

Llacuna 28

Smart, Green, User-friendly.





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The perfect location for forward —thinking companies.

Llacuna 28 is a modern, Class-A office building located in the 22@ district.

Designed by Bergnes de las Casas Studio the architecture of LL28 has been designed with a global perspective, paying special attention to volume, light, materials and colour as key elements to create more flexible and comfortable working environments.

Timeless, honest and environmentally friendly architecture sealed with LEED Gold certification.

A building of 8.395 sqm built, of which 4.823 sqm are for office use and the rest of the surface will be dedicated to complementary uses.



A building to be experienced and enjoyed.



Total surface
8.395 sqm



Office surface
4.823 sqm



Green areas
1.890 sqm



Year of construction
2024



Certification
LEED GOLD



Excelent
natural daylight



An efficient, technological and user-friendly building.

The clean-lined façade creates a sequence of full and empty spaces. The vertical anodised aluminium slats provide airiness to the building and act as a shield to the setting sun.

In contrast, the horizontal exposed concrete slabs bestow an image of warmth, technology and timelessness to the building.

In addition to aesthetic achievement, the façade also acts as a functional tool focused on boosting the building's energy efficiency.











Open or closed spaces?

How we design our space defines how we act, move and interact with others. Transferred to the workplace, this means that our working environment influences our behaviour and wellbeing.

In order to create a comfortable and personal workspace in which all users feel represented, the floors of LL28 allow for changeable, flexible and easily reconfigurable spaces. We live in a time of rapid and constant change where new office designs need to adapt quickly and sustainably.





A building to be experienced and enjoyed

Interaction with green spaces has become essential for enhancing people's health and productivity. LL28 boasts more than 1.890 sqm of courtyards and terraces spread across several floors, with these outdoor spaces connecting people with nature and providing outdoor meeting or social spaces.

| 30%

of the total built area of Llacuna are outdoor spaces





Green areas distribution throughout the building

Ground floor	The open Lobby	590 sqm
	Interior patio	50 sqm
	Private terrace	300 sqm
1st floor	Private terrace	150 sqm
3rd floor	Private terrace	550 sqm
7th floor	Rooftop terrace	250 sqm
Total		1.890 sqm



Feeling that light is all around.

Working in natural daylight is vital for creating a pleasant environment and transforms of perception of space.

The magnificent orientation of the building and its huge floor-to-ceiling windows flood all its floors with oodles of natural daylight, adding to the feeling of warmth and spaciousness.

Tested 79%

SDA TEST tested 79% of the workspaces in the building benefit from natural daylight for more than half of the annual working hours.





LEED GOLD certification

A sustainable building in harmony with the environment.

The LEED Gold certificate awarded to LL28 is the fruit of a project designed from the outset according to the US Green Building Council's stringent efficiency standards. These sustainability standards basically cover five cornerstones:

