Carrer de la Marina 254, 3rd floor, door 1

Barcelona · Cadastral reference 1240526DF3814A. Cadastral address: Calle Marina 254.



1,469

hours of direct sun a year
Window onto Calle Marina

668

hours of direct sun a year
Window onto the lightwell

The window facing Calle Marina gets the most direct sun: 1,469 hours a year, twice as much as the window facing the lightwell (668 h).

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In short

Floor	3rd: fifth level above the street (ground floor, principal, 1st, 2nd, 3rd).
Home	107 m² built, according to the Cadastre (Catastro)
Windows	Onto Calle Marina (south-west) and onto the lightwell (north-east)

In its favour

- ✓ 1,469 hours of direct sun a year at the window facing Calle Marina, with 3 h 31 min on 20 March. p. 6
- ✓ Roof terrace: it has sun at lunchtime in winter (100% of the time, 2 to 4 pm), when it's most welcome. p. 6
- ✓ Outside the official 10, 100 and 500-year flood zones in Barcelona. p. 17

Worth bearing in mind

- ⓘ The window facing the lightwell gets no direct sun in December. That is not darkness: the light of the sky still comes in. p. 6
- ⓘ The building is inside the low-emission zone "ZBE Rondes de Barcelona" (Barcelona): it restricts access for vehicles without a label (A). p. 18
- ⓘ 1 tourist-use flat is registered in the building. p. 14

ⓘ The measured terrain is from 2022. We have added what was finished afterwards and changes the sun in this area (Sagrada Família: its central towers, up to 172.5 m) at their official height with an approximate shape.

ⓘ In a narrow lightwell the calculation is indicative: nearby walls are harder to measure.

ⓘ According to the Cadastre, within 100 m there's a building from 2022. It's newer than the relief survey (2022) we use to calculate the sun: the calculation may not see it. If it's in front of your windows, check its shadow at the viewing.

At a glance

✓ In its favour – Neutral ⓘ Worth bearing in mind

I Inside the flat

Direct sun on every window
1,469 h
a year · window onto Calle Marina
✓ In its favour p. 6

Roof terrace
3,798 h
of direct sun a year
✓ In its favour p. 9

Solar heat in summer
Medium
2.4 kWh/m² in July
– Neutral p. 11

Noise on the façade
60–64 dB
at night, outside the façade · window onto Calle Marina
– Neutral p. 13

II The building

Year the building was built
1963
built before the 1979 insulation standard
ⓘ Worth bearing in mind p. 14

Energy certificate
E
2 certificates in the building
– Neutral p. 14

Fibre and mobile
3 operators
fibre, up to 1,000 Mbps
✓ In its favour p. 14

Tourist flats
1 registered
in the building · 47 within 100 m
ⓘ Worth bearing in mind p. 14

III The street and the neighbourhood

Air quality
25 µg/m³
NO_2 · meets today's, not 2030's
— Neutral p. 16

Low-emission zone
Inside
ZBE Rondes de Barcelona
Worth bearing in mind p. 18

Flooding
Not flood-prone
outside the official zones · radon 201–300 Bq/m³
✓ In its favour p. 17

Planning
Zone 13a
Densificació Urbana Intensiva
— Neutral p. 17

Nearby on foot
2 min
to the metro Mallorca / Marina L2 L5
✓ In its favour p. 18

High-speed rail
4.1 km
Barcelona Sants · straight line
✓ In its favour p. 18

Local prices
1,800 €/month
estimated rent · 107 m²
— Neutral p. 19

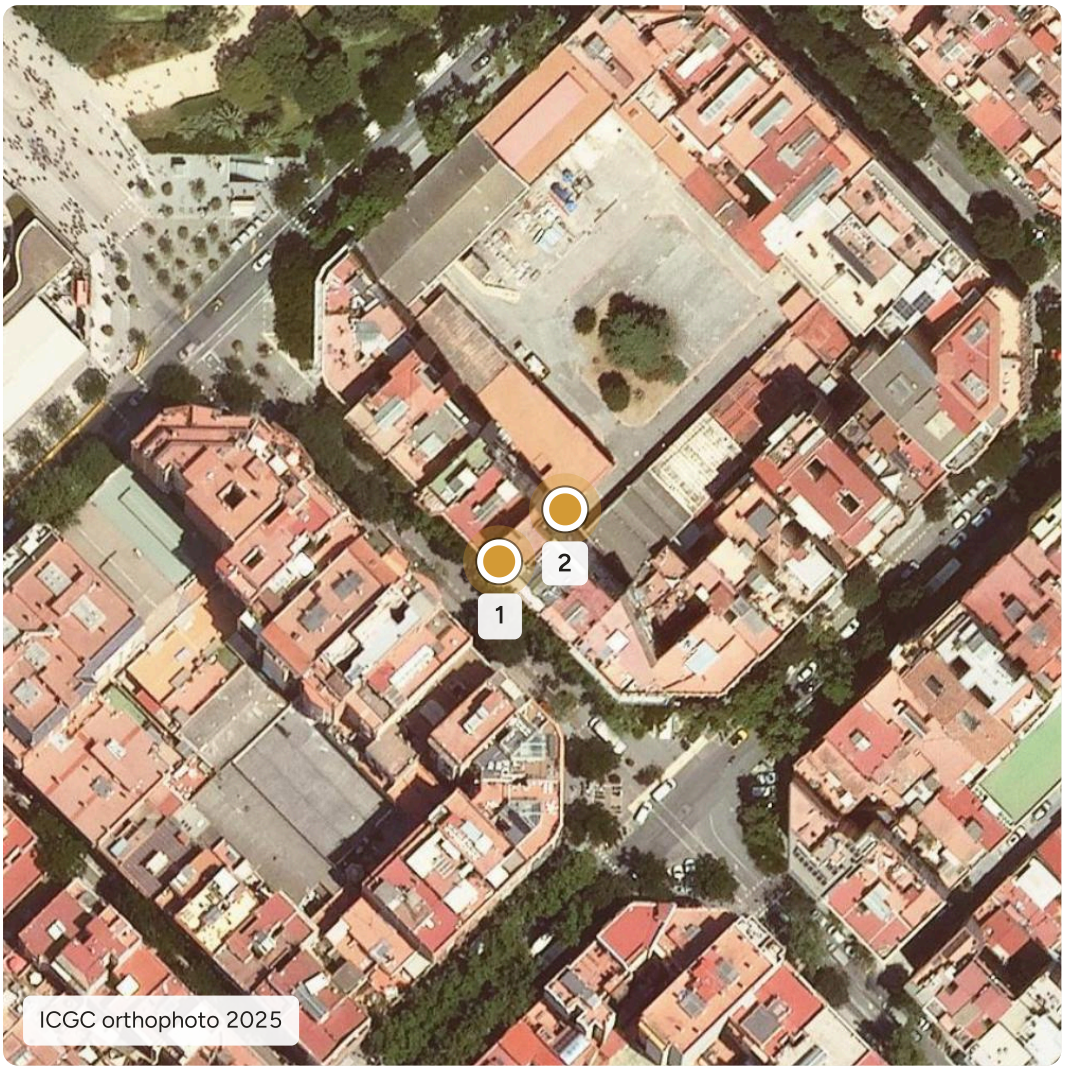
Stressed-market zone
In a stressed zone
declared until 15 March 2027
— Neutral p. 19

