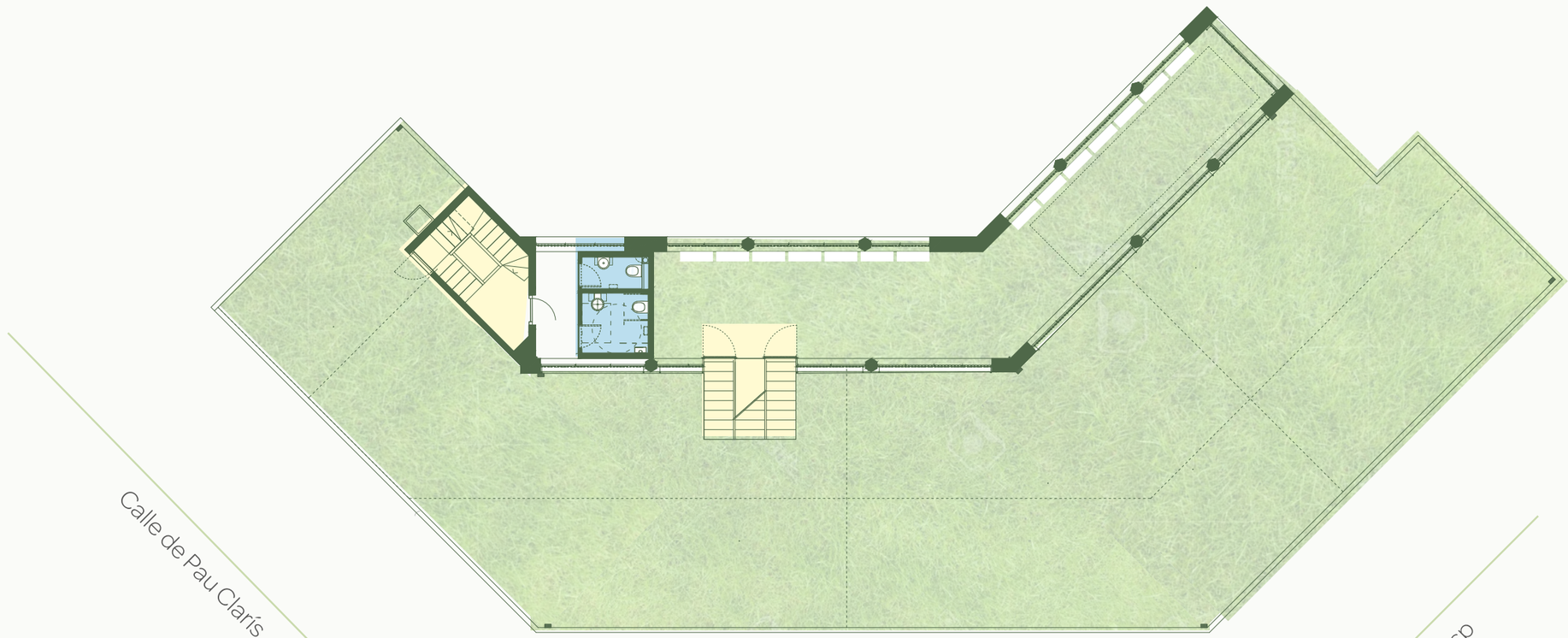


ROOF

Terrace

118.20 sqm





A PROJECT DESTINED TO LEAD





A project by:

ZURICH®

Rex Spain ZDHL is part of Zurich Group, a leading global provider of insurance for individuals and companies of all sizes in more than 215 countries and territories. **www.zurich.es**

CASA TECLA SALA IS PART OF THE PROJECT THAT WILL SHAPE THE CBD OF THE FUTURE

This landmark is one of **a series of iconic buildings in central Barcelona** which have been converted to cutting-edge office space. This extensive refurbishment project has facilitated unique office spaces for companies seeking a new way to live and work in the city.

Casa Tecla Sala, Casp 24-26



Gran Vía, 639



Ausiàs March, 36-40



FIND OUT MORE ABOUT THIS UNIQUE BUILDING AND HOW IT CAN MEET YOUR COMPANY'S NEEDS

casateclasala.es



A reception with all comforts.



CASA TECLA SALA

Casp 24-26

casateclasala.es

This brochure is for information purposes only and is not, in whole or in part, a contract. No images, text or logos in the brochure may be quoted, copied or published without the prior written consent of the company (REX-SPAIN-ZHDL S.L.).