

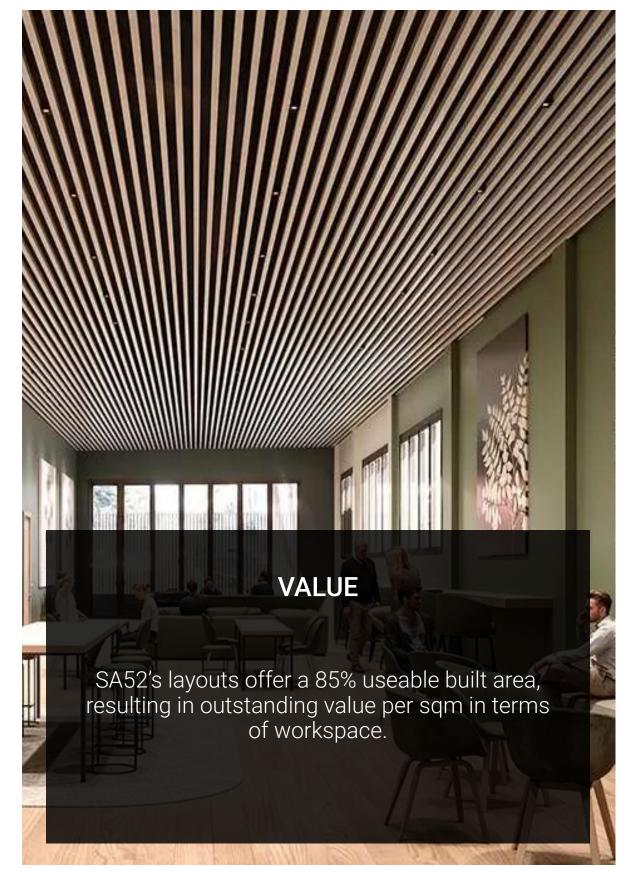
Index

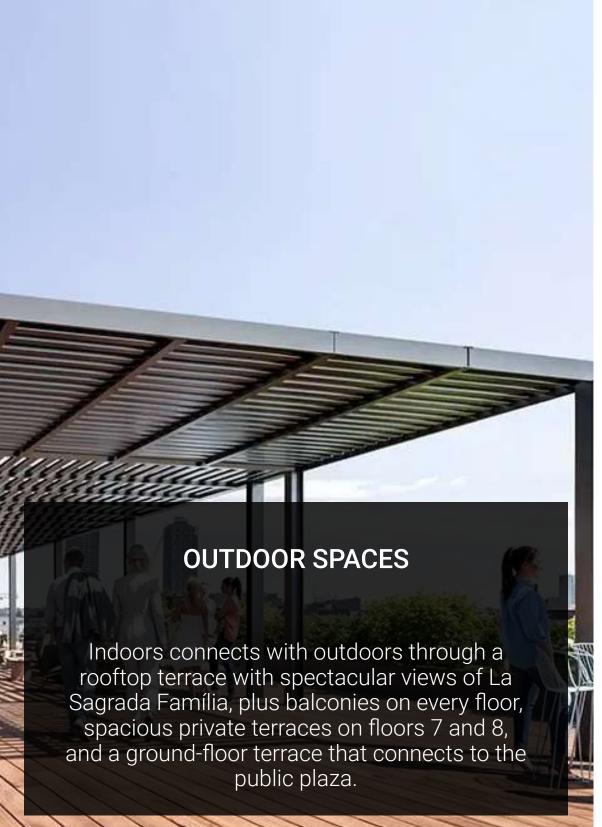
Introduction	03
The Building	04
Location	00
Amenities	14
Plans	21
Sustainability	27
Contact	32

