

CÒRSEGA RESIDENCES

BARCELONA

WHERE TIMELESS
ELEGANCE MEETS
BESPOKE LIVING

www.corsegaresidences.com





Building façade at the corner of Còrsega and Santa Teresa

INTRODUCTION

From a life of luxury to iconic city views, Còrsega Residences offers a unique and carefully designed Barcelona experience. Each residence is a masterpiece, created to inspire and elevate your lifestyle.

Còrsega Residences is a boutique luxury development in the heart of Barcelona, next to Passeig de Gràcia and Casa Comalat. With only 19 exclusive units, the project combines contemporary design and top-quality finishes by Gunni & Trentino, offering unique homes with spacious terraces and penthouses featuring private pools.

The building offers residents a full range of premium amenities: spa, Technogym fitness center, sauna, garden, and concierge service, creating a sophisticated and comfortable lifestyle in one of the city's most prestigious addresses.

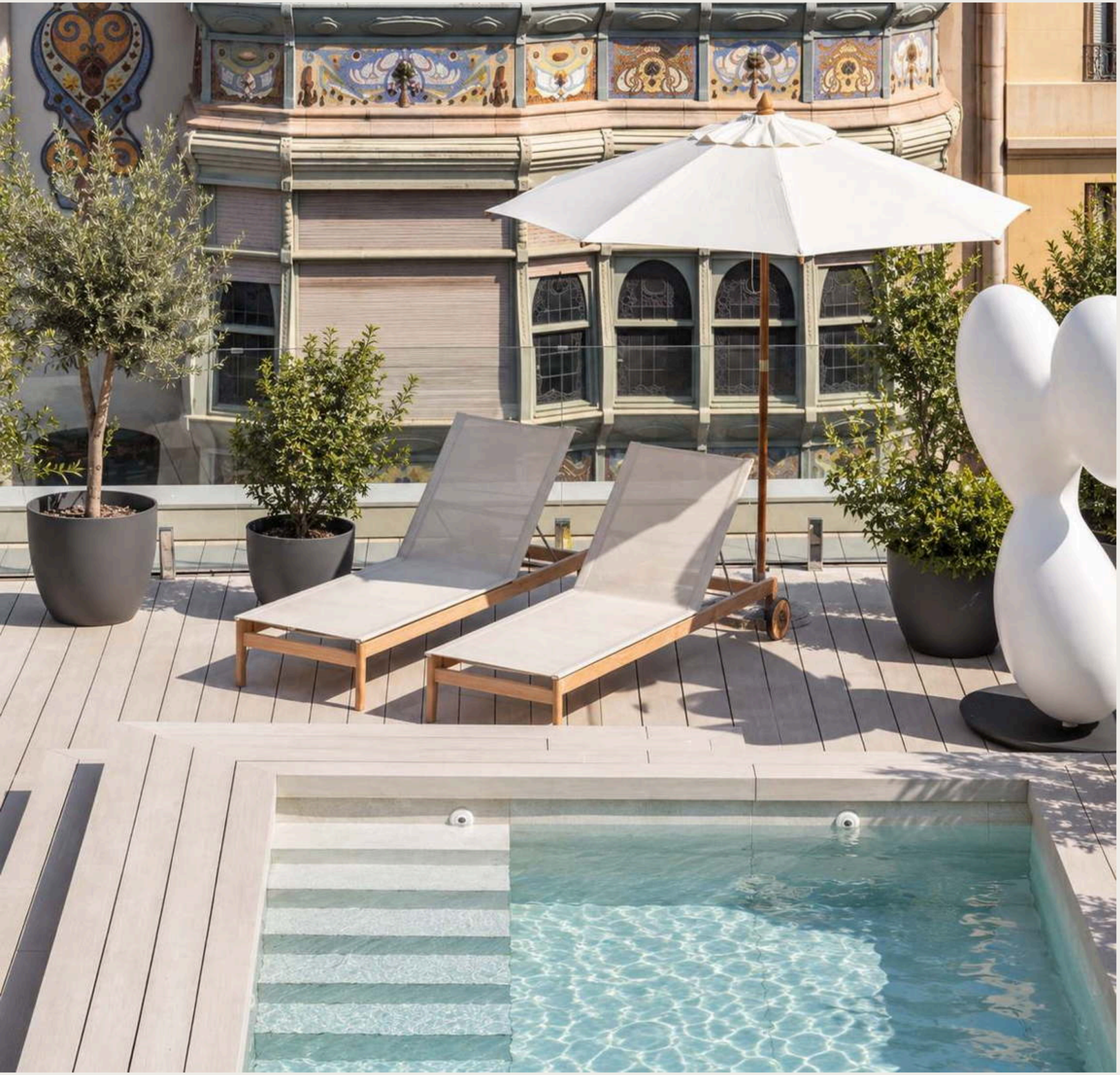
Defined by its distinctive architecture, Còrsega Residences combines a contemporary residential identity with the character of its Barcelona surroundings. The textured façade, carefully framed openings and refined detailing give the building a strong architectural presence while maintaining an elegant and timeless expression.

Inside, each home is conceived around light, comfort and effortless living. Generous proportions, natural materials and carefully selected finishes create calm, sophisticated interiors, while terraces and large openings strengthen the connection between indoor and outdoor spaces.

Privacy and service are central to the experience. From secure access and dedicated concierge service to wellness and communal spaces designed exclusively for residents, every element has been considered to offer a discreet, comfortable and highly personal way of living in the heart of the city.

Còrsega Residences represents not only an exceptional home but also a unique investment opportunity in one of Barcelona's most sought-after areas.

The brochure includes detailed floor plans that showcase the layout of each apartment type and the spaciousness of the interiors.



Penthouse Private Terrace Overlooking Casa Comalat

RESIDENCES AT A GLANCE

A limited collection of bespoke residences in one of Barcelona's most coveted addresses, combining architectural refinement with exceptional privacy. Residents benefit from 24-hour security, discreet private access, and a dedicated lifestyle concierge.

A private wellness sanctuary offers a traditional Finnish sauna, heated indoor pool, and dedicated yoga studio, creating a calm environment focused on wellbeing and restoration.

For work and everyday convenience, residents have access to a sophisticated business lounge, a private executive meeting suite, secure private parking, and generous private storage rooms.

Each residence is designed for effortless contemporary living, with integrated smart home technology, sliding pocket windows opening onto step-out balconies, radiant underfloor heating and cooling, and a seamless connection between indoor and outdoor spaces.

IN THE HEART OF BARCELONA

Còrsega Residences brings nineteen homes together behind a single façade on Carrer de Còrsega, steps from Passeig de Gràcia and among the modernista architecture of the neighbourhood. Only nineteen residences, finished to a standard most developments never reach, with penthouses crowned by private pools and a full wellness area for residents.

Panoramic views across Barcelona, with the Sagrada Família and the Mediterranean beyond

MASTER DESIGNERS

Art of Design



AGAS ARQUITECTOS

AGAS, the studio of architect Javier García Alba, designed the architecture of Còrsega Residences. With more than thirty years of practice, the studio combines technical rigour with artistic sensibility, and works in BIM to resolve every detail before construction begins. At Còrsega, that approach shapes a façade with its own texture, precisely measured openings and spaces designed around light, in dialogue with the modernista architecture of the Eixample.

[AGAS Website]

[redacted]

Gunni & Trentino supplies the finishes at Còrsega Residences: kitchens, bathrooms, flooring and wall coverings. A Spanish family company with more than fifty years in high-end interiors, it pairs its own collections with leading international brands and has showrooms in Barcelona, Madrid and Marbella, among other cities. Its work gives every residence a consistent standard, from the kitchen to the last tile in the bathroom.

[GUNNI & TRENTINO Website]



Private terrace views across Barcelona’s distinctive cityscape

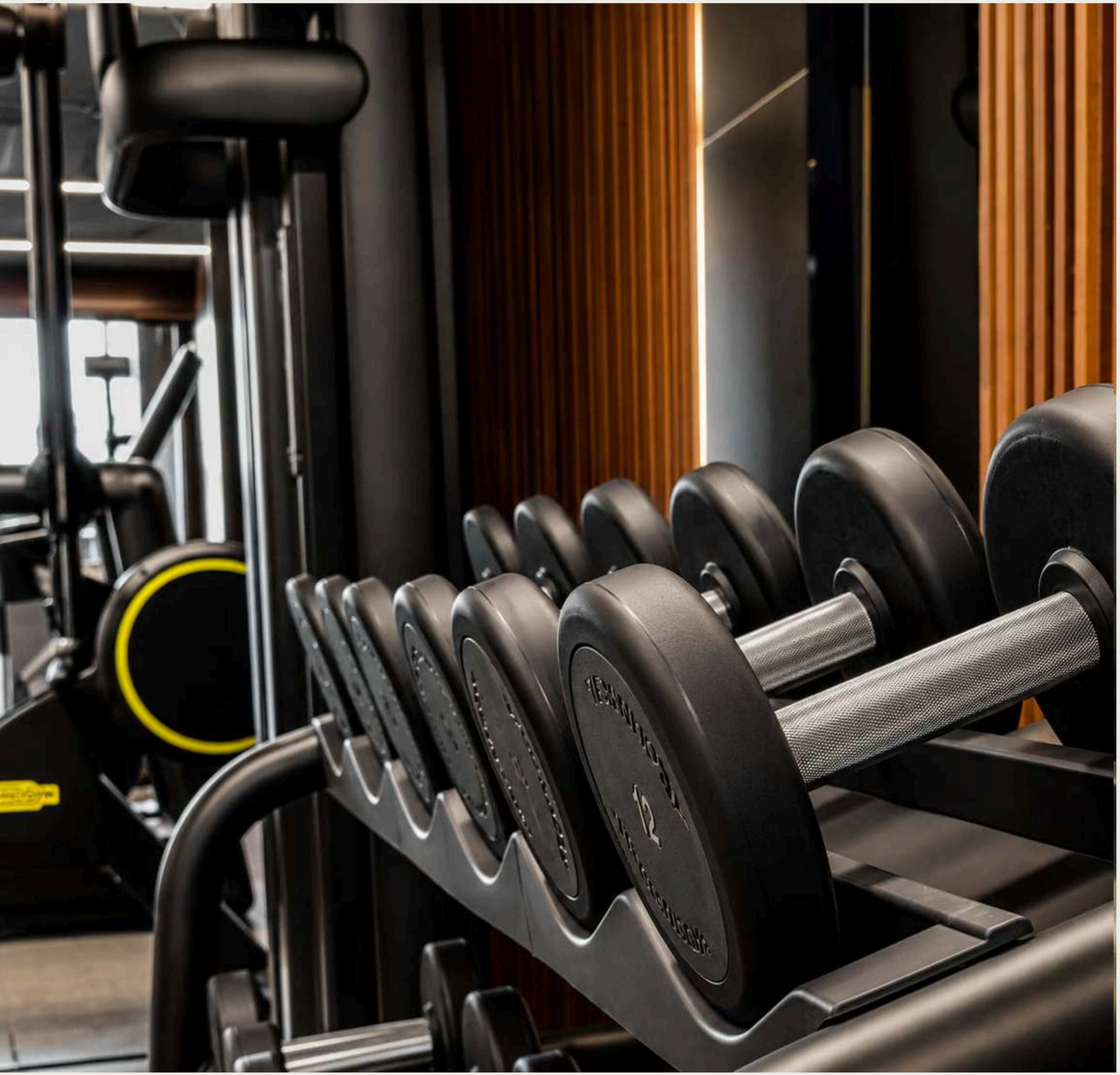
M|N|M

In partnership with MINIM Barcelona, a benchmark in contemporary design, we have further elevated the aesthetic appeal of our residences. Their expertise in crafting exceptional interiors shapes spaces that embody exclusivity and the refined lifestyle of our residents. Together, we deliver a truly unique living experience, blending the very best of design and luxury.