I Inside the flat

What changes how it feels to live there.

Your block from the air

The dots are the windows we calculated.



1	Window onto Calle Marina	1,469 h a year
2	Window onto the lightwell	668 h a year

Direct sun at each window

Minutes during which direct sun, with nothing in the way, lights the centre of the window from outside.
Clock time, with daylight saving applied.

> **We measure direct sun, not daylight.** Without direct sun, a room can still have good natural light: the light of the sky comes in anyway. A window onto a wide street or a spacious courtyard often has good light even without direct sun.

> **What it's based on.** A 3D model of the whole block, at centimetre scale, and the sun's position minute by minute throughout the year. Typical margin: ±5 min a day.

1,469

hours of direct sun a year

Some direct sun in winter

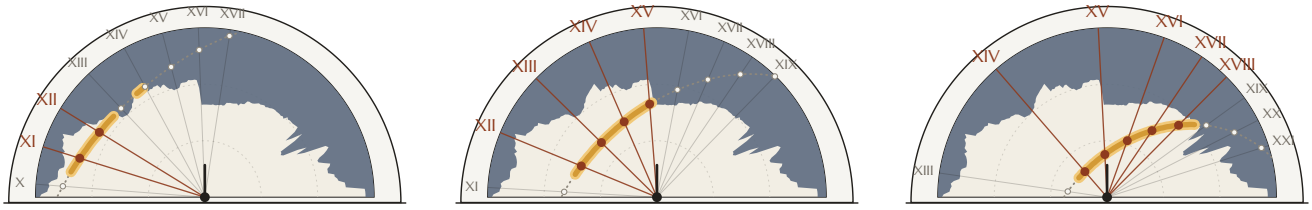
WINDOW 1 OF 2

Window onto Calle Marina

Faces south-west, towards the buildings across the street.

DAYLIGHT, NOT DIRECT SUN

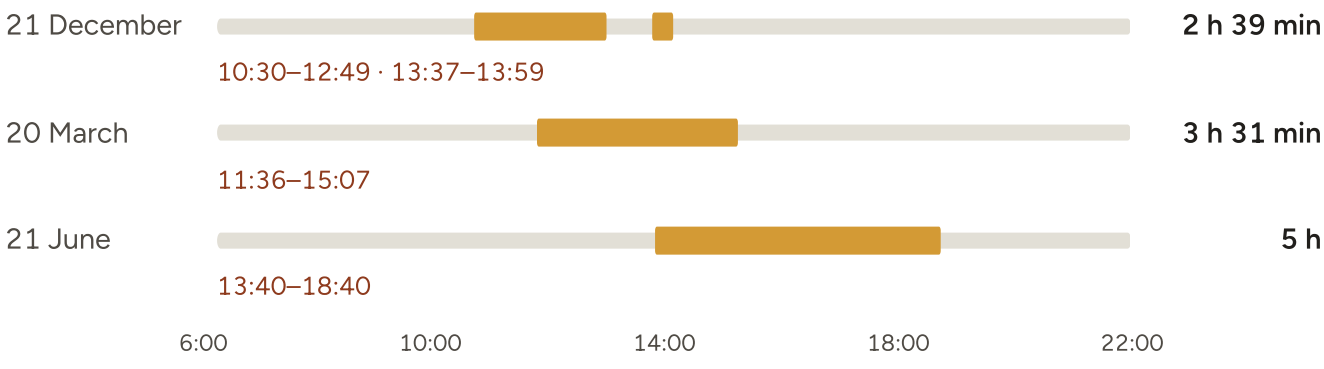
Sees part of the sky: moderate daylight is likely, even with little direct sun.