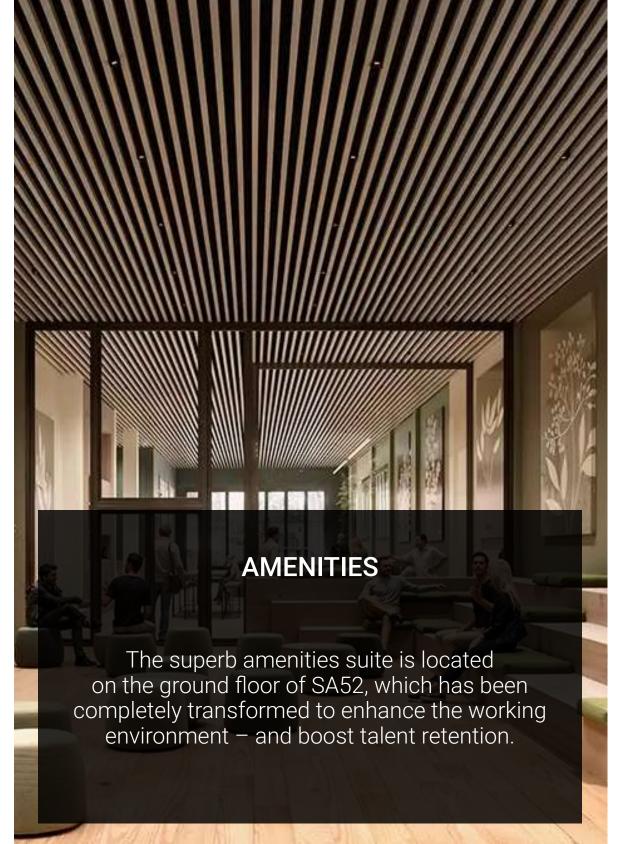


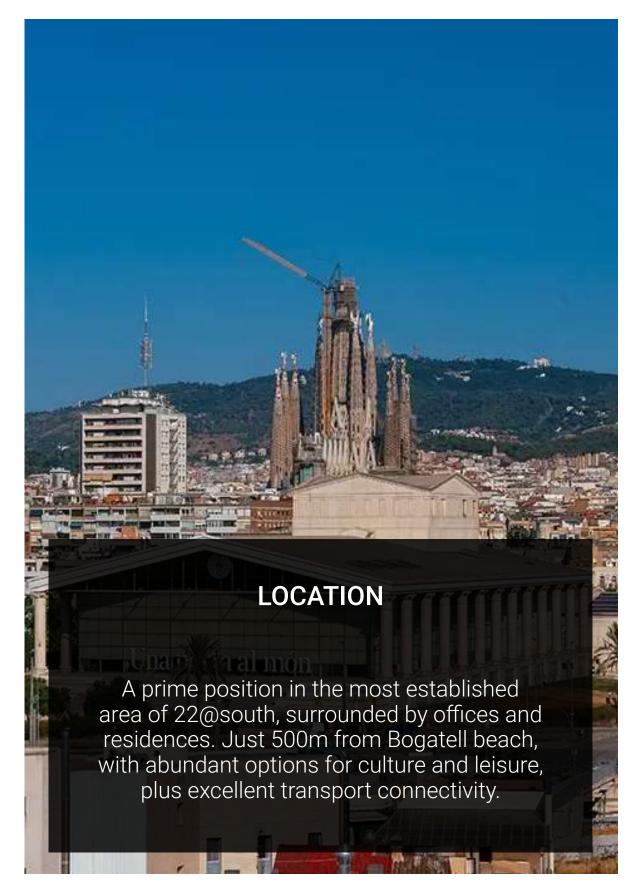
PEERLESS QUALITY IN A PRIME LOCATION

Discover office space of the highest quality, with a superb ground-floor suite of amenities and a rooftop terrace, in the heart of Barcelona's 22@ Innovation.