[MINIM Website]



Light-filled living spaces defined by understated elegance and comfort



TECHNOGYM®

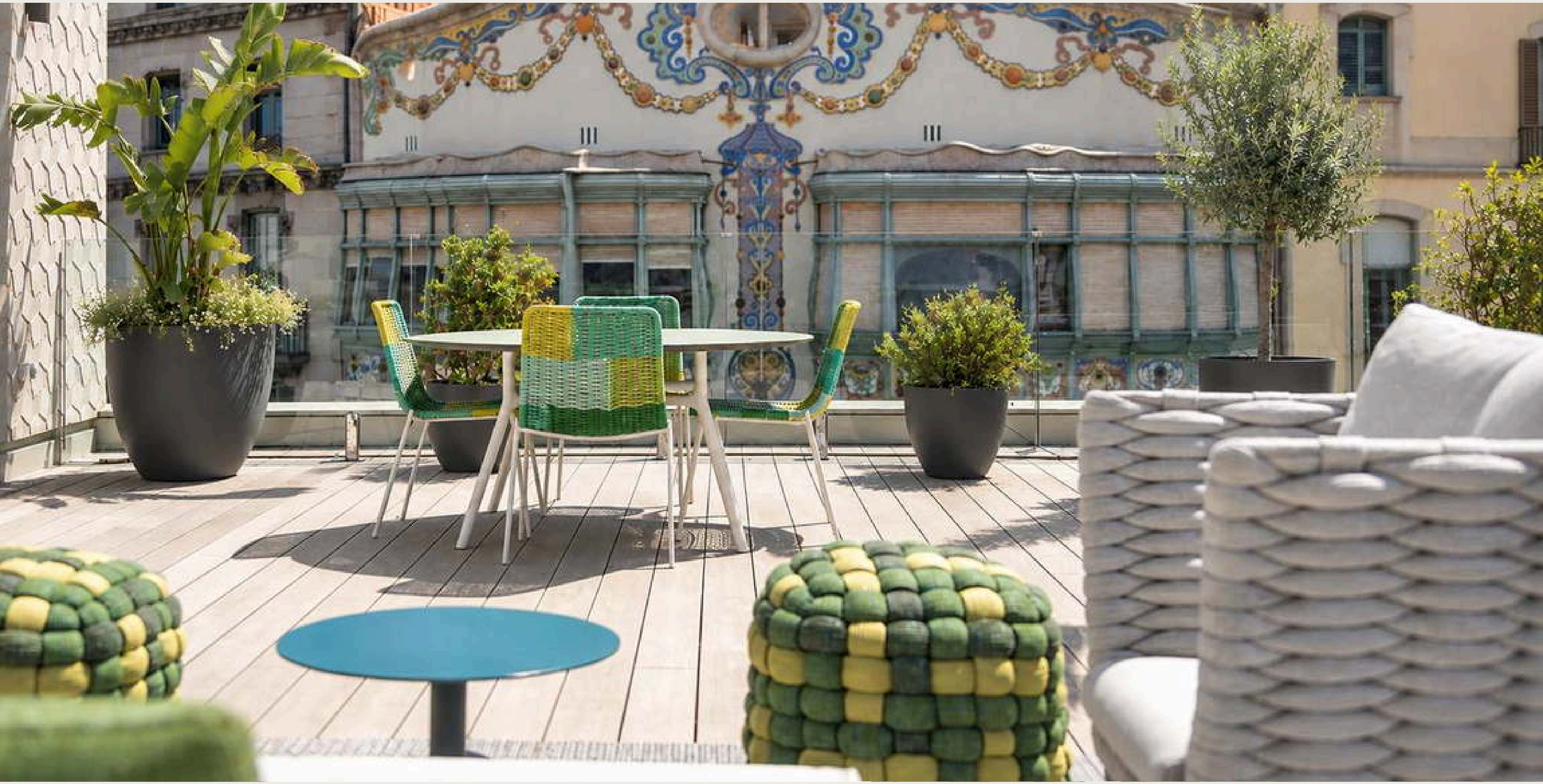
Stay active in the state-of-the-art fitness center, featuring the latest Technogym equipment for a world-class training experience. As you work out, take in the impressive views of the surroundings, seamlessly blending fitness with serenity.

[TECHNOGYM Website]

DESIGN AND INTERIORS

From Vision to Reality







LIGHT-FILLED RESIDENCES WHERE INDOOR AND OUTDOOR LIVING FLOW TOGETHER

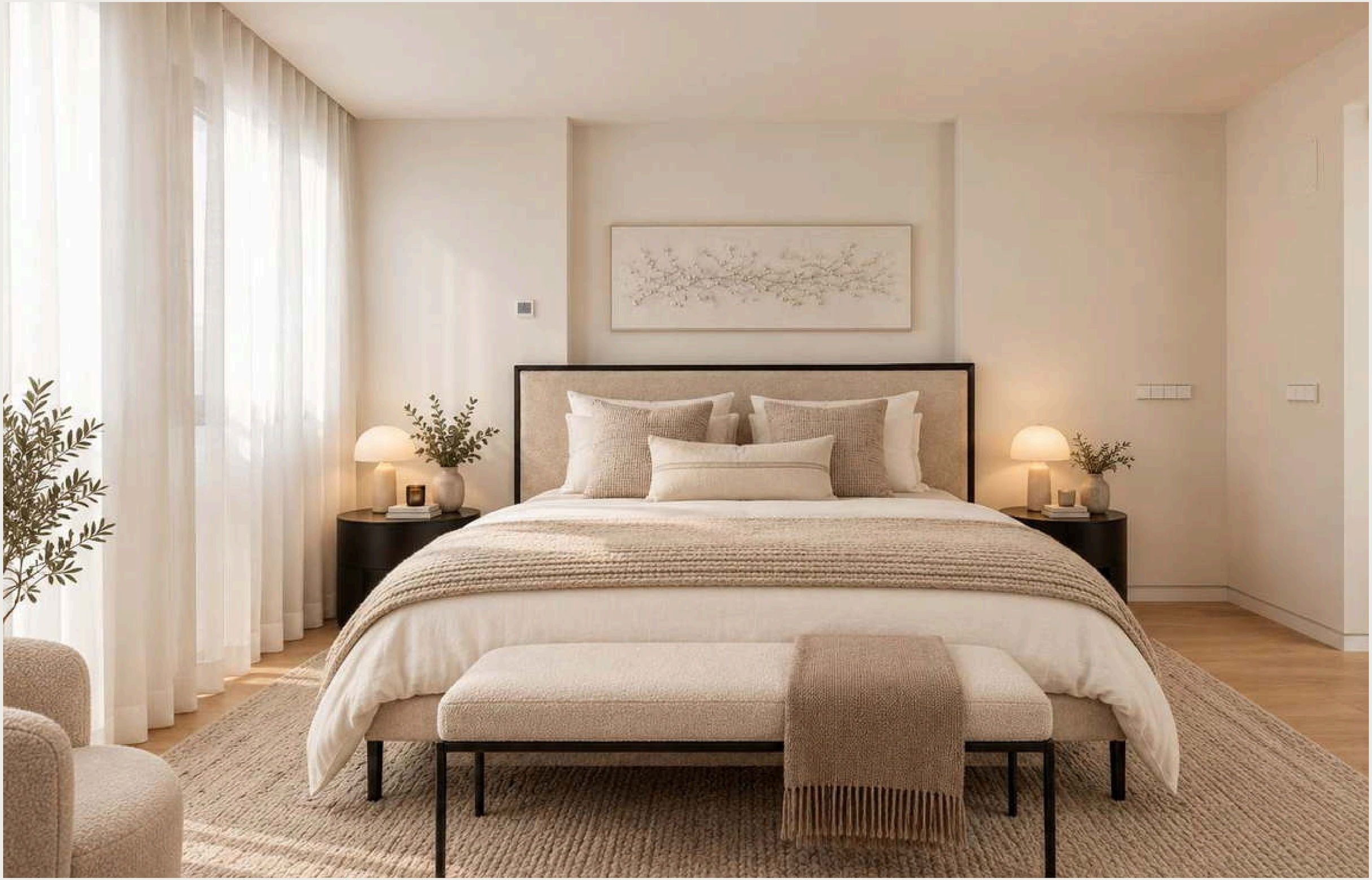
An elegant dining space designed for intimate gatherings and effortless entertaining