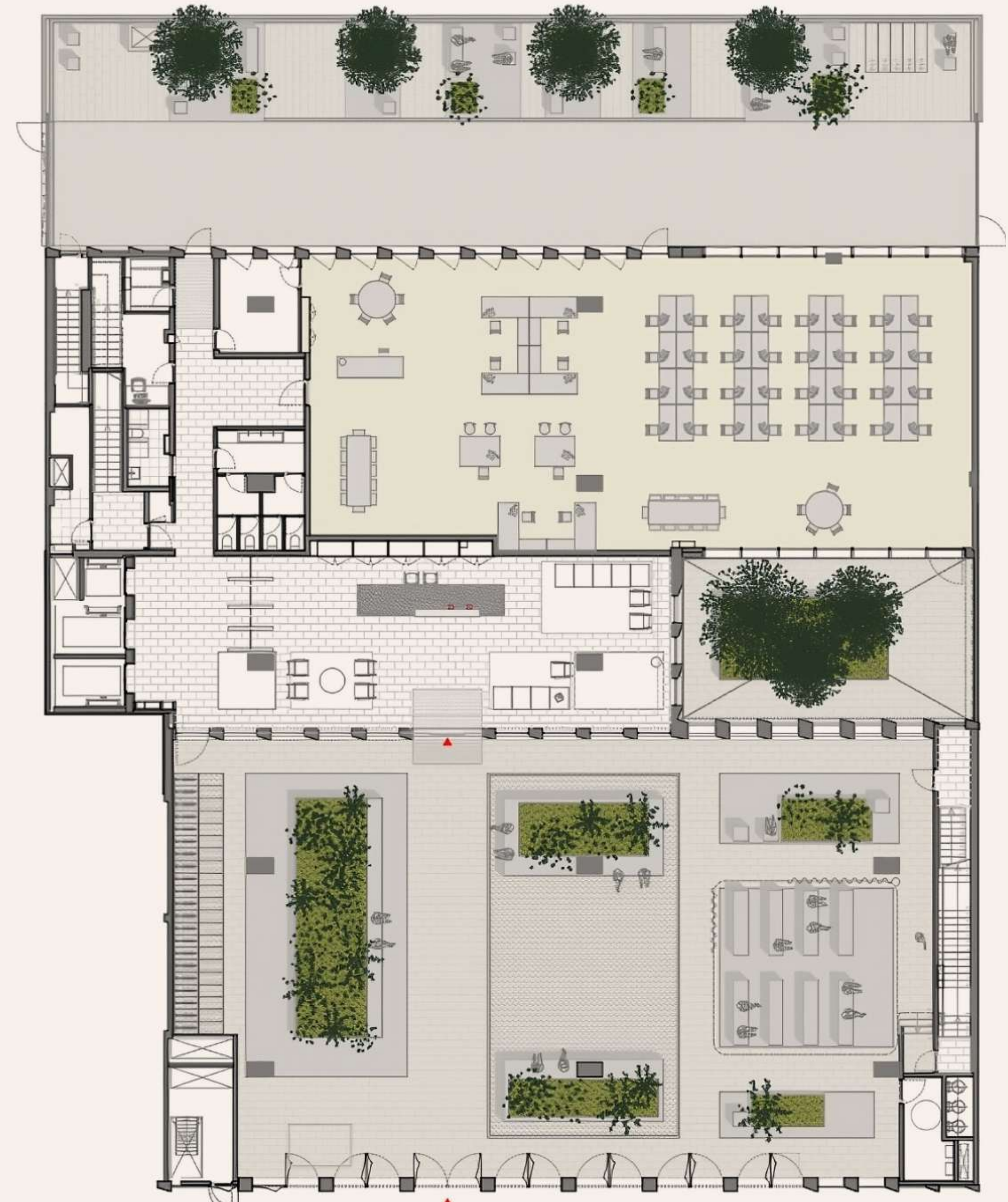


- High measures of energy efficiency
- Use of renewable energy
- Conservation of construction materials
- Well-being of its users.
- Easily accessible location



Ground floor

Total leasable area	589 sqm
Private terraces	420 sqm
Occupancy	96 pax
Ratio	1/5



Llacuna 28

1st floor

Total leasable area	1.109 sqm
Private terraces	150 sqm
Occupancy	183 pax
Ratio	1/5