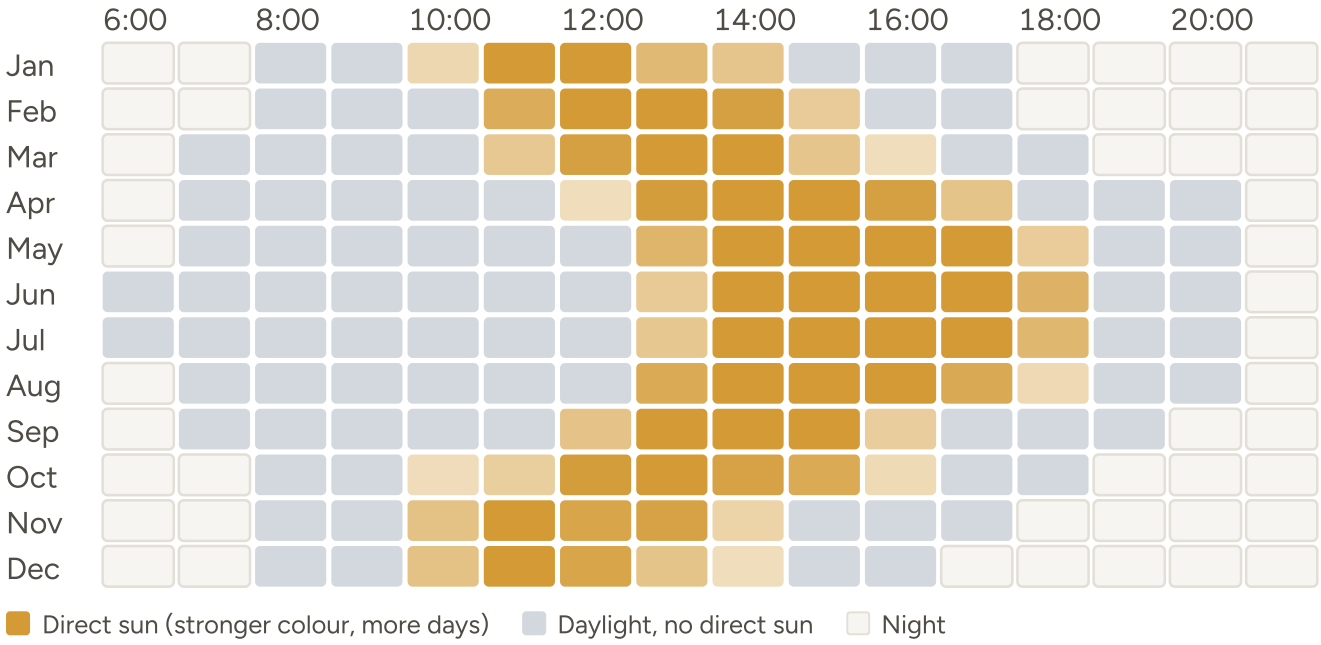


21 December
2 h 39 min of direct sun

20 March
3 h 31 min of direct sun

21 June
5 h of direct sun




6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Direct sun (stronger colour, more days)
Daylight, no direct sun
Night

WINDOW 2 OF 2

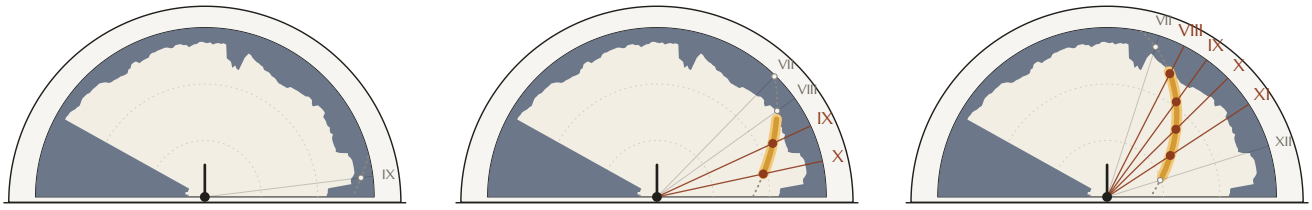
Window onto the lightwell

Faces north-east, onto a light well.

