

El Triangle

Pl. Catalunya, 1 Barcelona

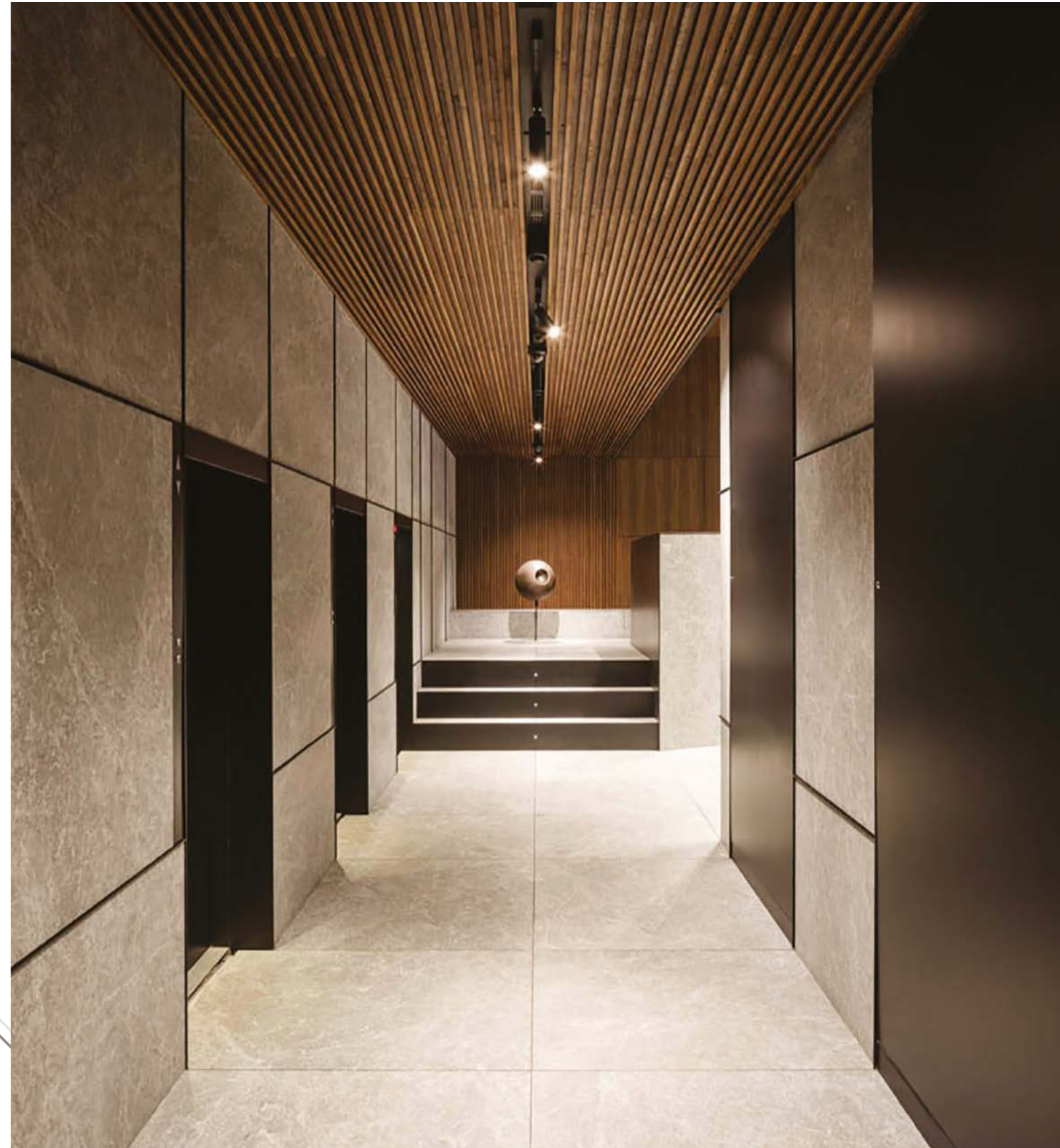
CBRE

PLAÇA CATALUNYA 1

.Deka
Immobilien

**Zonas comunes
recién reformadas
de alta calidad**

*High quality
recently refurbished
common areas*





1

Ubicación
Location

Ubicación privilegiada

Premium location

Amplia variedad de servicios

Excellent on-site and local services



Gran variedad de transporte público

Excellent public transport links



A 20 minutos del aeropuerto

20 minutes from the airport



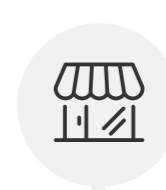
Acceso directo al Centro Comercial El Triangle