A refined bedroom suite with integrated dressing space and abundant daylight

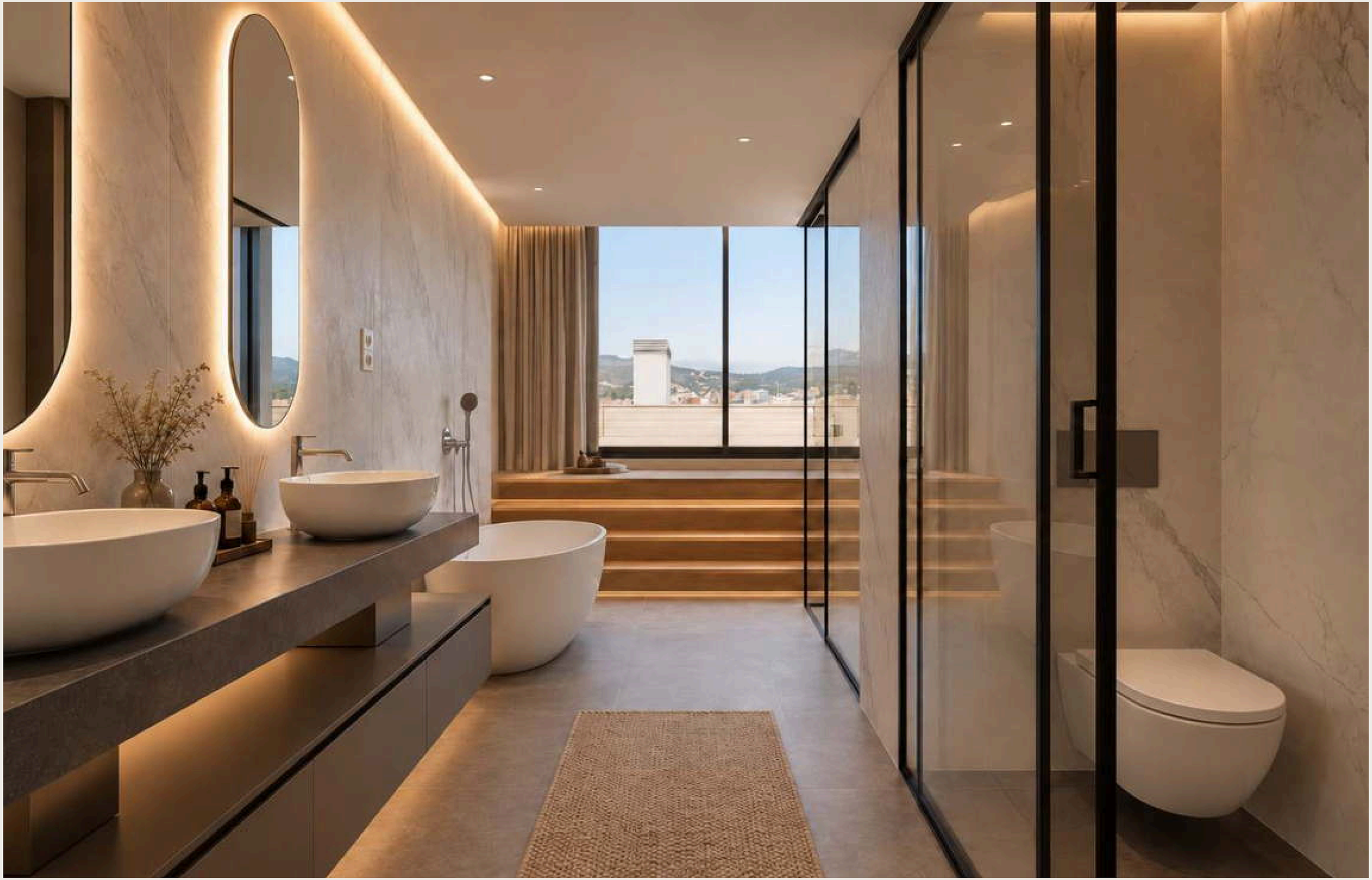


A spa-inspired bathroom combining natural stone, warm lighting and contemporary detailing





A private bathing suite designed as a calm, light-filled retreat



 An elegant en-suite bathroom with generous proportions and seamless indoor–outdoor connection





ADDITIONAL INFORMATION

Spaces & Specification



Facade

Textured sgraffito on facade, smooth stucco for interiors with a geometric design.

Exterior

Ash-colored aluminum with sliding, tilt-and-turn, or fixed windows and doors. In-wall sliding doors for unobstructed views. High-quality thermal break and double glazing.

Blinds

Venetian-style aluminum blinds outside, blackout shades inside.

Railings

Stainless steel mesh railings with a security frame; security railings on balcony carpentry; glass railings on terraces.

Window Framing

Aluminum composite panels and decorative jambs.

Terraces

Synthetic wood finishes on terrace covers, most with private pools.



Interior Carpentry

Security doors with 5 locking points, oak veneer exterior, white lacquered interior. Interior doors are white lacquered, either sliding or hinged. Integrated wardrobes with sliding/hinged doors and textile-like melamine interiors.

Interior Partitions

Plasterboard panels on a metal structure with thermal insulation. Fireresistant brick partitions between residences.

Ceramic Coatings

Bathrooms with marble-like porcelain on walls, smaller matte porcelain in secondary bathrooms. Kitchen walls have smooth paint. All coatings from Gunni & Trentino.

Flooring

Porcelain floors mimicking natural stone in bathrooms, oak wood flooring in living areas, white lacquered DM skirting boards.



Main Bathroom

Wall-hung toilet, porcelain countertop on a grey lacquered wood cabinet, white resin shower tray, freestanding bathtub in most homes,stainless steel fixtures, backlit mirrors. Supplied by Gunni & Trentino.

Bathroom

Wall-hung toilet, wall-mounted washbasin, white resin shower tray,stainless steel fixtures, mirror lighting. Supplied by Gunni & Trentino.

Guest Bathroom

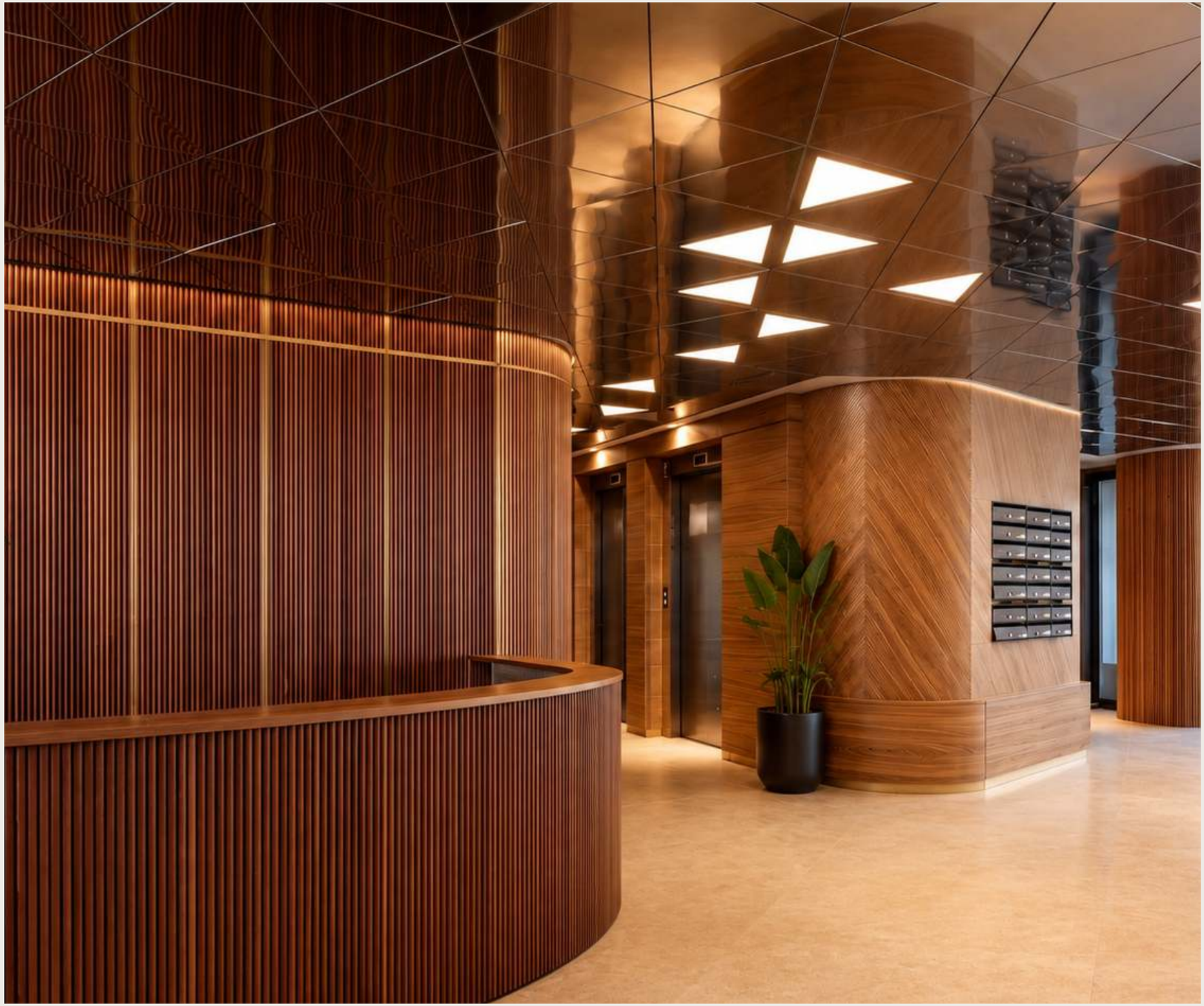
Wall-hung toilet, wall-mounted washbasin, stainless steel fixtures, mirror lighting. Supplied by Gunni & Trentino.

Kitchen

Upper and lower cabinets with high-capacity matte finishes, displaycase style glass fronts. Large porcelain countertop with integrated sink, black faucet, induction hob, integrated Siemens extractor, Gaggenau oven, microwave, fridge, and dishwasher. Materials and equipment from Gunni & Trentino. Extraction duct system for range hood.

Paints and Finishes

Smooth paint on walls and ceilings, coving and cornices where possible. Aluminum slat false ceiling in utility rooms.



Lobby

Wood cladding and a ceramic mural from the entrance to the rear courtyard. Ground floor coworking space.