668

hours of direct sun a year

No direct sun in winter

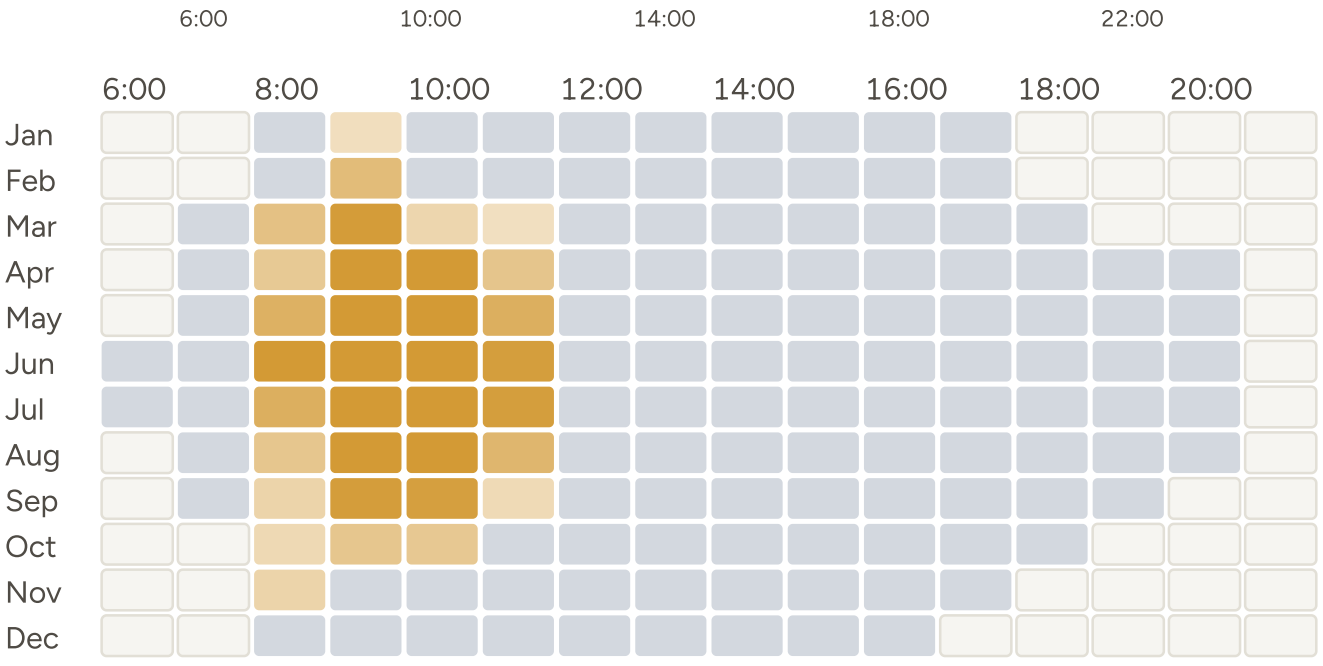


21 December
No direct sun

20 March
1 h 52 min of direct sun

21 June
3 h 58 min of direct sun

21 December		No sun
20 March	8:04–10:02	1 h 52 min
21 June	7:55–11:53	3 h 58 min



Roof terrace

The sun where you would sit: on the balcony, terrace or roof you chose. It is measured like a window, but at the spot where you sit or lean out, and it is also counted for mealtimes.

BALCONY, TERRACE OR ROOF 1 OF 1

Roof terrace

Flat roof: it sees the whole sky, with north at the top.

3,798

hours of direct sun a year

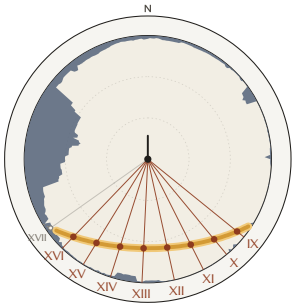
A lot of direct sun in winter

At lunch and dinner time

Share of the time with direct sun in that window, by the clock.

100%

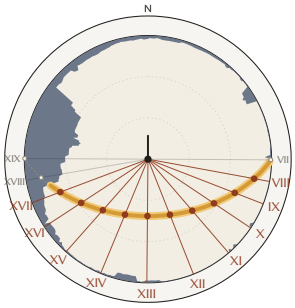
Sun at lunchtime
In summer · 14:00 to 16:00



21 December
8 h 19 min of direct sun

0%

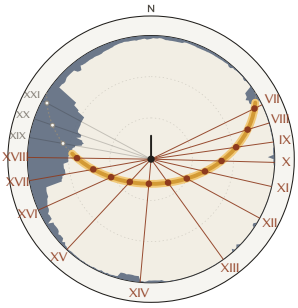
Sun at dinner time
In summer · 20:00 to 22:00



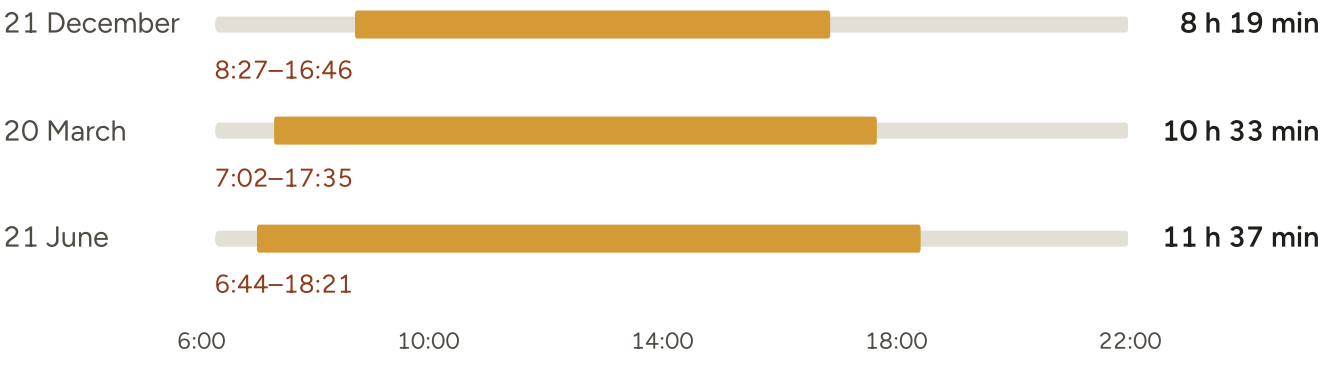
20 March
10 h 33 min of direct sun

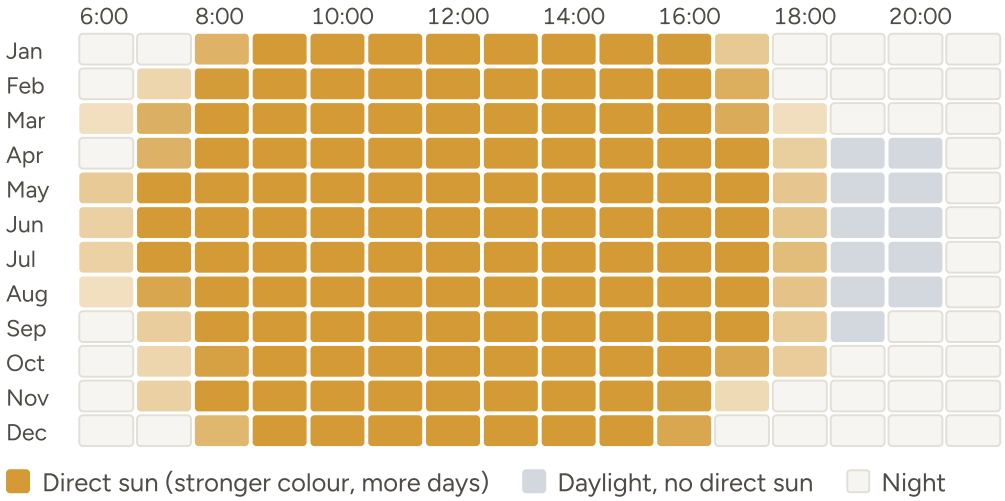
100%

Sun at lunchtime
In winter · 14:00 to 16:00



21 June
11 h 37 min of direct sun




6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Direct sun (stronger colour, more days)
Daylight, no direct sun
Night

Solar heat on the glass

How much sun the window gets, not the temperature inside the flat.

