

PAPIK Group launches K-SANDAL, the new passive housing development by Collserola Park

PAPIK Group presents K-SANDAL, an exclusive development of two semi-detached Passivhaus homes in La Floresta, next to the Collserola Natural Park.

The Real Estate Development division of PAPIK Group presents K-SANDAL, an exclusive development of two semi-detached single-family homes built to the most demanding energy-efficiency standards. Located in La Floresta, next to the Collserola Natural Park, these residences embody the company's commitment to high-performance architecture, leading-edge materials and an exceptional integration with the protected natural surroundings.

A singular opportunity in the Barcelona property market

K-SANDAL grows out of PAPIK Group's intention to bring a differentiated residential proposition to the market: two contemporary homes that combine passive technology, first-rate thermal and acoustic comfort, and a privileged relationship with the Mediterranean woodland landscape of Collserola. Both units are marketed together within a single indivisible plot, which makes this offer a residential asset of a unique and unrepeatable character in the Barcelona metropolitan market.

Each home has a generous built area spread across a ground floor and a first floor, plus a spacious private garage. The ground floor holds the daytime area with an open-plan living-dining room, large south-facing windows that maximise passive solar gain, an integrated high-efficiency kitchen and direct access to the private garden. The upper floor houses three generously proportioned bedrooms, including a master suite with en-suite bathroom and dressing room, plus a second full bathroom.

Alongside the built plot, the property includes a large adjoining rural parcel belonging to the protected surroundings of Collserola Park. This space, for exclusive private use, gives its future owners the experience of having their own Mediterranean woodland, with everything that implies in terms of privacy, environmental quality and long-term asset value.

Two Passivhaus homes next to the Collserola Natural Park, with an adjoining rural parcel of Mediterranean woodland for exclusive private use.

Passive construction: the highest standard of efficiency and comfort

The K-SANDAL homes have been conceived and built following the principles of the Passivhaus standard, the most demanding certification system at international level for energy efficiency in residential building. This translates into a very high-performance envelope, with high-density insulation, triple-glazed joinery with thermal-bridge break and an airtightness that guarantees a consistently high-quality indoor environment throughout the year.

The result is a home that consumes a minimal fraction of energy compared with conventional construction, with outstanding thermal and acoustic comfort in every season, and without giving up a broad spatial programme and a contemporary architectural aesthetic. This commitment to build quality is not only an environmental decision: it is also a guarantee of asset value sustained over time.

PAPIK Group: solidity, track record and vision for the future

PAPIK Group is the developer and builder responsible for the K-SANDAL project. With more than two and a half decades of uninterrupted activity in the sustainable building sector, the company has consolidated a leading position in the Catalan market for high-energy-efficiency housing. Its integrated business model (spanning the entire development cycle, from architectural conception to the handover of keys) allows it to guarantee standards of quality and customisation that can hardly be achieved with conventional production models.

The company is going through a phase of sustained organic growth, driven by rising demand for differentiated, quality housing across the Barcelona metropolitan arc. PAPIK Group has successfully developed and delivered projects in some of the most highly valued residential markets in the area, reinforcing in each project its reputation for excellence, technical solvency and commitment to the client. K-SANDAL represents the natural continuation of this track record, applying all the accumulated learnings to a project of singular value for its location and its features.

The Real Estate Development division of PAPIK Group operates in a market context favourable to high-end sustainable housing, driven both by buyers' greater environmental awareness and by a European regulatory framework that rewards energy efficiency in building ever more emphatically. The company is well positioned to capitalise on this cycle, with a land portfolio and a technical capacity that allow it to anticipate new operations on the immediate horizon.

K-SANDAL represents the natural continuation of PAPIK Group's track record, applying all the learnings accumulated over more than 25 years to a project of singular value.

K-SANDAL development at a glance

- **Location:** Carrer Sandal, La Floresta, Sant Cugat del Vallès (Barcelona)
- **Surroundings:** Next to the Collserola Natural Park, a protected area
- **Type:** Two semi-detached single-family homes, Passivhaus standard

- **Layout:** Ground floor, first floor and private garage per unit
 - **Daytime area:** Open living-dining room, integrated kitchen, guest toilet, garden access
 - **Night area:** Master suite with bathroom and dressing room + 2 additional bedrooms + full bathroom
 - **Materials:** Natural materials, high-density insulation, triple-glazed joinery
 - **Adjoining land:** Rural parcel for private use, belonging to the surroundings of the Park
 - **Sale terms:** Joint marketing of both units (indivisible plot)
 - **Developer:** PAPIK Group, Real Estate Development Division
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