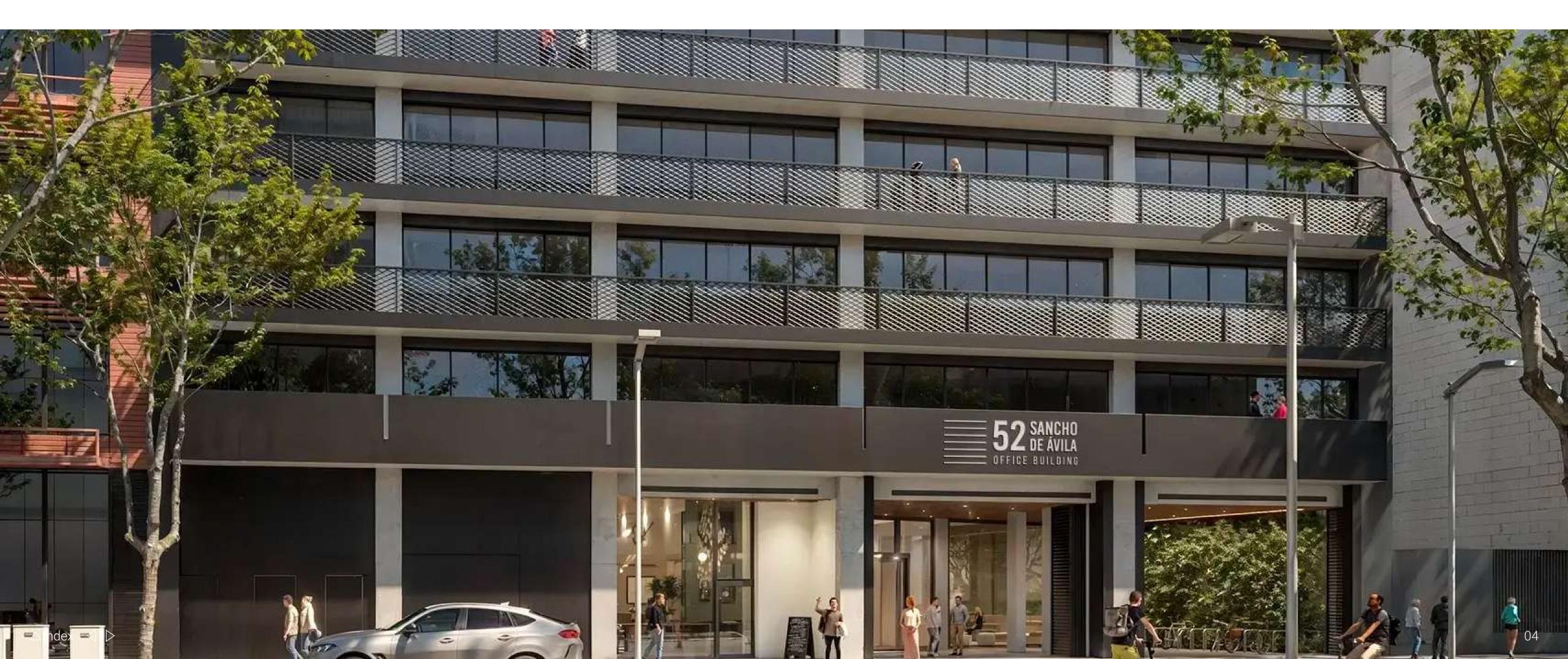






THE BUILDING

Originally built at the cutting edge of 1960s technology as an Emerson TV factory, today SA52 presents a new vision of the future. A comprehensive transformation has elevated the building to the highest contemporary standards, featuring an all-new façade complemented by break-out balconies on every floor.





Exceptional welcome experience

The lobby offers much more than just a first-class welcome experience. It provides direct access to a suite of amenities, including a café and flexible lounge spaces designed to support today's new ways of working.



Sensational city views

The rooftop terrace offers sensational panoramic views across the city, stretching from the sea to the green slopes of Collserola Natural Park, with stunning views of La Sagrada Família.

Every floor features wide balconies along the façade, while the 7th and 8th floors include spacious private terraces.



Maximizing ROI

By making the best possible use of all available space, SA52's layouts deliver superb value per sqm in terms of workspace.

With over 85% usable workspace, the building offers an efficient layout that compares positively with many contemporary developments.

Over 85% usable workspace.





THE SWEET SPOT OF 22@ SOUTH

Surrounded by a balanced blend of offices and residential buildings, and with superb transport connectivity, SA52 is perfectly positioned for easy access to diverse cultural landmarks, restaurants and retail malls, as well as Bogatell beach.





Fast access

With easy access to major road networks and full integration with Barcelona's renowned public transport network, getting to and from SA52 is simple, fast and efficient.



Innovation neighbourhood

This is the most established zone of Barcelona's innovation district – a living neighbourhood of homes and offices where small businesses thrive alongside multinational HQs.















GROUND FLOOR

Located on the ground floor of SA52, a newly designed amenities suite enhances the daily experience of the building's users. Thoughtfully curated to promote productivity, wellbeing and happiness, the suite features a welcoming cafeteria, a comfortable lounge area, and versatile meeting spaces.





Auditorium

A modern and spacious facility designed to host for events, presentations, and meetings. The auditorium is available for use by everyone in the building, making it a shared space that encourages collaboration and community.



Restaurant

Fresh, affordable, and nutritious food and beverage options are available every day at SA52's restaurant, which also doubles as a welcoming space for colleagues to connect, unwind and collaborate.



Gym

The fully equipped fitness suite, complete with modern changing facilities, supports the health, well-being and motivation of all building users – without having to leave the site.