Window onto Calle Marina

July · Moderate solar heat in summer — 2.4

January · Some sun in winter — 1.3

kWh per m² of glass, on an average day

On an average July day, 1.6 h of direct sun coincide with a street above 28 °C.

Window onto the lightwell

July · Low solar heat in summer — 2.1

January · Little sun in winter — 0.3

kWh per m² of glass, on an average day

On an average July day, 0.7 h of direct sun coincide with a street above 28 °C.

This is how much sun reaches the window, not the temperature of the flat: we do not know the size or type of glass, or whether there are awnings, shutters, insulation or air conditioning. The temperature is the area's (ERA5, cells of about 25 km), not the street's: on the coast it falls short.

Compared with the CTE. Spain's building code (CTE DB-HE) limits July solar gain in new homes to 2.00 kWh per m² of floor area per month, with solar protection in place; it cannot be compared with these figures, which are per m² of glass and without protection.

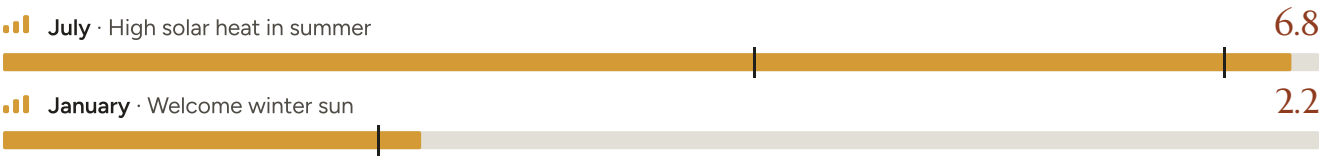
The marks on the bars show where the medium and high levels start in July (2.3 and 3.7) and the high level in January (2.5).

PVGIS © European Union, 2001-2026 (Joint Research Centre). Huld et al. (2012), Solar Energy 86, 1803-1815. Free use with attribution (Decision 2011/833/EU on reuse).

Roof terrace

Solar heat in this space. This is the sun the space receives, not its temperature: it does not count awnings, plants or parasols. A roof gets the sun on a horizontal surface, so its figures and levels cannot be compared with those of a window.

Roof terrace



kWh per m² of horizontal surface, on an average day

On an average July day, 3.0 h of direct sun coincide with a street above 28 °C.

On the roof, which gets the sun on a horizontal surface, the marks show where the medium and high levels start in July (4.0 and 6.5) and the high level in January (2.0).

Noise on the façade

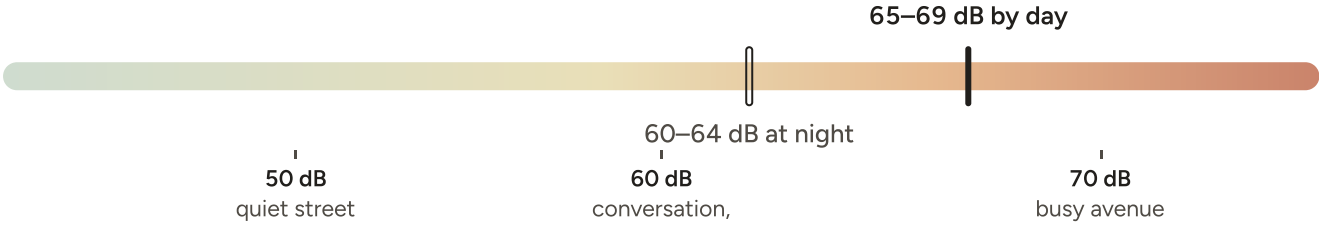
Real data

At night, the façade onto Calle Marina gets the noise of a street with quite a lot of traffic (60–64 dB). That is above the 45 dB at night the WHO recommends.

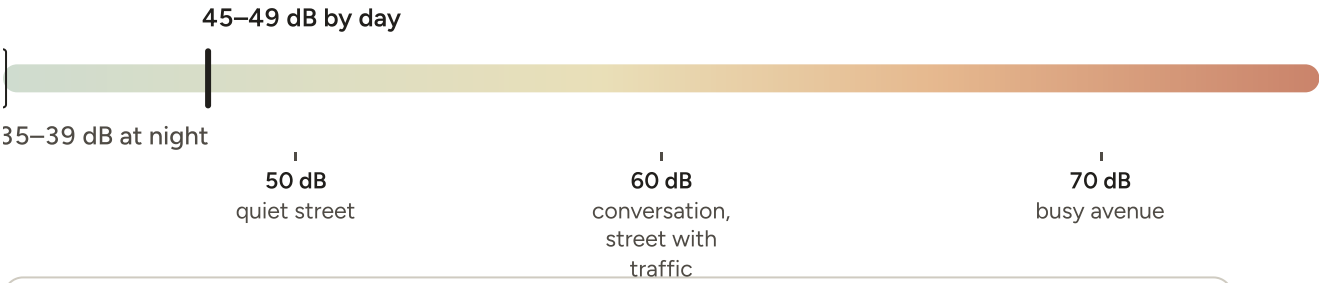
At night, the façade onto the lightwell gets very low noise, below that of a quiet street (35–39 dB). That is below the 45 dB at night the WHO recommends.