2nd floor

Total leasable area 1.109 sqm

Private terraces —

Occupancy 183 pax

Ratio 1/5



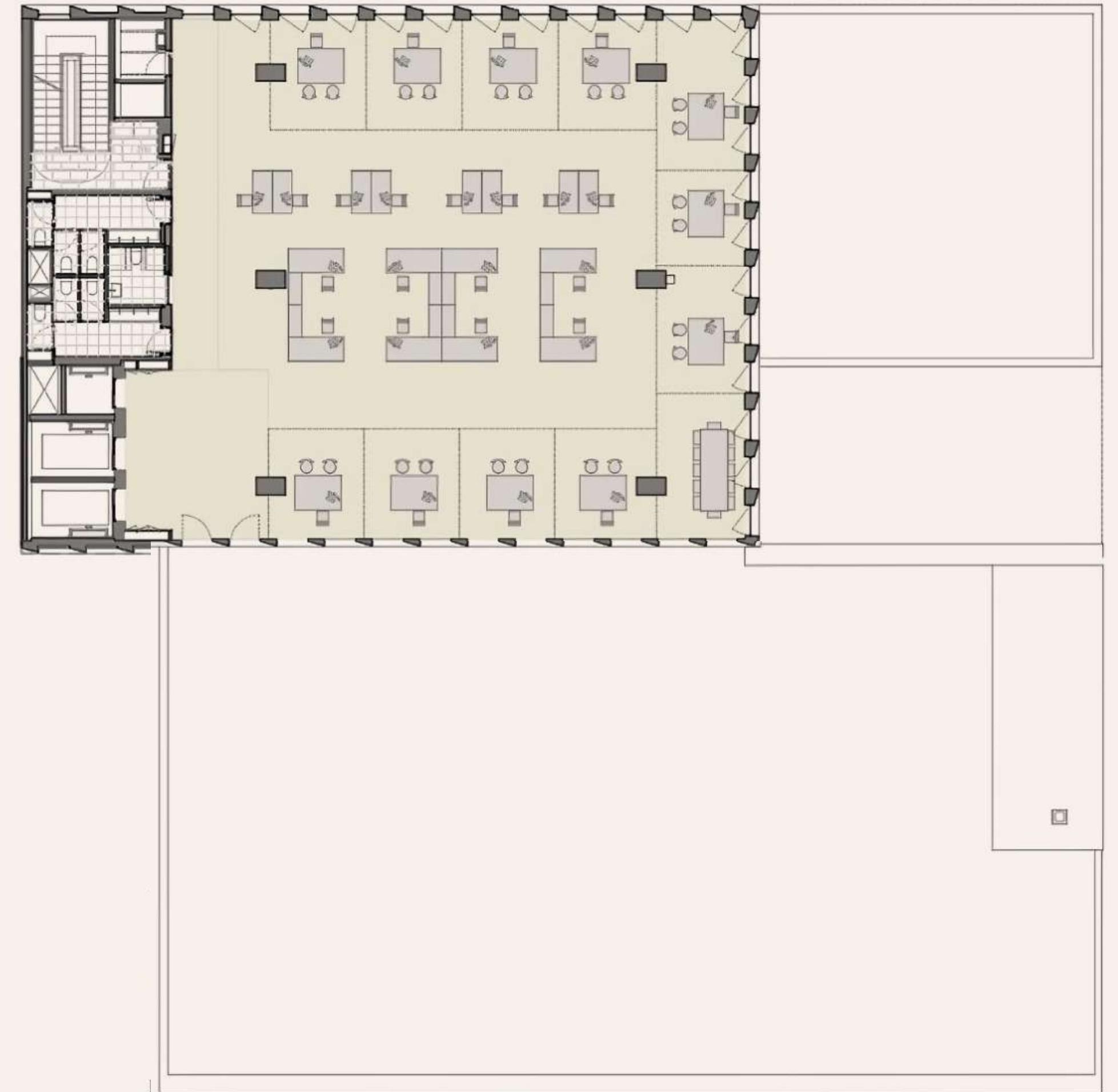
3rd floor

Total leasable area	485 sqm