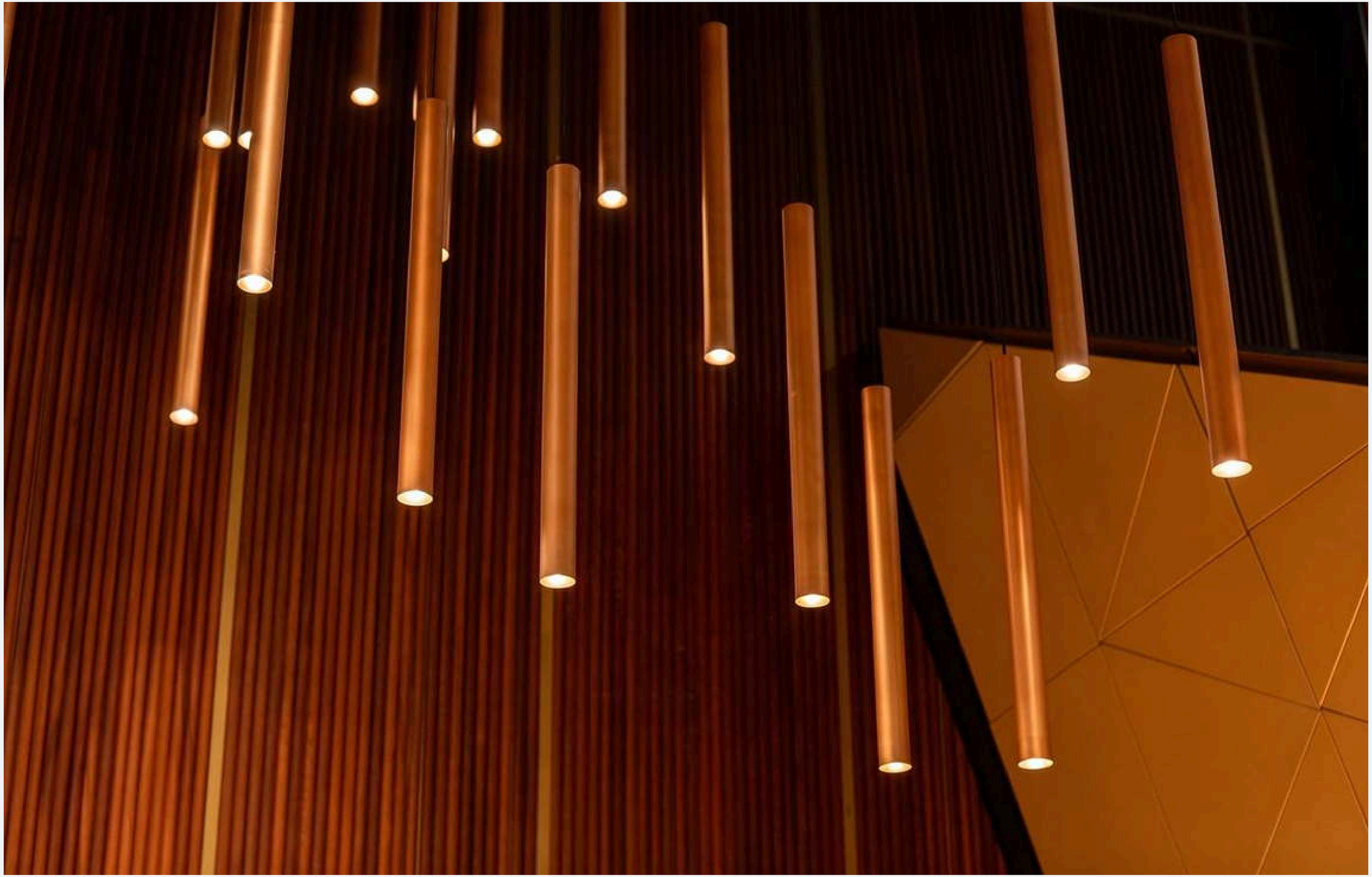
AC/Heating System

Air conditioning with ducts and a heat pump system, complemented by underfloor heating and cooling.

Apartment Hallways

Porcelain floor tiles from Gunni & Trentino, paired with vinyl wall coverings with an organic grain effect in natural, matte tones.

 A sophisticated entrance lobby combining warm materials, sculptural forms



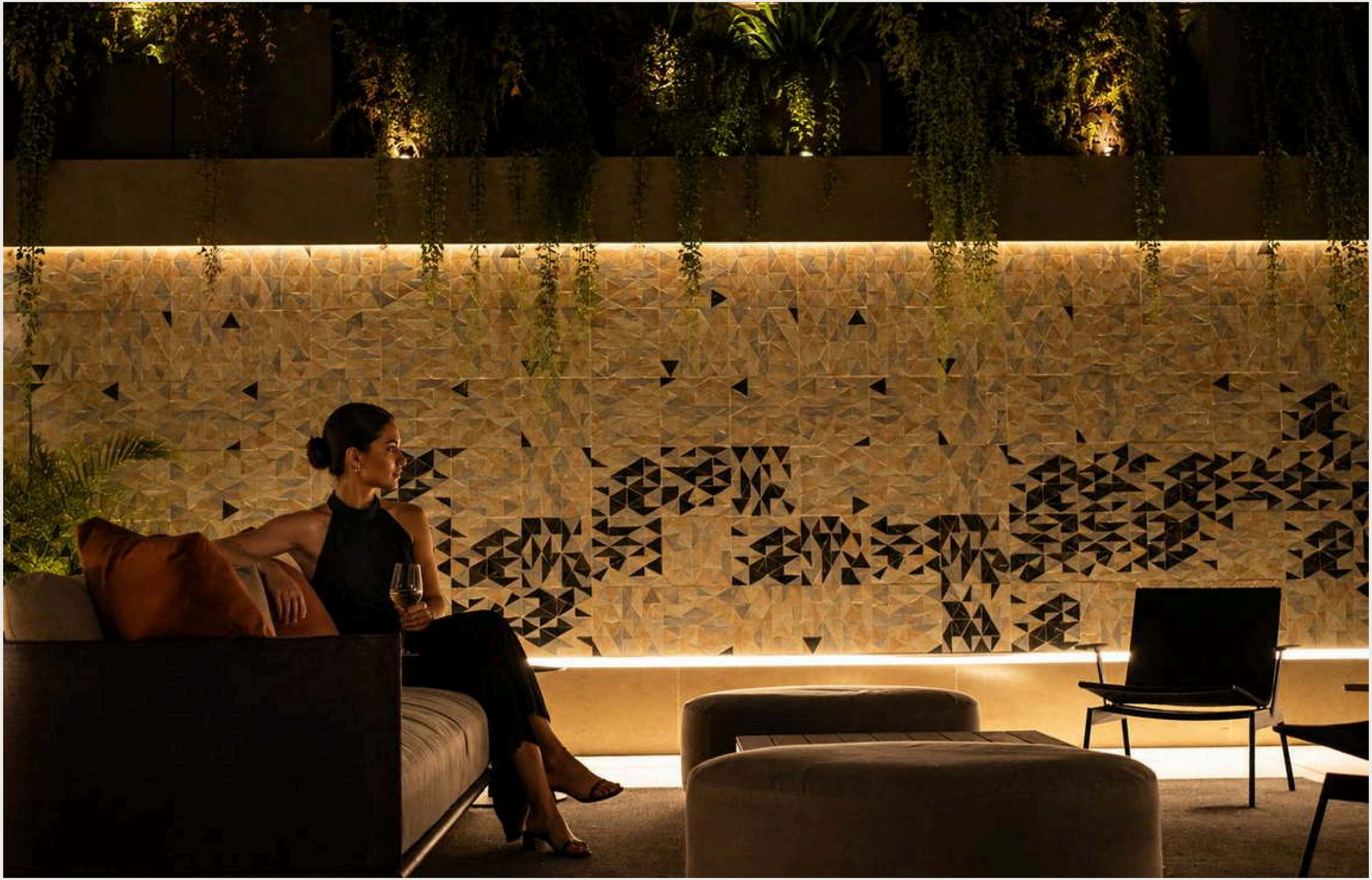
lobby lighting enhances the rich timber detailing, creating a warm and elegant arrival experience

EXCLUSIVITY AND SERVICES

At Còrsega Residences

A PRIVATE SANCTUARY FOR EVERY MOMENT OF THE DAY





An intimate evening setting where soft lighting, greenery and refined materials create a sense of calm



UNIQUE SERVICES

Exceptional service is at the core of the Còrsega Residences experience, with a dedicated 24-hour team skilled in anticipating and meeting every resident’s preferences and needs.



WELLNESS AREA

Enhance your wellness experience with a private gym, interior pool and sauna featuring relaxation, restoration and refined everyday living.





Club lounge

An exclusive club lounge beside the garden, designed for quiet work, private meetings, reading and relaxation.





Private Parking

Secure private parking with controlled access and 24-hour security

THE ADDRESS

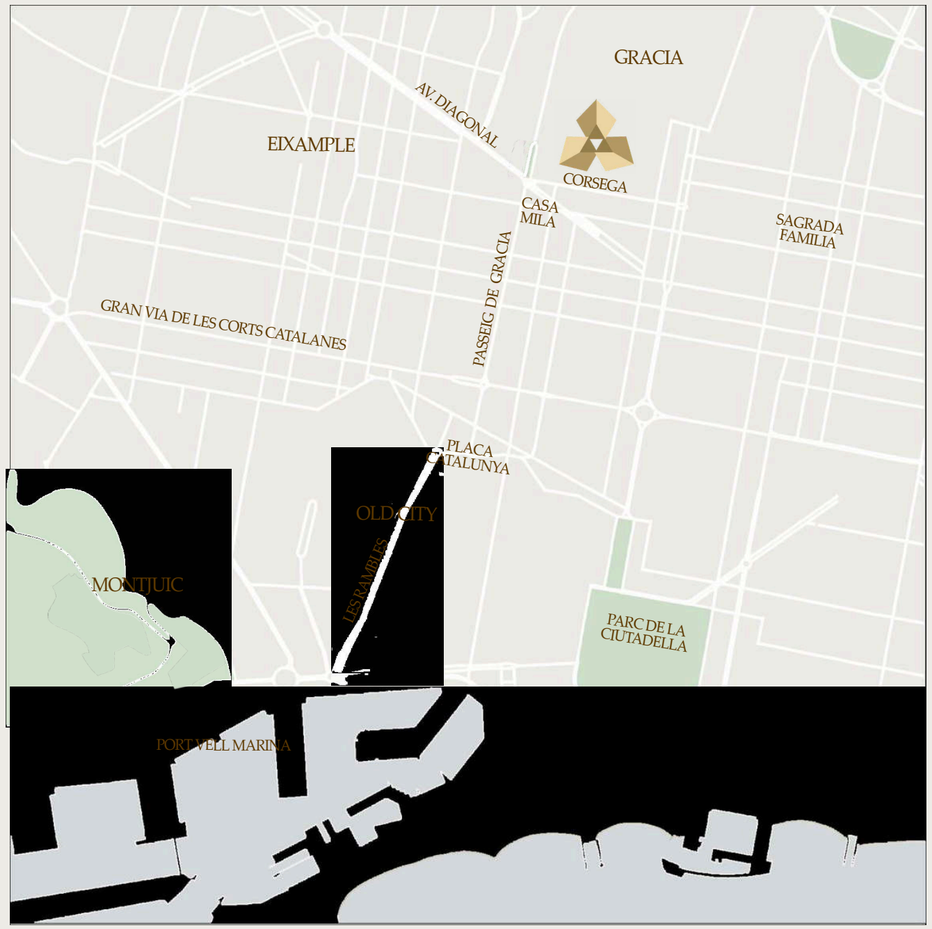
Carrer de Còrsega 333





Prime Barcelona Location

At the intersection of Passeig de Gràcia and Avenida Diagonal, Còrsega Residences is surrounded by landmark architecture, luxury shopping, fine dining and five-star hospitality.