Inside, with the windows closed, you hear quite a lot less.

Façade onto Calle Marina



Façade onto the lightwell



How to read these figures

What is measured	The traffic noise (and train or other noise, if any) that reaches the façade. It comes from an official model, the strategic noise map of 2022: it was not measured in this flat.
Where	Outside the façade, next to the window. Inside, with the windows closed, you hear quite a lot less: how much depends on the windows: a normal window in good condition usually cuts somewhere around 20 to 30 dB, and a double-glazed one that meets the Spanish Building Code (CTE DB-HR), more.
Night	From 11 pm to 7 am. It matters most for sleep: the WHO recommends no more than 45 dB at night at the façade from road traffic.
Ranges	The map gives 5 dB bands: “60–64 dB” means between 60 and 64.
To get an idea	50 dB, a quiet street. 60 dB, a normal conversation or a street with traffic. 70 dB, a busy avenue.

Level from the 2022 strategic noise map 1–3 m from each façade, in 5 dB bands: daytime (7 am to 9 pm) and night-time (11 pm to 7 am). It's a model of traffic and other sources, not a measurement in the flat; closed windows reduce it a lot.

II The building

What's behind the front door.

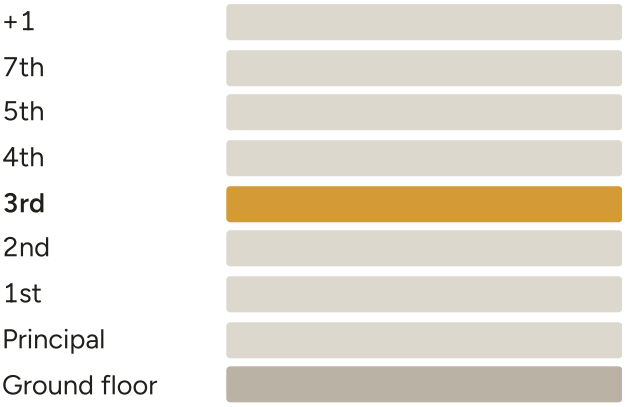
Building details

Year built
1963

Built area
899 m²

Plot
No data

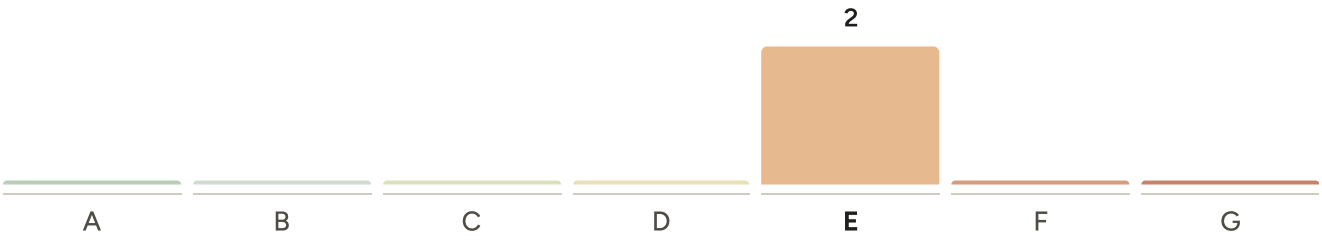
Homes and commercial units
8 and 1



In ochre, the home in this report. In dark grey, the commercial unit.

Energy certificates

In this building, 2 homes or premises have a registered energy certificate (2018 to 2026); most of them, consumption letter E. We couldn't find this flat's certificate: ask for it, it's mandatory to sell or rent.



Certificate of occupancy (cèdula d'habitabilitat)

Whether the flat holds a valid certificate, and how many usable square metres it recognises, is shown by the search tool of the Agència de l'Habitatge de Catalunya. We don't report it ourselves because its register can't tell a home without a certificate from one that simply isn't listed. Search by cadastral reference: 1240526DF3814A0005BT.
agenciahabitatge.gencat.cat/cedula

Connectivity

Fixed internet

MasOrange (Orange, Jazztel, MásMóvil, Yoigo)
Fibre · up to 1,000 Mbps · own network

Movistar
Fibre · up to 1,000 Mbps · own network

Vodafone
Fibre · up to 1,000 Mbps · own network

Mobile, in the street

4G
Movistar, Orange, Vodafone and Yoigo (MásMóvil)

5G
Movistar, Orange and Vodafone, up to 500 Mbps

This is the coverage the operators report to the Ministry as of 30/06/2024. Mobile coverage is measured in the street: inside the flat, especially on inner or ground floors, it can be worse. Fibre on the plot doesn't mean the flat has the socket installed. Origen de los datos: Ministerio para la Transformación Digital y de la Función Pública.

Tourist flats

1 **In the building** Registered
1 tourist-use flat is registered in the building (8 beds).

47 **Within 100 m** Registered
Within 100 m of the building, 47 tourist-use flats are registered (206 beds).

21 **In the census tract** Listed on platforms
The INE counts 21 tourist flats advertised on platforms in its census section (2.2% of its homes, 81 beds), as of May 2026.

"Registered" means entered in the region's tourism register: flats let without registration do not appear. They are matched by the building's address: an entrance with a letter or bis can be confused with the next one. The floor and door are compared with the register's: if it writes them differently, a match can be missed. The INE figures are platform listings, registered or not.

Ajuntament de Barcelona, Open Data BCN: Habitatges d'ús turístic. CC BY 4.0.

INE, estadística experimental de viviendas turísticas. CC BY 4.0.

Source: Dirección General del Catastro, consulted 30 Oct 2026 (reference 1240526DF3814A).