Bicycle Parking

SA52 connects directly to the city's extensive cycle lane network, making sustainable commuting simple and accessible. Inside, bicycle parking is available, along with well-equipped changing rooms and showers for added convenience.



The rooftop

The indoor and outdoor areas of SA52's rooftop terrace and dominated by stunning views across Barcelona.

The Sagrada Familia, Collserola Natural Park and the Mediterranean Sea form an incredible backdrop for meetings, events and breaktimes.

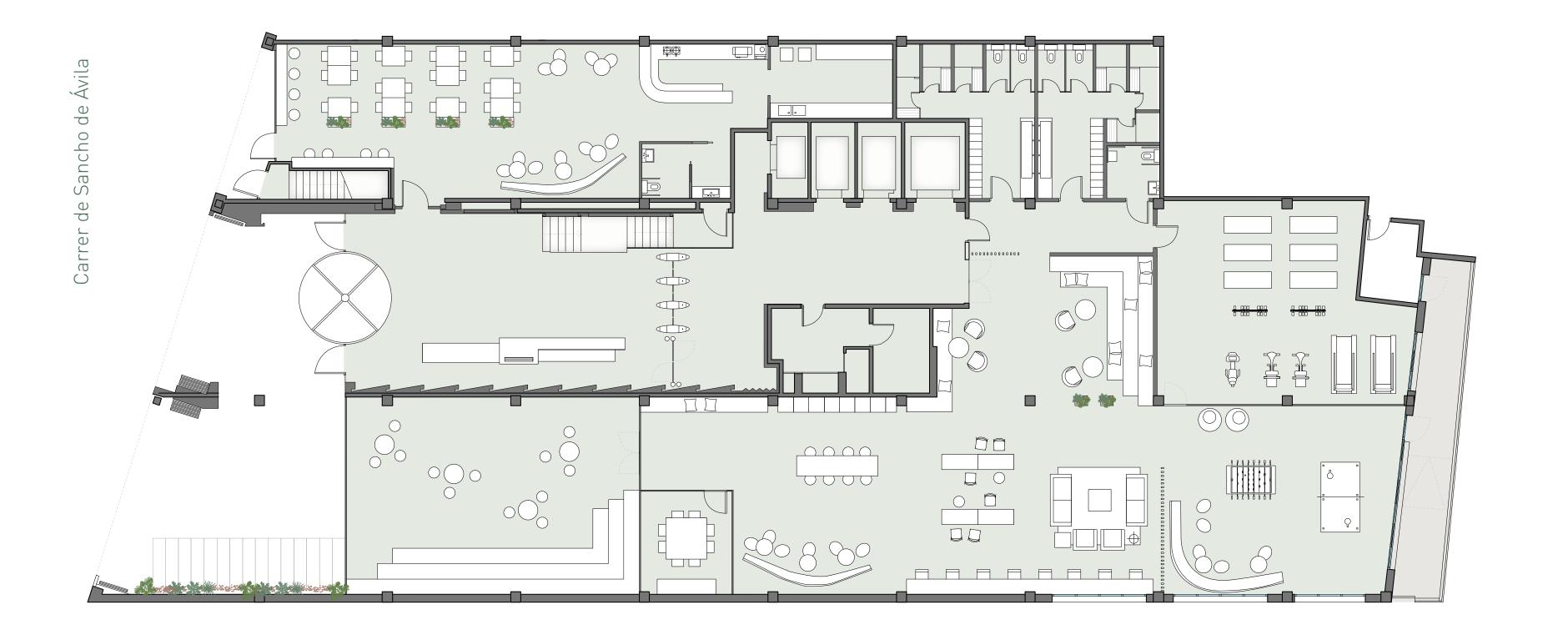




GROUND **FLOOR**

Rooftop 8th floor 7th floor 6th floor 5th floor 4th floor 3rd floor 2nd floor 1st floor