THE COLLECTION

Discover the Residences

Private rooftop



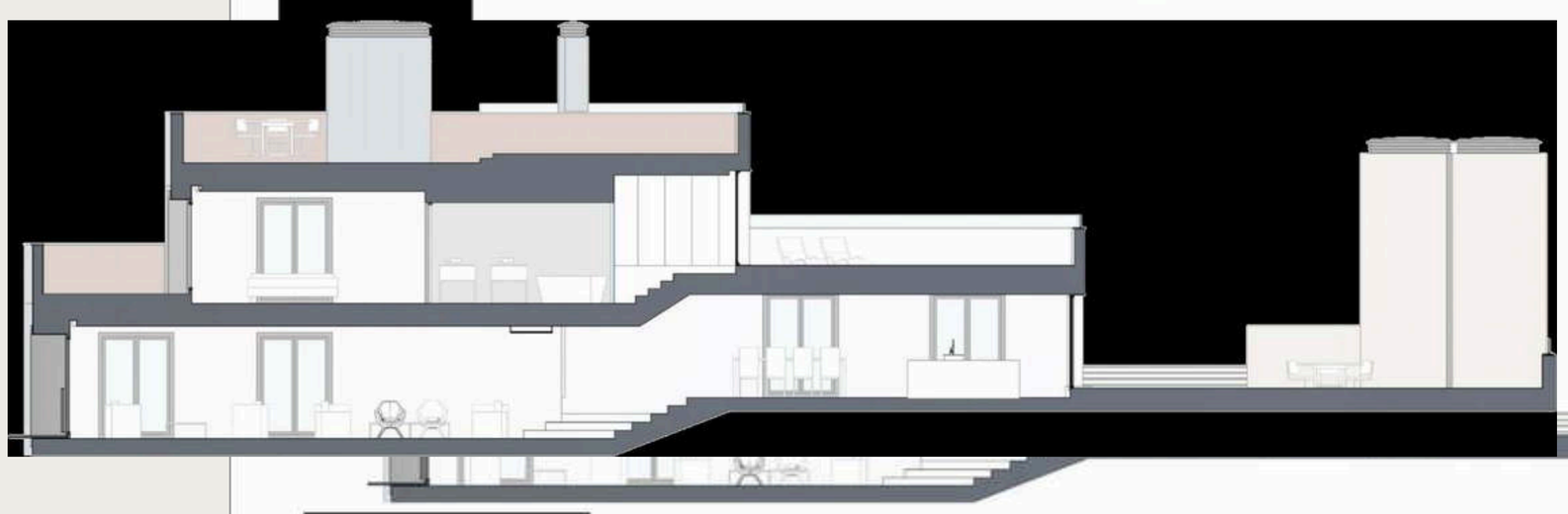
2nd floor



1st floor



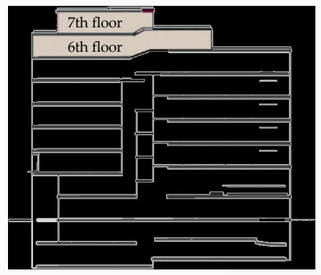


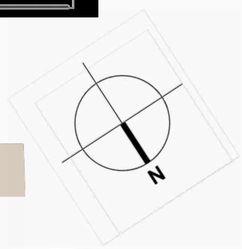


DUPLEX PENTHOUSE

A duplex penthouse across two floors, 6.1 and 7.1, plus a private rooftop annex with its own access. Five terraces in total, three bedrooms (one convertible). The terrace off the living room does the most work: private pool, barbecue, a chill-out corner, west-facing sunset over Gràcia toward Collserola and Tibidabo, which lights up after dark. Upstairs, the bedrooms open onto two sun terraces with sea, city, and Sagrada Família views. On top, the private rooftop, built for hosting. A private interior light well, a Còrsega Residences signature, floods this apartment with natural light and lets you cross-ventilate through floor-to-ceiling windows.

Dining and kitchen	34.46 m²
Living room	81.38 m²
Laundry	5.87 m²
Guest WC	2.41 m²
Dressing room 3	12.33 m²
Bedroom 3	16.20 m²
Bathroom 3	11.47 m²
Main bedroom	20.31 m²
Main bathroom	15.33 m²
Main dressing room	5.69 m²
Hallway	24.37 m²
Dressing room	2.83 m²
Bathroom 2	10.39 m²
Dressing room 2	9.15 m²
Bedroom 2	14.09 m²
Service room	1.73 m²
Interior area	268.01 m²
Terrace 01	100.71 m²
Terrace 02	38.41 m²
Terrace 03	34.73 m²
Terrace 04	5.34 m²
Terrace 05	57.31 m²
Exterior area	236.50 m²
Total usable area	504.51 m²
Built area	368.31 m²
Incl. common areas	449.57 m²









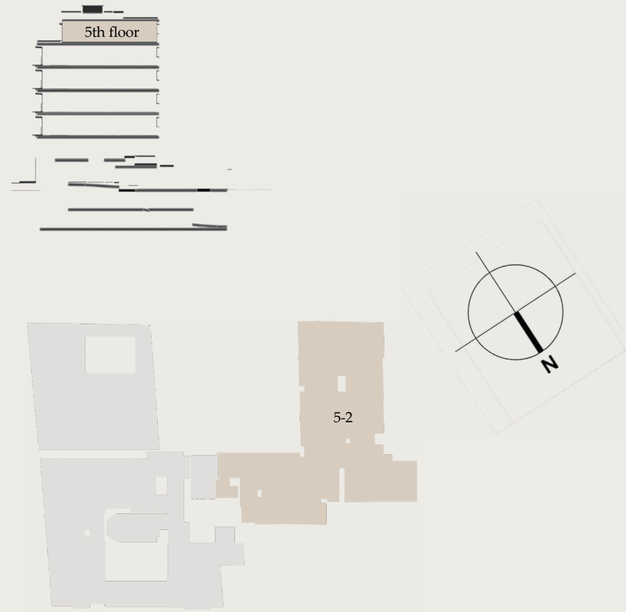
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Living, dining and kitchen	48.08 m²
Hall and hallway	17.10 m²
Main bathroom	5.17 m²
Bathroom 2	4.03 m²
Main bedroom	21.01 m²
Bedroom 2	14.17 m²
Laundry	3.15 m²
Bathroom 3	2.40 m²
Interior area	115.11 m²
Terrace	11.64 m²
Courtyard	21.66 m²
Exterior area	33.30 m²
Total usable area	148.41 m²
Built area	145.07 m²
Incl. common areas	193.09 m²



5-2 PENTHOUSE

The best sunset in the building, two terraces to enjoy it from. The larger one, off the living-dining room, faces Tibidabo. The smaller one, off one of the en-suite bedrooms, looks out over Gràcia. Three-sided, two en-suite bedrooms.



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Living, dining and kitchen	37.49 m²
Bathroom 2	4.97 m²
Guest WC	2.08 m²
Main dressing room	12.13 m²
Bedroom 2	9.61 m²
Aux. bedroom	10.59 m²
Laundry	4.22 m²
Hallway	8.80 m²
Main bedroom	16.52 m²
Main bathroom	13.64 m²
Hall	3.52 m²
Interior area	123.57 m²
Terrace	98.57 m²
Exterior area	98.57 m²
Total usable area	222.14 m²
Built area	166.01 m²
Incl. common areas	207.28 m²

Fully exterior, living room facing Casa Comalat with direct access to a large terrace: private pool, summer dining area, and a generous chill-out space looking out over Passeig de Gràcia and Tibidabo. Flexible layout: three bedrooms, or one open-plan living area. A private interior light well, a Còrsega Residences signature, floods this apartment with natural light and lets you cross-ventilate through floor-to-ceiling windows.

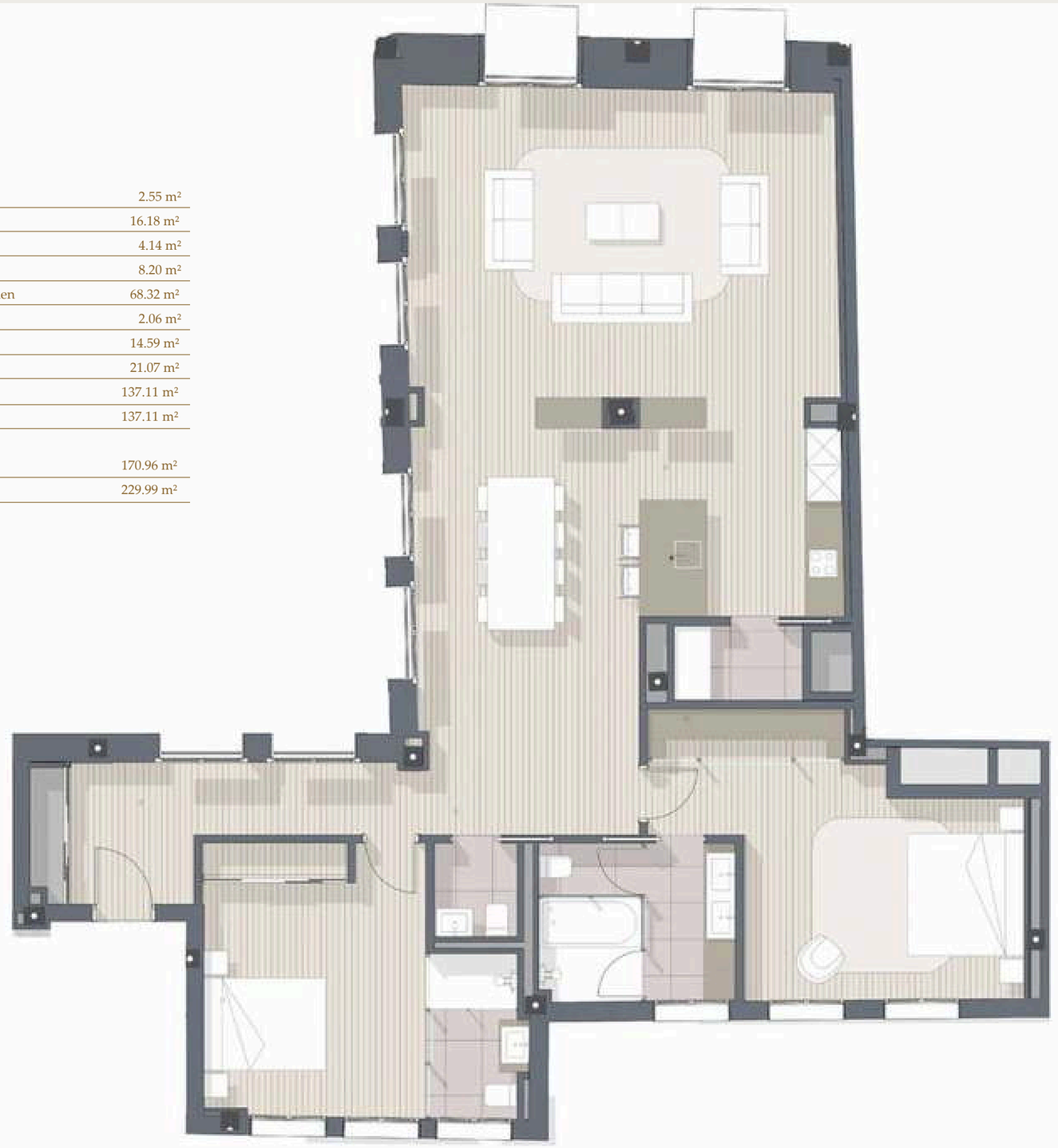
5th floor



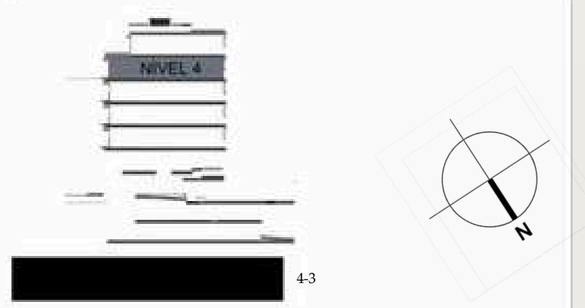
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Laundry	2.55 m²
Bedroom 2	16.18 m²
Bathroom 2	4.14 m²
Main bathroom	8.20 m²
Living, dining and kitchen	68.32 m²
Guest WC	2.06 m²
Hall and hallway	14.59 m²
Main bedroom	21.07 m²
Interior area	137.11 m²
Total usable area	137.11 m²