Private terraces	522 sqm
Occupancy	50 pax
Ratio	1/7



4th – 6th floor

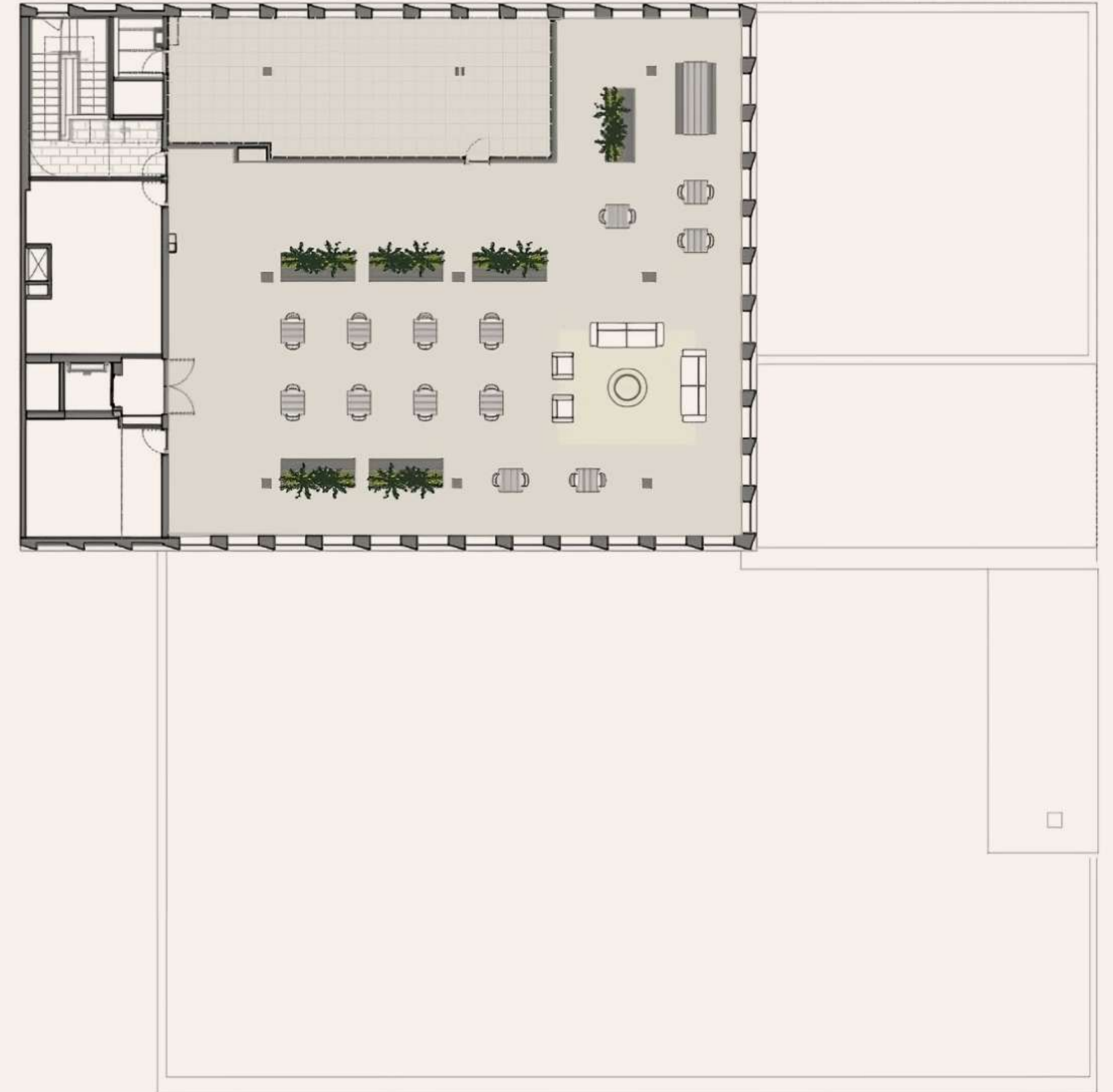
Total leasable area	485 sqm
Private terraces	—
Occupancy	50 pax
Ratio	1/7