Ground Floor: 700 sqm Amenities: 600 sqm Porche: 80 sqm





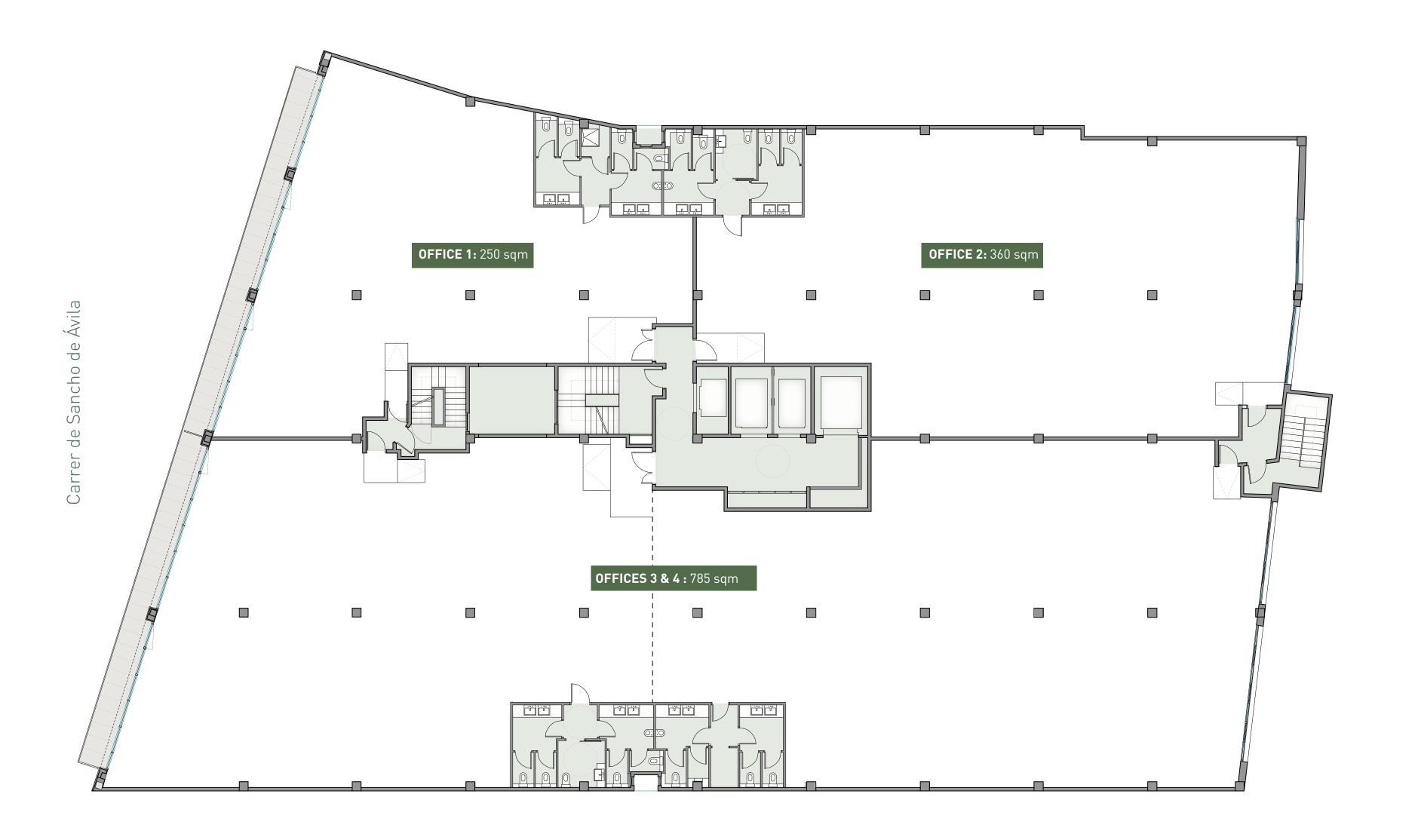
STANDARD FLOOR FIRST TO SIXTH

	Rooftop		
	8 th floor		
	7 th floor		
6 th flo	oor		
5 th floor			
4 th floor			
3 rd floor			
2 nd floor			
1st floor			
GF			