Built area	170.96 m²
Incl. common areas	229.99 m²



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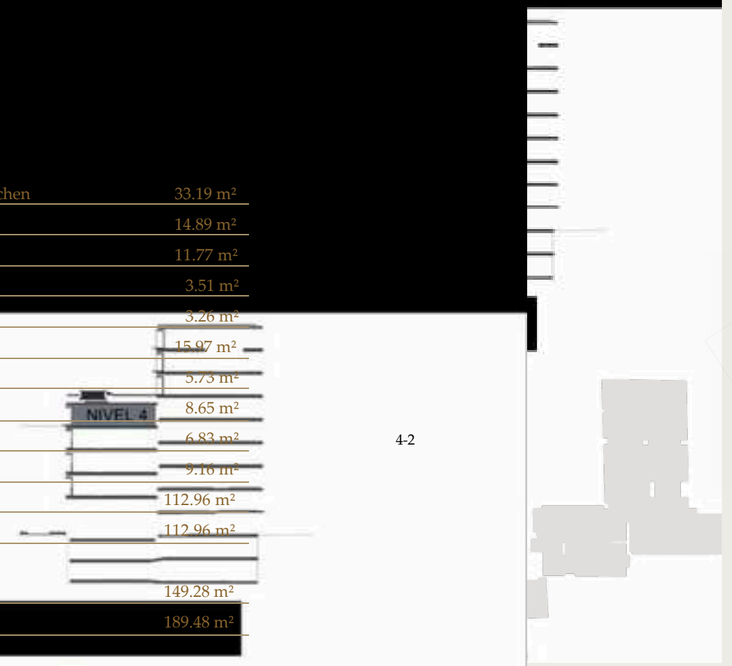


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Corner apartment over Passeig de Gràcia, eight semi-balconies. Open kitchen to the living room. Three bedrooms, all exterior, one convertible to an office.

Living, dining and kitchen	33.19 m²
Bedroom 2	14.89 m²
Bedroom 3	11.77 m²
Bathroom 3	3.51 m²
Bathroom 2	3.26 m²
Main bedroom	15.97 m²
Main bathroom	5.73 m²
Hall	8.65 m²
Main dressing room	6.83 m²
Hallway	9.16 m²
Interior area	112.96 m²
Total usable area	112.96 m²
Built area	149.28 m²
Incl. common areas	189.48 m²



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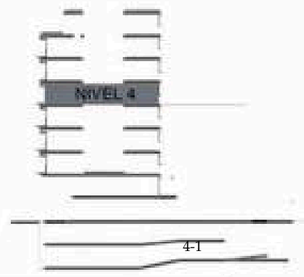


T

Living, dining and kitchen	38.28 m²
Guest WC	2.50 m²
Bathroom 2	4.99 m²
Hallway	8.40 m²
Main bathroom	13.78 m²
Aux. bedroom	10.90 m²
Main bedroom	16.32 m²
Bedroom 2	9.38 m²
Laundry	2.51 m²
Hall	4.42 m²
Main dressing room	11.52 m²
Interior area	123.00 m²
Total usable area	123.00 m²
Built area	160.02 m²
Incl. common areas	206.33 m²

Fully exterior, four semi-balconies, constant natural light. Flexible layout: three bedrooms, or one open living space with city views. A private interior light well, a Còrsega Residences signature, floods this apartment with natural light and lets you cross-ventilate through floor-to-ceiling windows.









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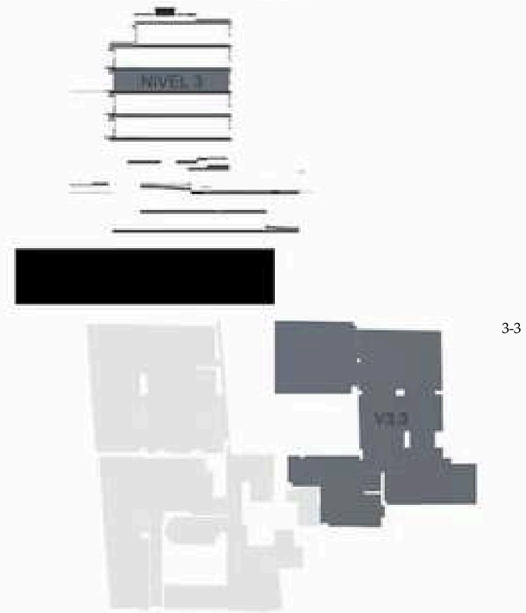
3-3 APARTMENT

The terrace does the talking here: a private pool surrounded by planting, visible the moment you walk in. Living room and open kitchen lead straight out to it.



Guest WC	2.06 m²
Main bedroom	21.07 m²
Hall	14.58 m²
Bedroom 2	16.18 m²
Bathroom 2	4.14 m²
Main bathroom	8.20 m²
Living, dining and kitchen	68.26 m²
Laundry	2.55 m²
Interior area	137.04 m²
Terrace	41.37 m²
Exterior area	41.37 m²
Total usable area	178.41 m²
Built area	169.96 m²
Incl. common areas	229.88 m²

3rd floor

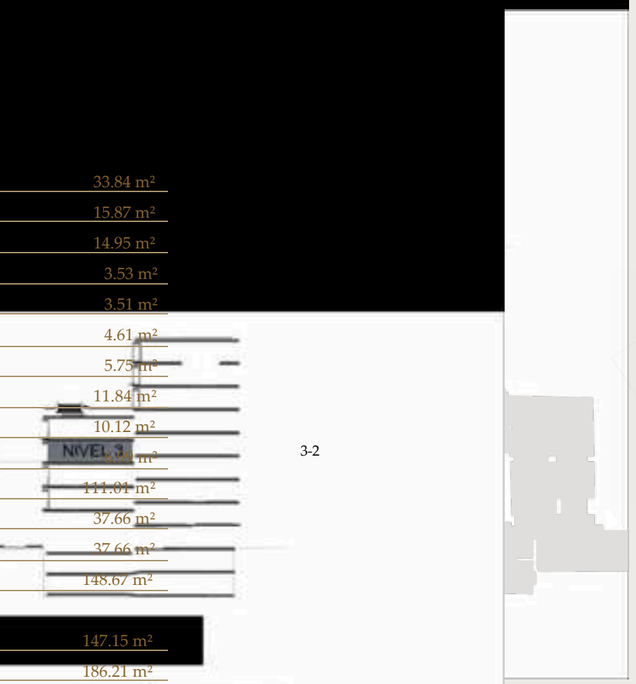


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Corner apartment over Passeig de Gràcia. West-facing terrace, afternoon sun, real quiet in the middle of the city.

Living, dining and kitchen	33.84 m²
Main bedroom	15.87 m²
Bedroom 2	14.95 m²
Bathroom 2	3.53 m²
Bathroom 3	3.51 m²
Laundry	4.61 m²
Main bathroom	5.75 m²
Bedroom 3	11.84 m²
Hallway	10.12 m²
Main dressing room	5.[illegible] m²
Interior area	111.81 m²
Courtyard	37.66 m²
Exterior area	37.66 m²
Total usable area	148.67 m²
Built area	147.15 m²
Incl. common areas	186.21 m²



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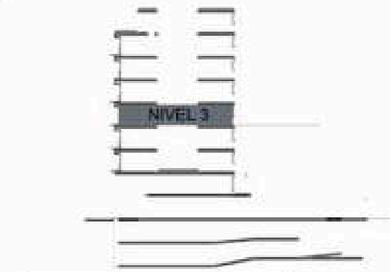
3-1 APARTMENT

Two bedrooms facing Casa Comalat, four semi-balconies, one bedroom convertible to a study. Master suite over the garden, city views from the living room. A private interior light well, a Còrsega Residences signature, floods this apartment with natural light and lets you cross-ventilate through floor-to-ceiling windows.



Living, dining and kitchen	42.40 m²
Laundry	2.68 m²
Guest WC	2.51 m²
Bathroom 2	4.38 m²
Bedroom 2	15.34 m²
Hallway	7.91 m²
Main bathroom	13.70 m²
Main dressing room	11.48 m²
Main bedroom	16.54 m²
Dressing room 2	5.76 m²
Interior area	122.70 m²
Total usable area	122.70 m²

Built area	163.37 m²
Incl. common areas	205.82 m²







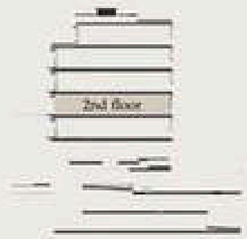
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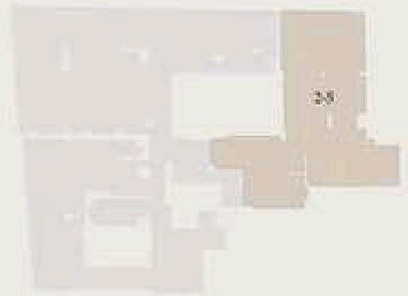
2-5 APARTMENT

A spacious and light-filled home designed to maximise comfort and openness. Large windows flood the interiors with natural light, creating a bright and welcoming atmosphere throughout. The generous open-plan living and dining area with integrated kitchen forms the heart of the home, offering a seamless and contemporary living experience. The private area features two spacious en-suite bedrooms, providing exceptional comfort and privacy.

Laundry	2.43 m²
Main bedroom	21.07 m²
Bedroom 2	16.18 m²
Main bathroom	8.20 m²
Bathroom 2	4.16 m²
Hall	15.54 m²
Living, dining and kitchen	68.58 m²
Guest WC	2.06 m²
Interior area	138.22 m²
Total usable area	138.22 m²
Built area	170.59 m²
Incl. common areas	231.86 m²









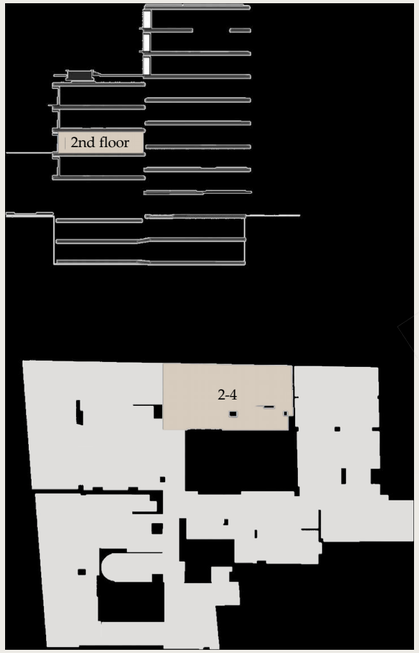
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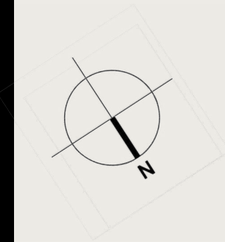
2-4 APARTMENT

One bedroom, set apart and quiet. Large bedroom, views over Santa Teresa street.