Direct access to El Triangle Shopping Centre



Ubicado cerca de Paseo de Gracia y La Rambla

Located next to Paseo de Gracia and La Rambla



Descripción del entorno

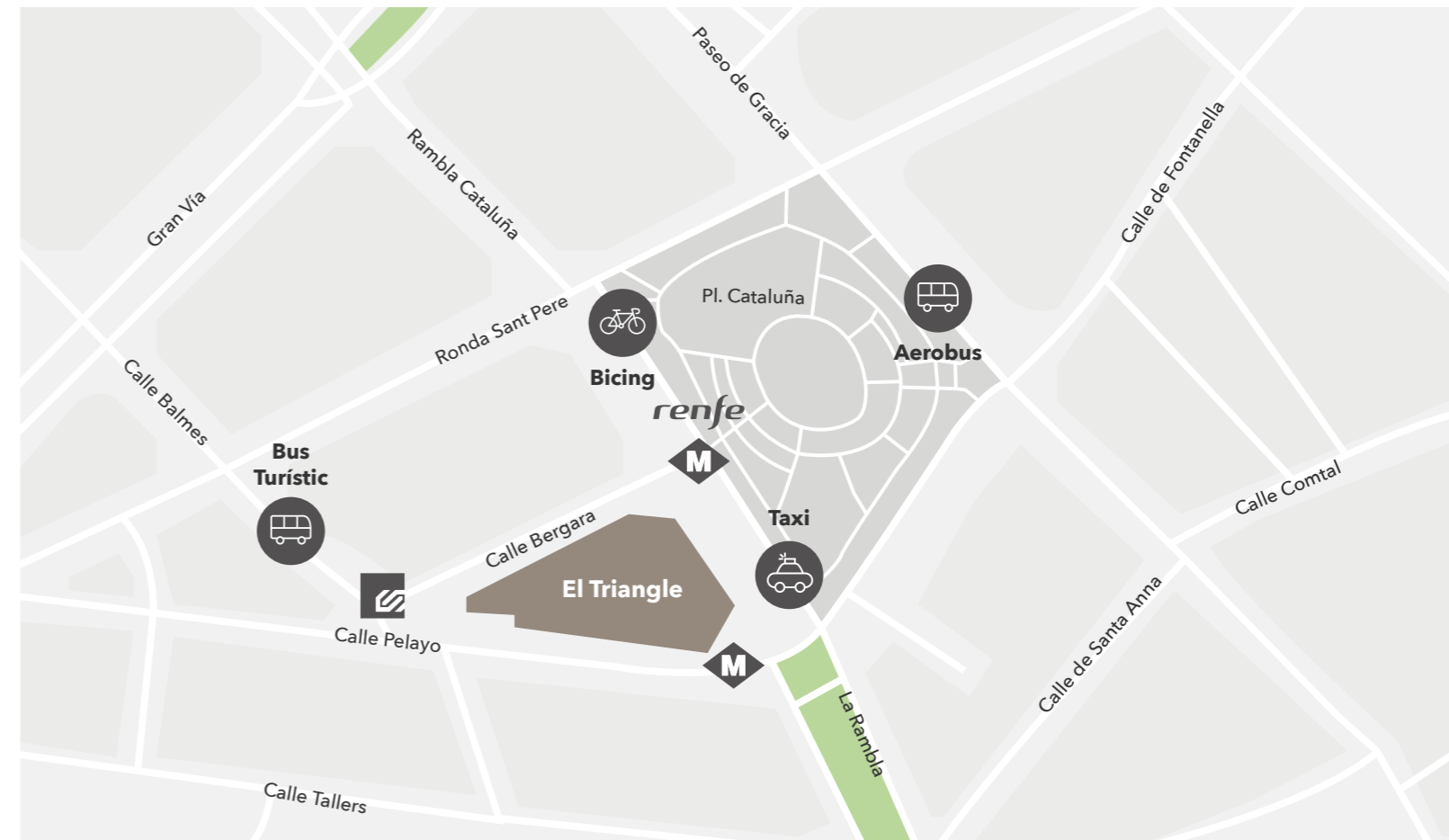
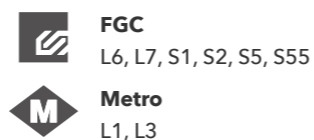
Decription of the area