Total area : 1,405 sqm Total usable : 1,270 sqm

Terrace: 40 sqm

1/10 occupancy ratio 2.50m free standing





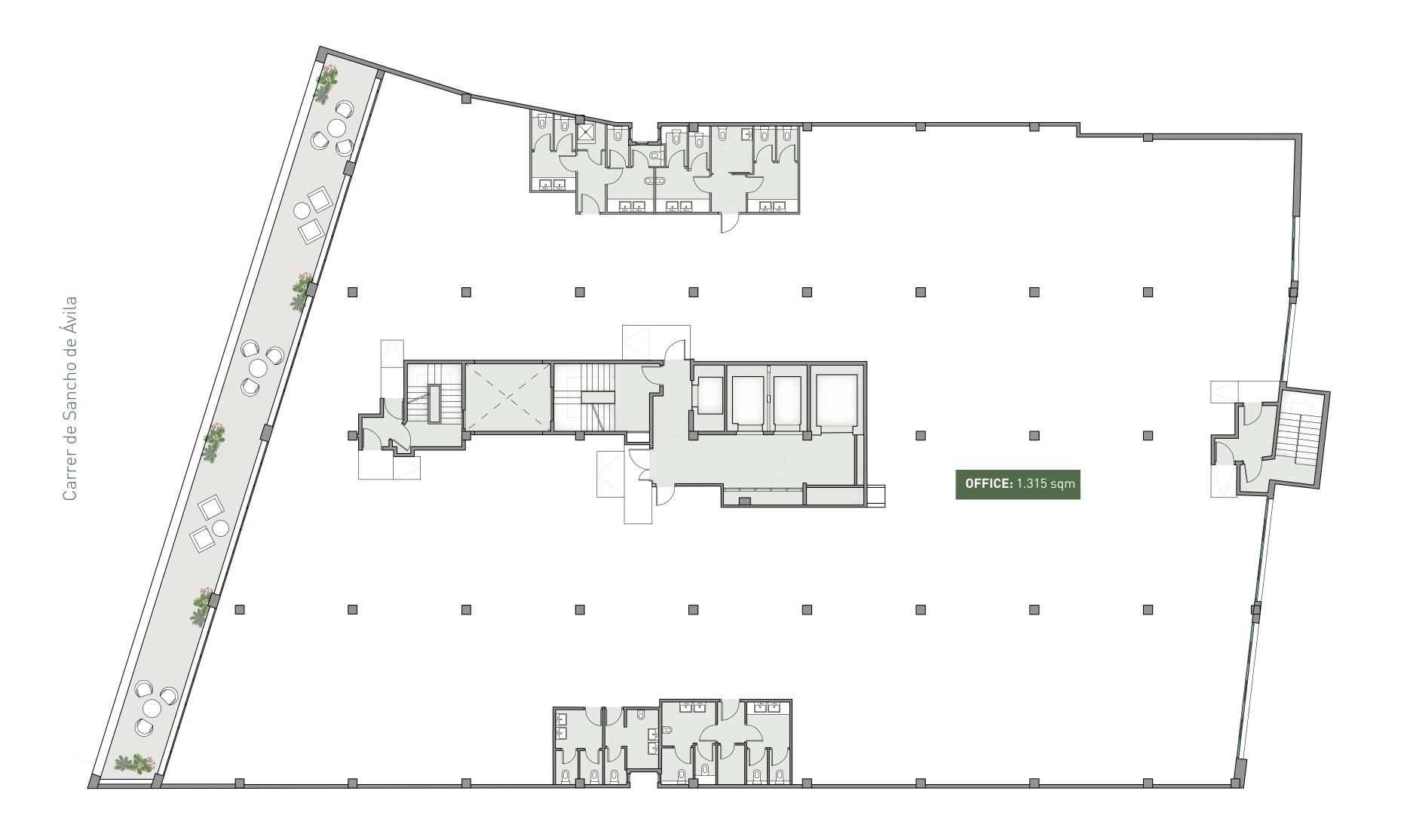
PENTHOUSE LEVEL FLOOR

	Rooftop			
	8 th floor			
	7 th floor			
6 th fl	oor			
5 th fl	5 th floor			
4 th fl	4 th floor			
3 rd floor				
2 nd f	2 nd floor			
1st floor				
GF				