Living, dining and kitchen	31.07 m²
Main bathroom	4.84 m²
Main bedroom	20.82 m²
Interior area	56.73 m²
Total usable area	56.73 m²
Built area	73.14 m²
Incl. common areas	95.16 m²





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Corner apartment over Passeig de Gràcia. Eight semi-balconies, three bedrooms (one convertible to a study), master suite toward Casa Comalat.

Living, dining and kitchen	33.26 m²
Main bedroom	15.95 m²
Bedroom 2	14.51 m²
Bedroom 3	14.96 m²
Bathroom 3	4.18 m²
Main bathroom	5.73 m²
Laundry	4.76 m²
Bathroom 2	3.14 m²
Hall	11.61 m²
Main dressing room	7.03 m²
Interior area	115.13 m²
Total usable area	115.13 m²
Built area	150.14 m²
Incl. common areas	193.12 m²



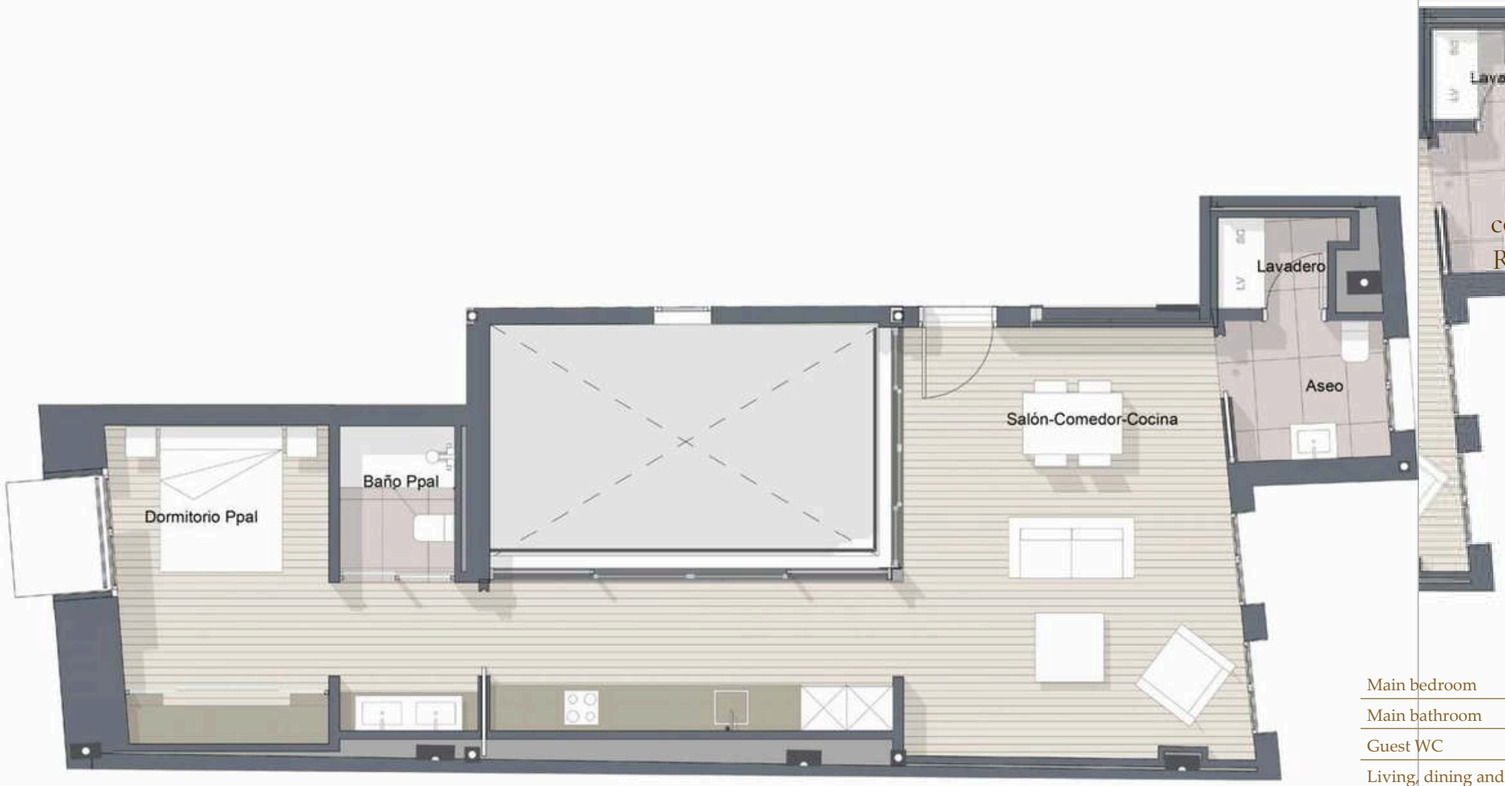
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Main bedroom	14.29 m²
Living, dining and kitchen	42.21 m²
Bathroom	2.50 m²
Guest WC	3.12 m²
Laundry	2.19 m²
Interior area	64.25 m²
Total usable area	64.25 m²
Built area	82.86 m²
Incl. common areas	107.78 m²



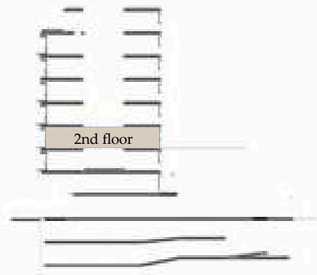
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Lavadero	1.80 m²
Viv. Interior	**57.95 m²**
Superficie útil Vivienda :	**57.95 m²**

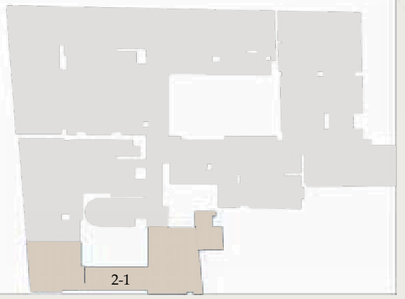
One bedroom, two exposures: morning sun to the southeast, community garden behind. A private interior light well, a Còrsega Residences signature, floods this apartment with natural light and lets you cross-ventilate through floor-to-ceiling windows.

Superficie construida Vivienda	**77,95 m²**
Interior con p.p zonas comunes	97,21 m²



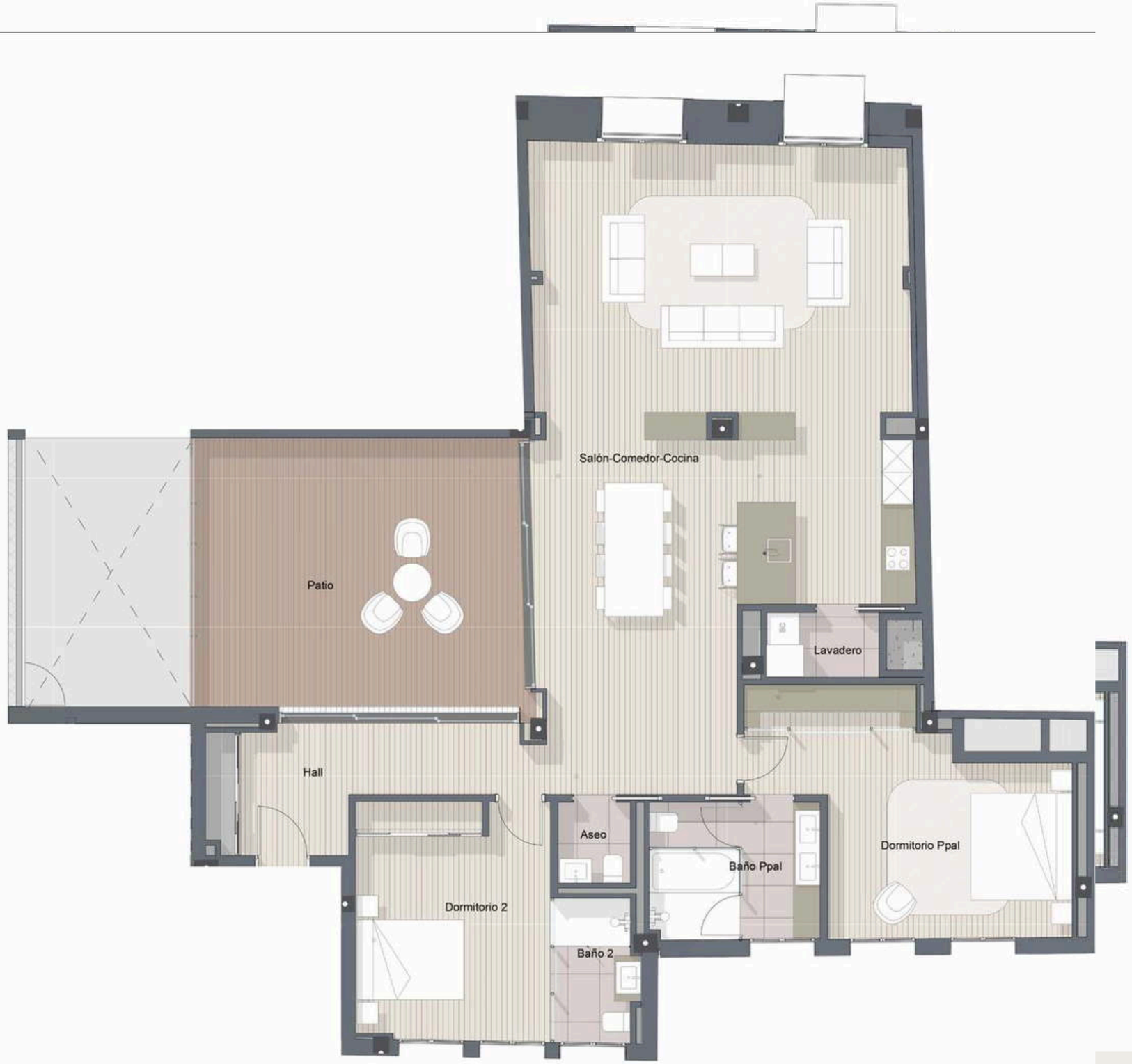
Main bedroom	15.18 m²
Main bathroom	2.85 m²
Guest WC	3.67 m²
Living, dining and kitchen	34.45 m²
Laundry	1.80 m²
Interior area	57.95 m²
Total usable area	57.95 m²
Built area	77.95 m²
Incl. common areas	97.21 m²

LOCALIZACIÓN VIVIENDA





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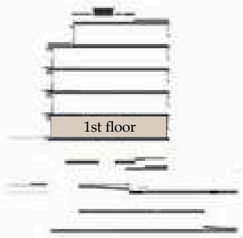
PORTAL A **PUERTA E** Nº DORMITORIO[S]