Edificio exclusivo de oficinas ubicado en la Plaza Cataluña, donde fluyen algunas de las arterias principales de la ciudad. Gran representatividad y zona céntrica con todo tipo de servicios, parking y excelentes comunicaciones.

Es un edificio emblemático que ofrece una ubicación privilegiada. Las oficinas de El Triangle tienen una superficie total de 12.400 m², distribuidas en 5 plantas con muy buenas especificaciones técnicas inigualables en el centro de la ciudad.

Exclusive office building, located in the heart of Barcelona's city centre, at Plaza Cataluña 1, delivering unrivalled communications (public and/or private transportation network), excellent parking and almost unlimited services with shops, restaurants, cafes, banks and much more, on the doorstep.

An iconic building, offering a premium address, the offices at El Triangle comprise 12,400 m², over 5 floors, modern lifts, very good technical specification, unrivalled in the city centre.



**Oficinas
únicas en el
centro de la
ciudad (casi
3.000m²)**

*Unique city
centre office
floor plates
(almost
3,000 m²)*





Puntos clave
Highlights



1998

Año de construcción
Year of construction



Plaza Cataluña 1

Ubicación en el centro de Barcelona
Located in the heart of Barcelona



High Quality

Obras de remodelación de las zonas comunes de oficinas en 2016
High quality common areas, refurbished in 2016



24h

De acceso y sistema CCTV
Access and CCTV system



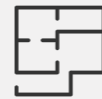
12,400 m²

Superficie de oficinas distribuidos en 5 plantas
Office space split over 5 floors



C.C. El Triangle

Acceso directo
Direct access



Flexibilidad

Oficinas diáfanas con flexibilidad de división
Flexible floor planning - open and closed offices



293 plazas

Parking con acceso directo a las oficinas
On site parking spaces



4 ascensores

de gran capacidad para comunicaciones verticales
4 elevators providing vertical communication



**ISO 14001
BREEAM**

Certificaciones oficiales
Official certification



**Ubicación
única**

*Prime
location*

A large, white, sans-serif number '2' is centered on a solid gray background. Several thin, white diagonal lines are scattered across the background, some parallel to the number and others at different angles.