Total area : 1,315 sqm Total usable : 1,150 sqm

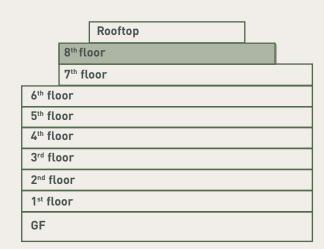
Terrace: 90 sqm

1/10 occupancy ratio 2.50m free standing





UPPER PENTHOUSE LEVEL FLOOR



Total area: 1,160 sqm Total usable: 995 sqm Terrace: 155 sqm

1/10 occupancy ratio 2.50m free standing



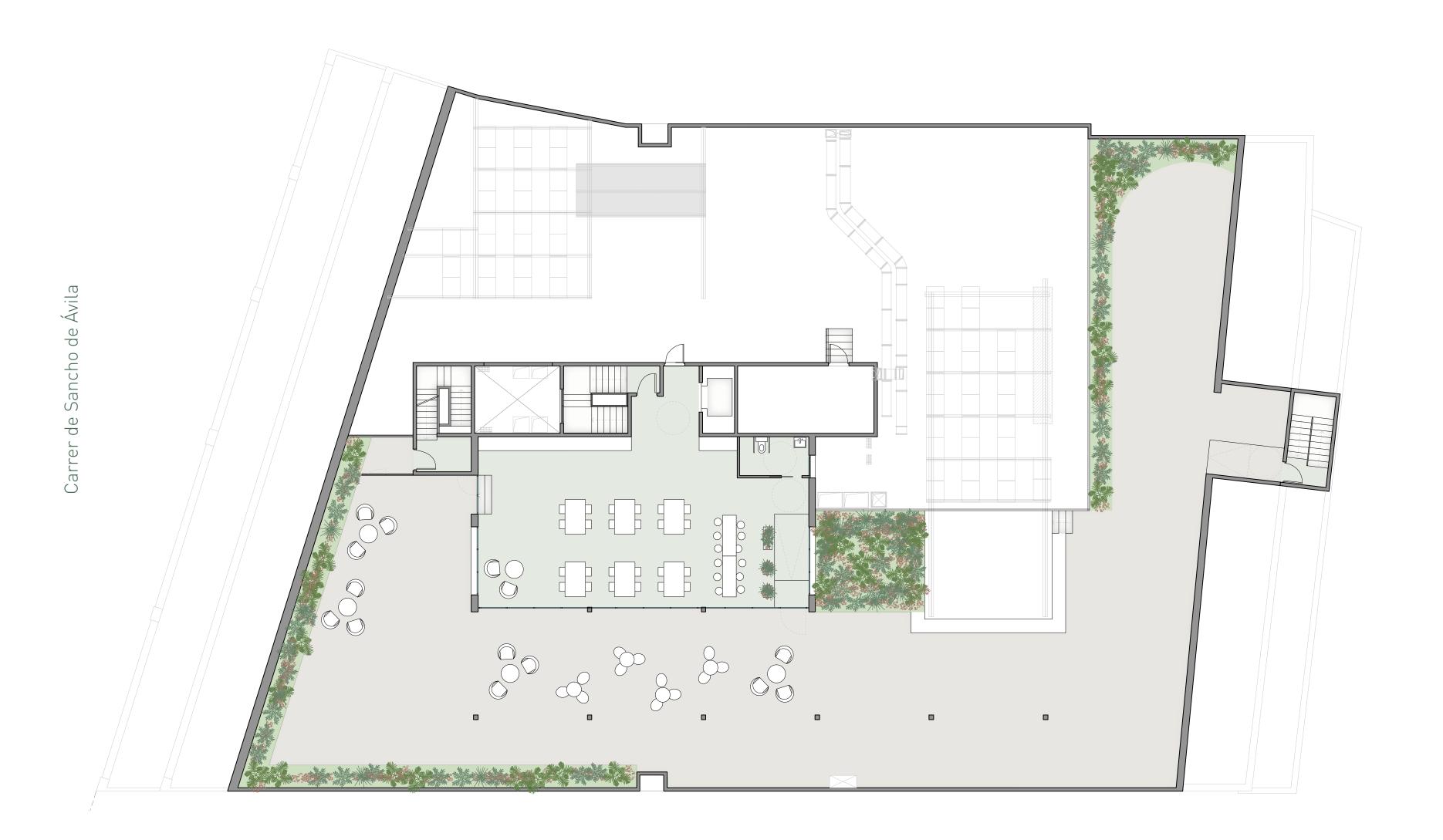
△Index 〈 ▷



ROOFTOP

	Rooftop		
	8 th floor		
	7 th floor		
6 th flo	oor		
5 th floor			
4 th floor			
3 rd floor			
2 nd floor			
1st floor			
GF			