SUPERFICIES DE VIVIENDA

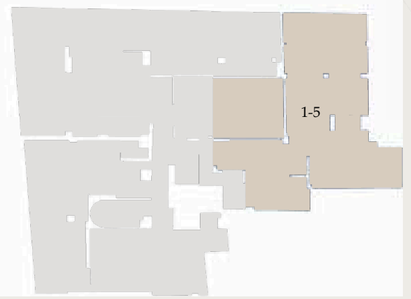
Superficie útil	CO2. Tipo V1.5
Hall	15.27 m²
Dormitorio Ppal	21.07 m²
Dormitorio 2	16.26 m²
Lavadero	2.55 m²
Salón-Comedor-Cocina	68.93 m²
Baño 2	4.24 m²
Aseo	2.06 m²
Baño Ppal	8.20 m²
Viv. Interior	**138.58 m²**
Patio	30.07 m²
Viv. Exterior	**30.07 m²**
Superficie útil Vivienda :	**168.65 m²**

Interior area	138.58 m²
Courtyard	30.07 m²
Exterior area	30.07 m²
Total usable area	168.65 m²

Superficie construida Vivienda	**168.78 m²**
Built area	168.78 m²
Interior con p.p zonas comunes	**232.46 m²**
Incl. common areas	232.46 m²



LOCALIZACIÓN VIVIENDA

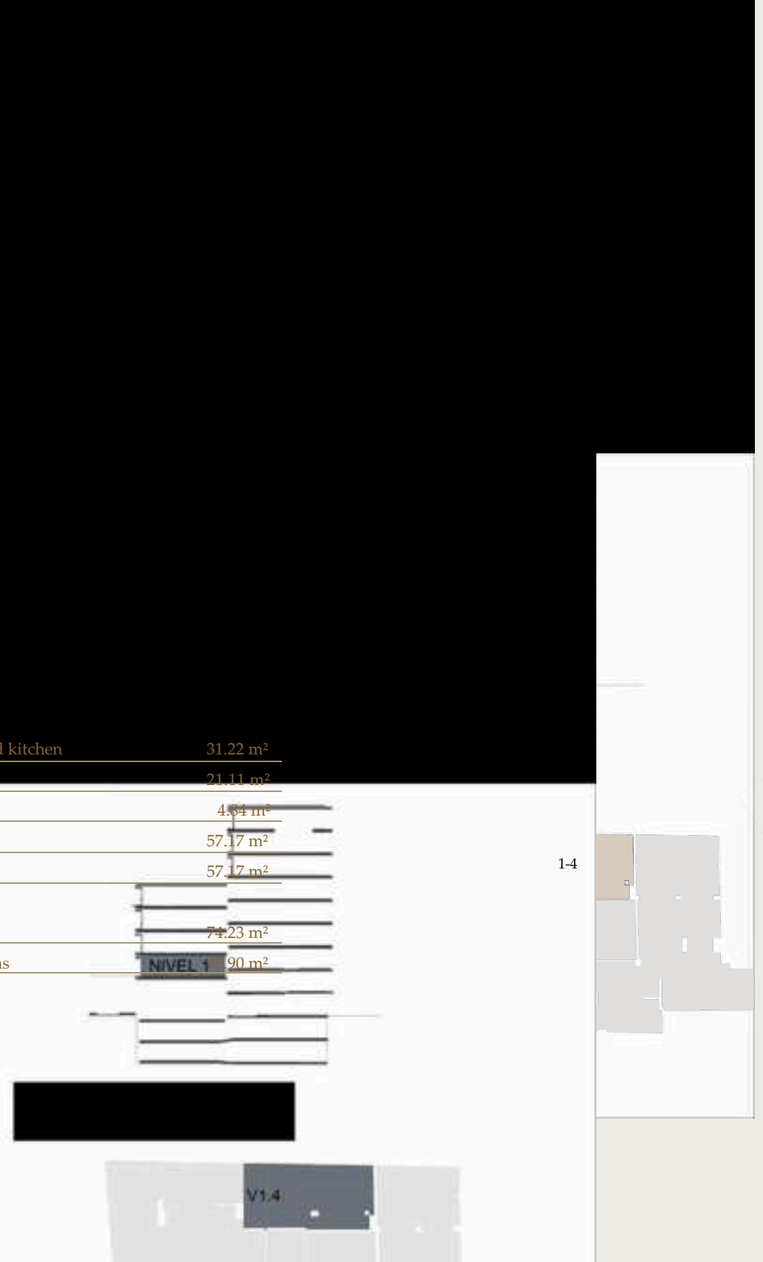




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Living, dining and kitchen	31.22 m²
Main bedroom	21.11 m²
Main bathroom	4.84 m²
Interior area	57.17 m²
Total usable area	57.17 m²
Built area	74.23 m²
Incl. common areas	90 m²



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1-3 APARTMENT

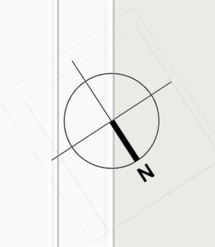
Ground floor, two exposures: morning sun to the southeast, community garden on the other side. The 17 m² interior patio off the living room, a Còrsega Residences signature, floods the apartment with light and lets you cross-ventilate through floor-to-ceiling windows. Set it up for summer dining, a chill-out corner, or a Japanese garden.

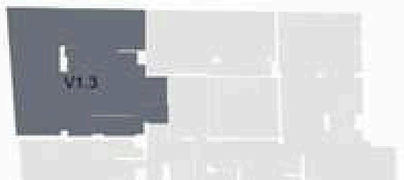


Living, dining and kitchen	33.44 m²
Main bedroom	20.70 m²
Main bathroom	7.00 m²
Bedroom 2	13.22 m²
Bedroom 3	15.72 m²
Bathroom 2	3.42 m²
Laundry	3.35 m²
Main dressing room	6.66 m²
Hallway	14.38 m²
Bathroom 3	3.93 m²
Interior area	121.82 m²
Total usable area	121.82 m²
Built area	158.30 m²
Incl. common areas	204.75 m²

1st floor





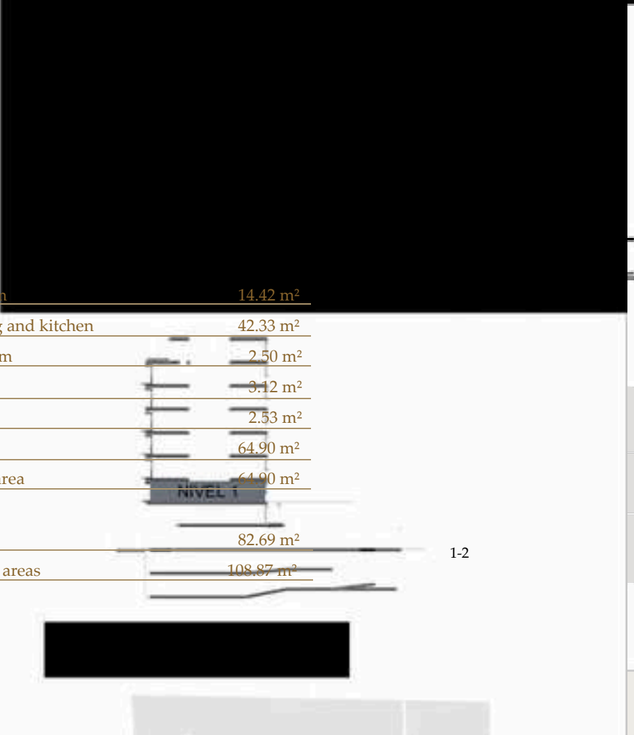


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Corner apartment over Passeig de Gràcia, eight semi-balconies filling every room with light. Three bedrooms, one convertible to a study. Master suite faces Casa Comalat.

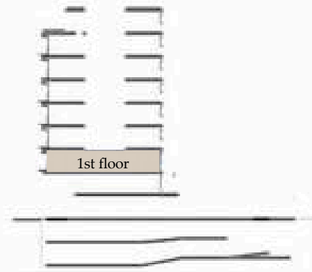
Main bedroom	14.42 m²
Living, dining and kitchen	42.33 m²
Main bathroom	2.50 m²
Guest WC	3.12 m²
Laundry	2.53 m²
Interior area	64.90 m²
Total usable area	64.90 m²
Built area	82.69 m²
Incl. common areas	108.87 m²



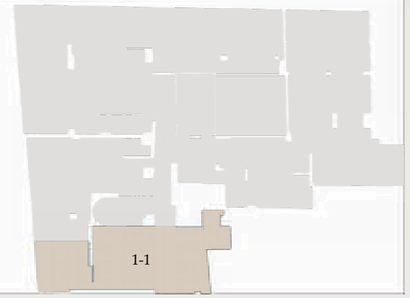
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[redacted]



Main bedroom	15.16 m²
Main bathroom	2.85 m²
Living, dining and kitchen	35.10 m²
Guest WC	3.67 m²
Laundry	1.87 m²
Interior area	58.65 m²
Courtyard	17.40 m²
Exterior area	17.40 m²
Total usable area	76.05 m²
[redacted]	
Built area	79.02 m²
Incl. common areas	98.38 m²





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THE DEVELOPER SUMMARY

DEVELOPER

Platinum Estates

ADVISOR

JRE Global Properties

ARCHITECT

AGAS

INTERIOR DESIGN

Gunni & Trentino
MINIM

LEGAL ADVISOR TO THE DEVELOPER

Ausbar Asesoría

OWNERSHIP STRUCTURE:

Freehold

COMPLETION

2026

NUMBER OF STOREYS

7

www.corsegaresidences.com

info@corsegaresidences.com

+34 680 910 969

Carrer de Còrsega 333, 08037 Barcelona

DEVELOPMENT KEY FEATURES

- Elegant residents' lounge and landscaped garden
- Premium amenities including spa, fitness center, and sauna
- Private storage rooms
- Privileged location in the heart of Barcelona
- Exceptional architecture and interior design
- Penthouses with private pools and expansive terraces
- Exclusive views of the iconic Casa Comalat

NUMBER OF RESIDENCES

19 in total

Grand Penthouse:	1
Penthouses:	2
3 Bedroom Residences:	4
2 Bedroom Residences:	6
1 Bedroom Residences:	6

CAR PARKING

28

BUILT AREA - EXECUTION PROJECT

Floor	Interior Built Area (m²)	Exterior Built Area (m²)	Total Built Area (m²)
Basement: -2	834.64	-	834.64
Basement: -1	837.33	-	837.33
Ground floor	699.84	136.07	835.91
Mezzanine	345.71	-	345.71
First Floor	628.12	65.66	693.78
Second Floor	629.17	-	629.17
Third Floor	543.44	85.92	629.36
Fourth Floor	543.12	-	543.12
Fifth Floor	361.21	190.01	551.22
Sixth Floor	248.77	114.09	362.86
Seventh floor	160.89	89.04	249.93
Roof Level	14.74	149.66	164.40
Total Built Area	5 846.98	830.45	6 677.43

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