2

El edificio

The building

Datos técnicos

Technical data



2.945m² de oficinas en una sola planta en el centro de la ciudad

2,945 m² unique city centre office floor plate



Suelo técnico

Raised flooring for flexible technical and cable management



Sistema de climatización de agua a 4 tubos

4 pipe fan coil heating and cooling system



Ventanas con cámara de aire interna para aislar ruido exterior

Double glazed windows for noise and thermal insulation



Falso techo metálico registrable

Metallic suspended ceilings



Altura libre: 2,55m

Floor to ceiling height of 2,55m



Aseos privativos

Private toilets



Fibra óptica en el edificio

Fibre optic building connection

Planos de la planta

Floor plans



Superficies alquilables *Leasable area*

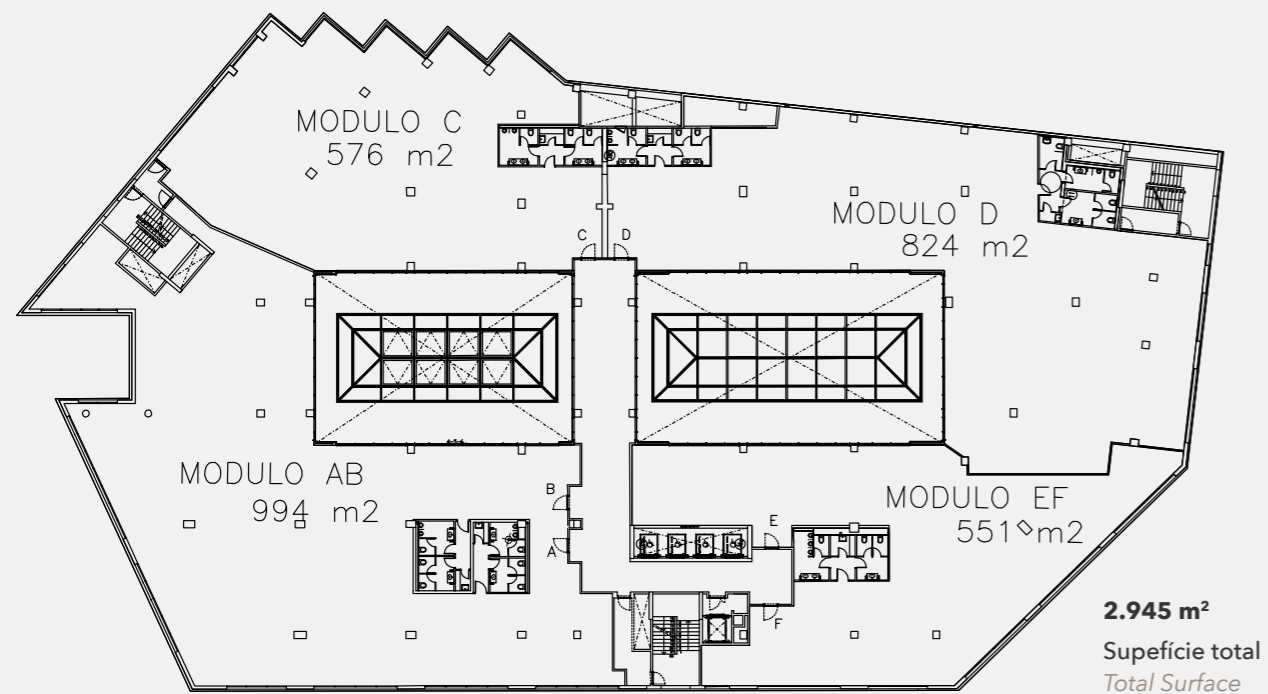
6ª Planta / 6th Floor : 2.938 m²

5ª Planta / 5th Floor : 2.945 m²

4ª Planta / 4th Floor : 2.945 m²

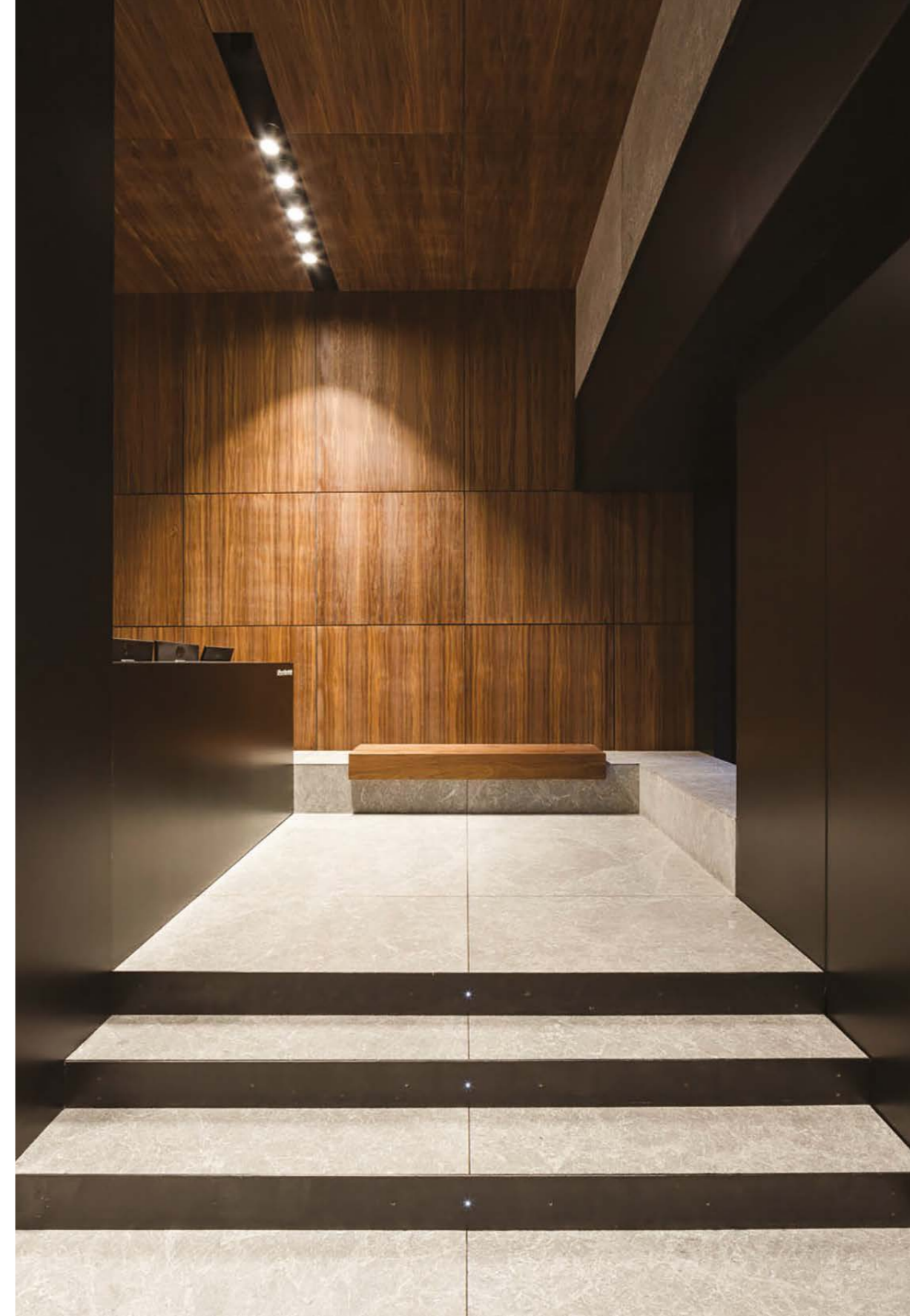
3ª Planta / 3rd Floor : 1.430 m²

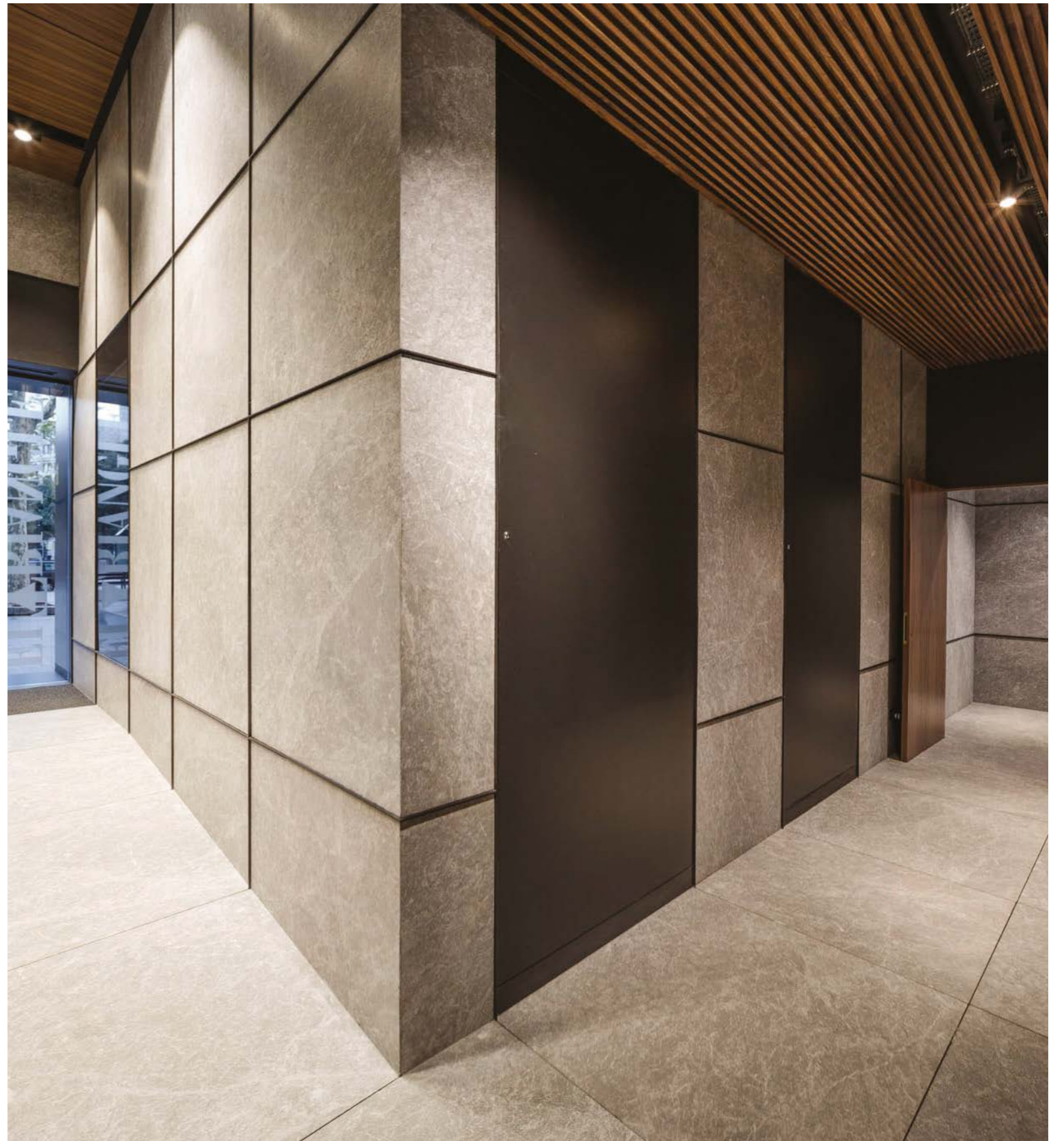
2ª Planta / 2nd Floor : 641 m²



Zonas comunes

Common areas





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**Inquilinos
actuales**
*Current
tenants*

Inquilinos actuales

Current tenants

Oficinas de Skyscanner *Skyscanner offices*





**C.C. El
Triangle**
*El Triangle
Shopping
Centre*



**Acceso directo
a 14.200 m²
de retail**

*Direct access
to 14,200 m²
of retail*

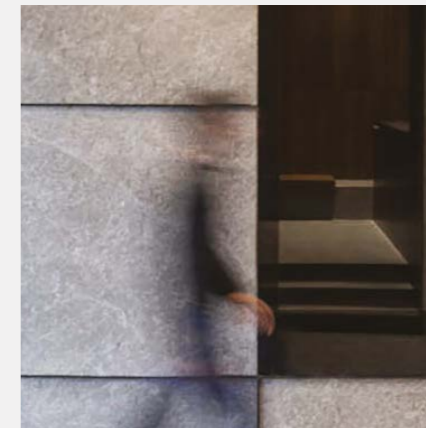
www.eltriangle.es

The image features a solid grey background. In the top-left corner, there is a bundle of several thin, parallel white lines extending diagonally towards the center. In the bottom-left corner, there are two thin white lines extending diagonally towards the center. On the right side of the image, there is a large, white, stylized number '0' that serves as a background for the text.