III The street and the neighbourhood

What you find when you step out.

Air quality

Real data

The air of this street has moderate pollution, mostly from traffic: it meets today's legal limit, but not the stricter one that applies from 2030.

The WHO 2021 guideline is a health reference, stricter than the law, and here it is exceeded for NO_2, PM2.5 and PM10.

µg/m³, annual average

NO_2

Nitrogen dioxide, mostly from traffic

20–30 Street · street section 20.4 Area · 1 km model



WHO 2021 guideline (reference only) **10 µg/m³ · exceeded by about 15 µg/m³**
EU limit from 2030 (not yet in force) **20 µg/m³ · exceeded by about 5 µg/m³**
Legal limit today (EU) **40 µg/m³** · met

PM2.5

Fine particles from traffic, combustion and industry; they reach deep into the lungs

15–20 Street · street section 10.4 Area · 1 km model



WHO 2021 guideline (reference only) **5 µg/m³ · exceeded by about 13 µg/m³**
EU limit from 2030 (not yet in force) **10 µg/m³ · exceeded by about 8 µg/m³**
Legal limit today (EU) **25 µg/m³** · met

PM10

Slightly coarser airborne particles, from traffic, building works and dust

20–25 Street · street section 20.4 Area · 1 km model



WHO 2021 guideline (reference only) **15 µg/m³ · exceeded by about 8 µg/m³**
EU limit from 2030 (not yet in force) **20 µg/m³ · exceeded by about 3 µg/m³**
Legal limit today (EU) **40 µg/m³** · met

Nearest monitoring station

Barcelona (Gràcia - Sant Gervasi)

Traffic station, urban, 2 km away, 2025 average

NO_2 25 · PM2.5 12 · PM10 23 µg/m³

How to read these figures

What is measured	The average over the whole year of each pollutant, in µg/m³: micrograms per cubic metre of air.
Where it comes from	Street: air quality map by the Barcelona City Council and the Public Health Agency (2024), by street section and in bands. Area: official 1 km model (2025), which describes the neighbourhood, not the door.
What it is compared with	Legal limit today: what the EU requires now. 2030 limit: stricter, not yet in force. WHO 2021 guideline: a health reference stricter than the law, not an obligation.
Above or below	"Exceeded by 10 µg/m³" is the difference from that reference. "Nearly reached" means up to 10 % above: within the error of a model.

The area value comes from an official model with 1 km cells: it describes the air of the neighbourhood, not at the door; next to a busy road, NO_2 can be considerably higher. The references are the 2021 WHO guidelines, the limit the EU will apply from 2030 (Directive 2024/2881) and the one in force today. A figure less than 10% above a limit is called "close": that is less than the error of a model. For the flat's street, the 2024 map by

Barcelona City Council and the Barcelona Public Health Agency takes precedence: it is per street section, in concentration bands, and it includes the street's traffic. A monitoring station gives a measured value (annual mean), but it describes where it stands, not the flat.

© European Environment Agency (modelo del CIEMAT para el Ministerio para la Transición Ecológica y el Reto Demográfico). CC BY, citando a la EEA.

Fuente de los datos: Ajuntament de Barcelona y Agència de Salut Pública de Barcelona, mapas de inmisión de la calidad del aire por tramo de calle (CC BY 4.0).

© European Environment Agency (estaciones de medición notificadas por España). CC BY, citando a la EEA.

Risks: flooding

Real data

Flood	At this building
Frequent: once every 10 years on average	the water doesn't reach it
Occasional: once every 100 years on average	the water doesn't reach it
Exceptional: once every 500 years on average	the water doesn't reach it

Radon potential of the area: P90 between 201 and 300 Bq/m³ (Spanish Nuclear Safety Council). The reference level in Spain is 300 Bq/m³; it matters most on ground floors and basements.

The official maps cover the stretches of river and coast with significant risk. Outside them there's no study: it's no guarantee that it won't flood.

Planning

Real data

Land class

Consolidated urban land

Plan in force

Plan General (1976)

Zone

13a

Zoning

Densificació Urbana Intensiva

Zone 13a of the municipal plan (Densificació Urbana Intensiva); in Catalonia's common classification, “Residencial, Urbà tradicional”.

A summary of the planning, for information only. For building work, changes of use or permits, ask the town hall for the planning certificate (cédula urbanística).

Nearby on foot

Real data

GETTING AROUND

Metro · Mallorca / Marina L2 L5	2 min
Bus stop · Mallorca - Marina 19 33 34 D50 H10 N1 N9	2 min
Train or tram stop · Sicília T4	7 min
High-speed rail · Barcelona Sants	4.1 km

EVERYDAY

School · Escola Ramon Llull	5 min
Supermarket · Coaliment Also nearby: Condis (3 min) · Consum (3 min)	1 min
Health centre · Centre d'Atenció Primària Roger de Flor	10 min

GREEN SPACE

Park or garden	1 min

Walking times estimated from the straight-line distance × 1.3, at 4.8 km/h. OpenStreetMap data: places may be missing or out of date. Supermarkets: chain stores; if there is none nearby, the nearest grocery shop. Health: hospitals and public health centres. High-speed rail: straight-line distance to the nearest station served by AVE, Avlo, Ouigo, Iryo or Alvia. Stations: Adif / Renfe; location © OpenStreetMap contributors (ODbL).

Low-emission zone

Inside a zone

The building is inside the low-emission zone “ZBE Rondes de Barcelona” (Barcelona).

ZBE Rondes de Barcelona · Barcelona

In force

Access restricted to	Vehicles without a label (A): access restricted since 1 January 2020. Cars and motorcycles without a label (in general, petrol older than Euro 3 and diesel older than Euro 4). Vans from 1/4/2021; lorries and light buses from 1/1/2022; heavy buses and coaches from 1/7/2022.
Hours	Monday to Friday, 7:00 to 20:00.