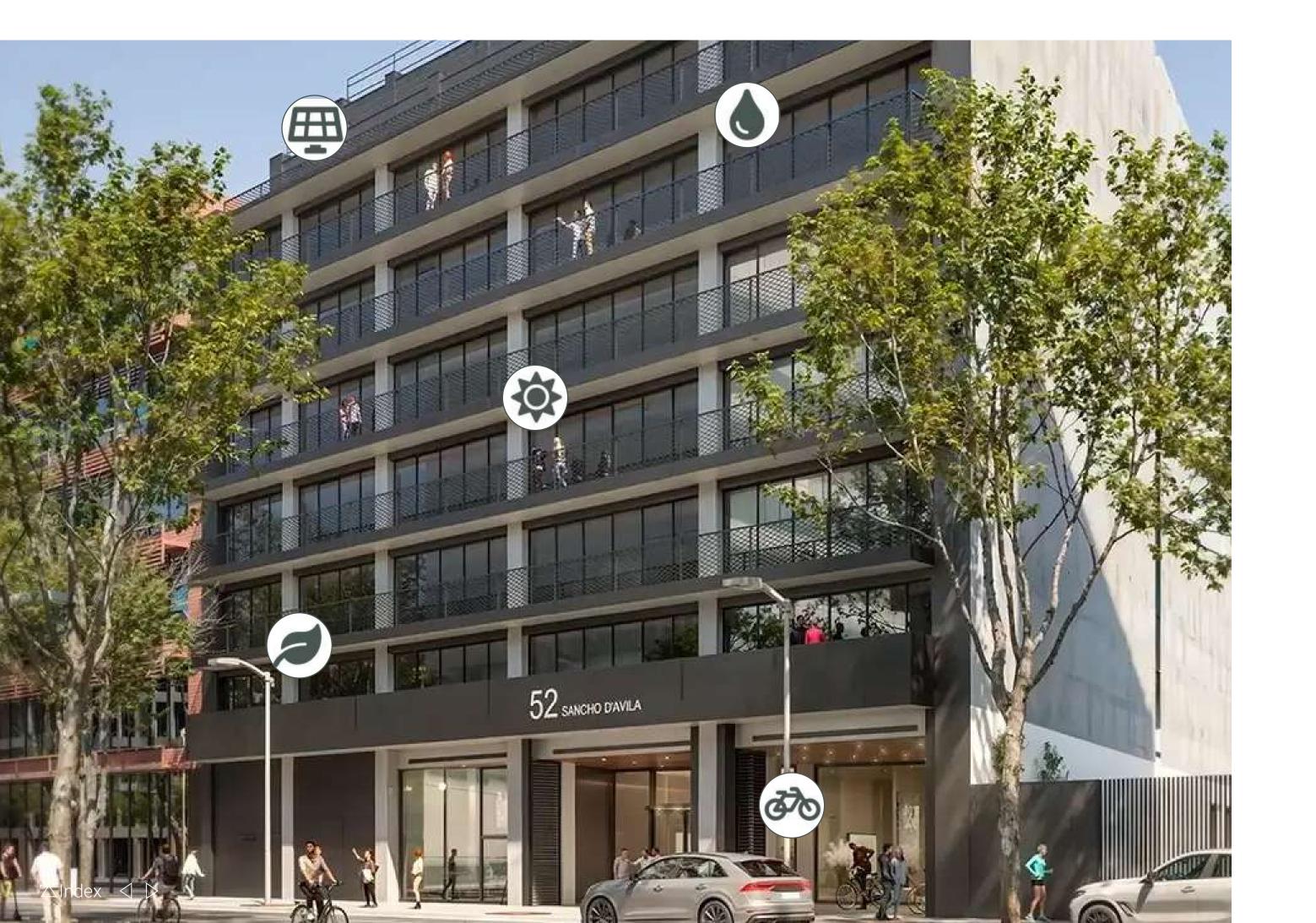
Terrace : 500 sqm Interior area: 110 sqm





SUSTAINABILITY

A healthy workforce and a healthy planet are the foundations of sustainable success. SA52 delivers world-class green building credentials and a focus on quality of life at work.





ENERGY EFFICIENCY

Renewable Energy. Solar panels in rooftop.



WATER SAVING

Savings in water consumption, with the collection, storage, and reuse of rainwater.



NATURAL LIGHT

The workspaces benefit from natural light.



BIOPHILIC DESIGN

Incorporation of organic design elements and finishes.



MOBILITY

Bicycle parking replaces all vehicle parking spaces to promote micro-mobility.



LEED Gold

Gold certification from the Green Building Council is an international symbol of best sustainability practices. SA52 meets exacting standards energy and material use, lighting, water and more, delivering real cost-saving benefits.



Personal wellness

Communal spaces for connecting with others, outdoor areas, and high-quality amenities combine to make being at SA52 a pleasure. The result is happier, healthier workers and greater talent retention.

VALUE

A healthy workforce and a healthy planet are the foundations of sustainable success. SA52 delivers world-class green building credentials and a focus on quality of life at work.