Contacto
Contact

**Para más
información
contacte con**

*For more
information,
please contact*



Ivan Puy Borbolla

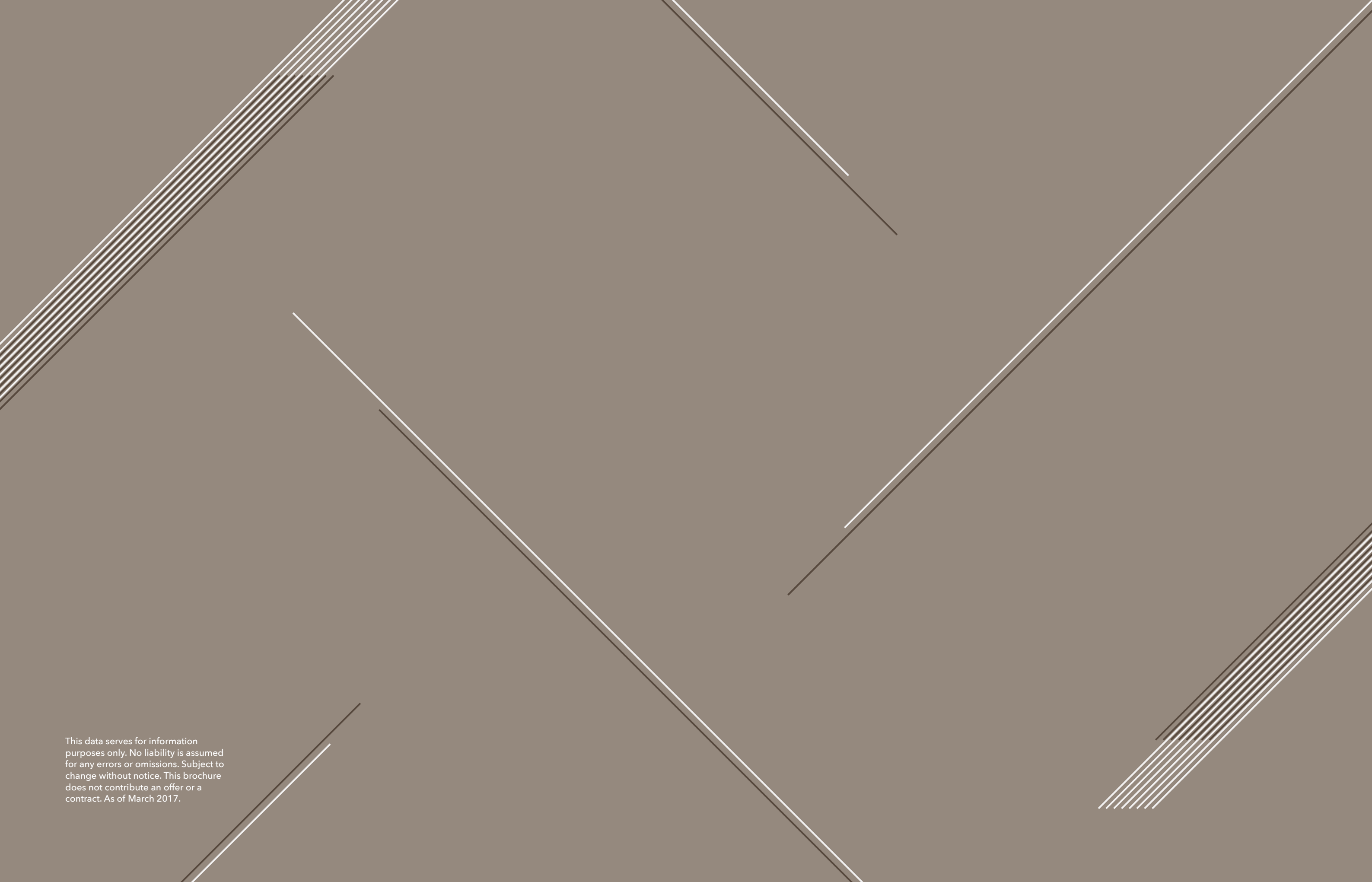
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The page features a solid grey background with abstract geometric line art in the corners. In the top-left and bottom-right corners, there are bundles of multiple thin white lines radiating from the corners towards the center. In the top-right and bottom-left corners, there are pairs of single white lines, one slightly offset from the other, also radiating from the corners.

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