The rooftop

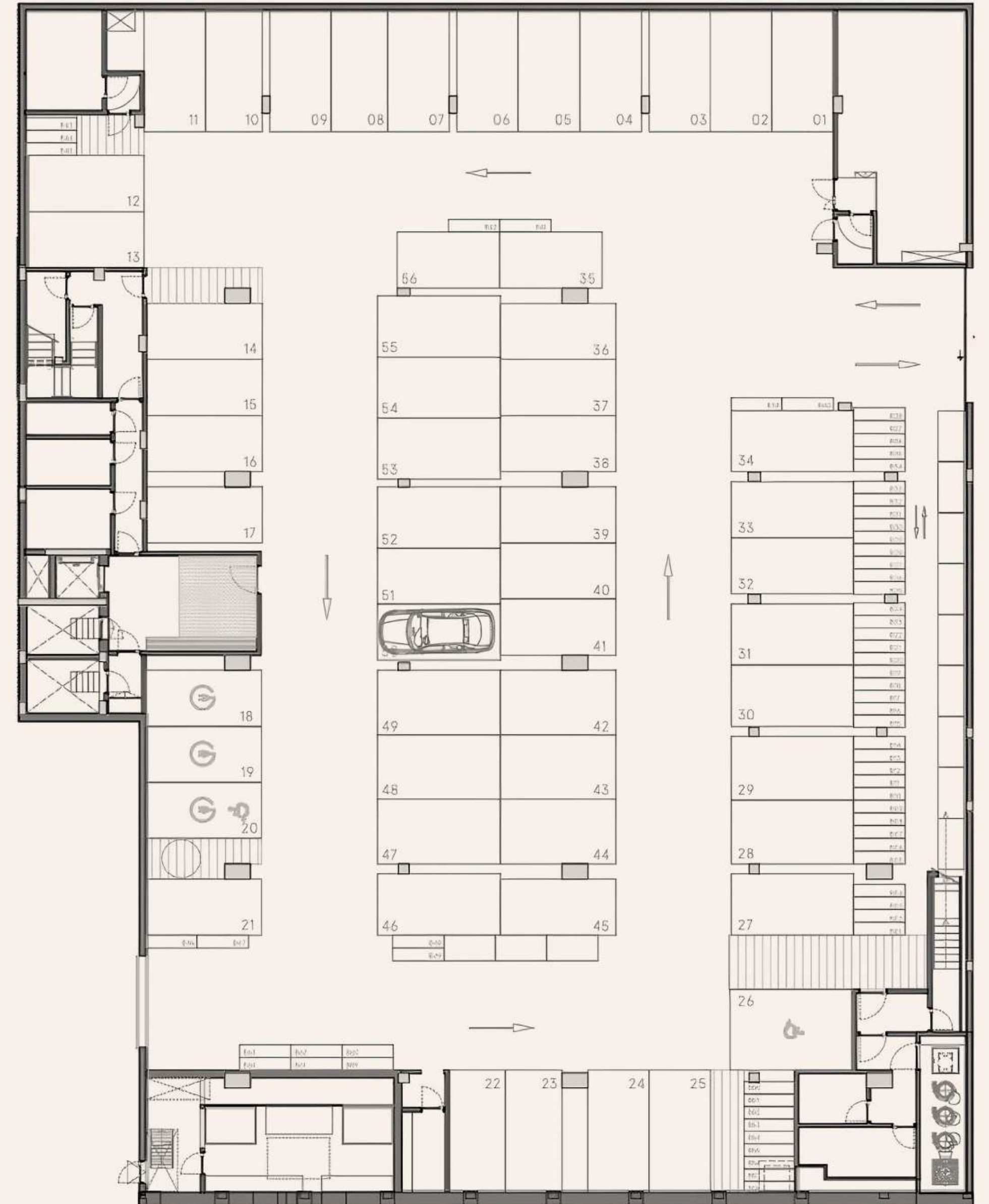
Private terrace

295 sqm



-1 Parking floor

Total surface area	1.680 sqm
Car parking spaces	57
Motorcycle parking spaces	10
Bicycle parking spaces	80
Charging points	4



Amenities

Office amenities are these little things that transform a regular workplace into an exceptional one. In today's dynamic and competitive business landscape, these amenities are more important than ever.

The amenities at Llacuna 28 are designed to improve productivity, well-being and overall employee experience. From fostering a vibrant workplace culture to embracing sustainability and technology, these amenities catalyze positive change.



24/7 security



Charging points



Wifi



Green areas



Rooftop



Changing rooms



57 car parking lot



Bicycle parking



Chill out areas



Outdoor workspace



Flexible spaces



Lockers



Single tenant or multitenant

A flexible building designed to be used as a multitenant building or as corporate headquarters.



Waste management

Centralisation of waste treatment through a selective pneumatic collection system (ENVAC).



Occupancy rate

A building with a large capacity that averages an occupancy rate of 1/5 (1 workstations every 5 sqm) on the basement floors and 1/7 on the tower floors.



Telecommunications

A telecommunications network tailored to current requirements, providing all floors with high-speed data connection and transmission points, DTT signal, satellite connection and raised floors for cable distribution.



Lifts

Three lifts with capacity for up to seven people and destination dispatch, waiting times and maximum traffic.



Optimal air quality

Hot-cold climate control by means of a four-pipe fan coil system. Mechanical air renewal system.



Lighting

A highly efficient lighting system using LED light fixtures that guarantee 600 lux. Communal spaces are controlled by light and presence sensors



Control systems

The building features advanced control systems that manage and monitor various systems and installations such HVAC, lighting, fire control and energy consumption.



Energy efficiency

Solar thermal glazing.

- Installation of efficient systems to reduce water consumption.
- Solar photovoltaic panels.
- Connection to DISTRICLIMA renewable energy system.
- Functional façade to optimise energy consumption.
- Natural ventilation through practicable windows.
- Indoor acoustic comfort thanks to the major sound-dampening capacity of the façade and glazing.

The competitive advantage of being where things happen.

Firmly established as one of the world's key innovation districts, 22@ is home to a whole host of local and international companies, innovative startups and leading multinationals, which are clustered together in a limited geographical area that fosters relationships and knowledge transfer, making it a rich and participative ecosystem.



Metro
L1 Glòries, L1 stop Llacuna



Bus lines
6, 40, 42, 136, 192, B20, B25, H14,
H16, N6, N26, V8, V23, V25, V27



High speed train
20 min



Barcelona airport
25 min



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