ⓘ The ZBE was suspended and came back into operation on 16 March 2026, according to the notice on the official site.

Exceptions. Daily pass (up to 24 authorised days of driving a year), vehicles of people with reduced mobility and emergency or essential services. Foreign-registered vehicles must prove they comply. No exception for residents is listed.

Bylaw and official conditions (https://www.zbe.barcelona) · Conditions reviewed on 19 October 2026.

Punto de Acceso Nacional de la DGT (CC BY 4.0), published on 30 July 2026.

Town halls' ordinances and pages (reviewed by Asoleo), 19 October 2026.

Prices in the area

Real data

Estimated rent for this flat (107 m²)

1,800 €/month · 1,530 to 2,220

Rent per square metre in the la Sagrada Família neighbourhood (new contracts, 2T 2025–1T 2026)

16.8 €/m²

Median rent in the municipality (2024)

900 €/month · 736 to 1,169

New contracts in the municipality (January–March 2026)

1,137 €/month

Average appraised value (second quarter of 2026)

4,602 €/m²

Stressed residential market area

In a stressed zone

The municipality of Barcelona is declared a stressed residential market area (Catalonia), valid from 16 March 2024 to 15 March 2027.

In a declared area, new residential leases may have their rent capped according to the reference index and the rules of Law 12/2023: large landlords (here, anyone owning 5 or more urban residential properties) are held to the index and, in general, everyone else to the rent of the previous lease on that home, updated. There are exceptions and nuances. This is general information, not legal advice: for a specific lease, ask a professional or the authorities.

On 28 July 2026 the Generalitat announced a review of the list of municipalities (a one-year extension, with some leaving and others joining) that is not yet in force: it may change before March 2027.

Reference rent range

Low end (P25) · For 107 m²

1,290 €/month

Median · 14.2 €/m²

1,520 €/month

High end (P75) · 17.5 €/m²

1,880 €/month

Range from the Ministry's SERPAVI database for your census tract (apartment block; 202 existing leases declared in 2024): €1,290 to €1,880 a month for 107 m², with a median of €1,520.

This is the range published by census tract, with no adjustments and with 2024 leases. The index for a specific home is looked up at serpavi.mivau.gob.es, with its features, and may give a different figure. In a declared area the official index for that home rules, with the rules above; this figure is only indicative and is not a legal maximum price. The estimated rent for this flat (€1,800/month) does not exceed the top of the range (€1,880/month).

BOE list as of 29 July 2026 · Resolución TER/800/2024, de 13 de marzo (DOGC), que modifica la Resolución TER/2940/2023, de 11 de agosto (https://analisi.transparenciacatalunya.cat/resource/fftm-v9b6)

Estimated rent: the €/m² of new contracts in the la Sagrada Família neighbourhood (2T 2025–1T 2026, Incasòl deposits) times the 107 m² in the land registry; the range is the spread in its census tract. Rent: median of the active contracts declared in 2024, flats, Ministry of Housing; usually below advertised prices. New contracts: average rent of the deposits lodged in January–March 2026 (Incasòl). Valuation: average value of open-market housing valuations in the second quarter of 2026. These are figures for the area, not a valuation of this flat.

Questions for the viewing

Take them with you printed: each one with the report data behind it and space to note down the answer.

I **Which side do the living room and bedrooms face?**

Calle Marina: 1,469 h of direct sun a year; Lightwell: 668 h of direct sun a year.

II **Which environmental label does your car have?**

The building is in the ZBE “ZBE Rondes de Barcelona”; with a car without a label, or with a label the zone restricts, you may not be able to enter.

III **Are there tourist flats in the building, and what do the community's bylaws say?**

1 tourist-use flat is registered in the building.

IV **Is the building's technical inspection (ITE) up to date?**

Built in 1963, according to the Cadastre.

V **Is any construction planned nearby that could block the sun?**

The relief was measured in 2022: anything built since isn't in the calculation.

Sources and limits

> **What the sun calculation is based on.** A 3D model of the whole block, at centimetre scale, and the sun's position minute by minute throughout the year. Typical margin: ±5 min a day.

How to read the clock. Each clock is what the window sees. The edge is the horizon and the centre, the highest point of the sky. In slate grey, the buildings and trees that block the sky. The arc is the path of the sun on that day; the Roman numerals mark where it is each hour, in rust red when it shines on the window.

Data	Public and open data from: Institut Cartogràfic i Geològic de Catalunya (CC BY 4.0), Spain's National Geographic Institute (CC BY 4.0 scne.es), Directorate General for Cadastre, Ministry for the Ecological Transition (CC BY 4.0), Nuclear Safety Council, Ministry of Housing and Urban Agenda, Ministry for Digital Transformation and the Civil Service, National Statistics Institute (INE), Directorate General of Traffic (National Access Point, CC BY 4.0), European Commission (PVGIS, Joint Research Centre), European Environment Agency (CC BY), Generalitat de Catalunya, Junta de Andalucía and Government of the Canary Islands (tourism registers), Barcelona City Council and Barcelona Public Health Agency (CC BY 4.0) and © OpenStreetMap contributors (ODbL).
What we can't see	Trees in leaf all year round, buildings put up after 2022, awnings, balconies and shutters. The window height is estimated from the floor: about 2.93 m per floor, based on the building's height in the LiDAR and its floors in the Cadastre. The sun on the roof terrace is measured at the centre of the roof: it doesn't see parapets, railings or small structures on top of it.

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Real data for Carrer de la Marina 254, retrieved on 30 October 2026.

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