Norvet is a boutique property company. We restore and develop unique buildings of uncompromising quality in Barcelona’s most interesting locations.

How? The old-fashioned way: by knowing the city in depth. Our local experts look at thousands of locations, seeking out secret spots with vast potential.

Norvet respects both the history and the future of Barcelona. Our partners are trusted constructors and craftsmen of the highest quality, who share our standards and our passion for property.

Every project is different. But our goal is always the same: to create homes that enhance lives. Every decision is carefully considered. Every effort is made. Because every detail counts.

When we hand over the keys to a Norvet property, we know we’re delivering satisfaction.
Own the history.
Live in the present.
Define the future.
ESCUDELLERS 44 is located on Plaça George Orwell, close to the Ramblas and just a short walk from the sea. It is a living part of Barcelona Gothic Quarter’s remarkable history. There has been a property on the site since the 15th century and the present building was constructed in 1769.

Behind ESCUDELLERS 44’s gloriously illustrated original façade are three buildings totaling approximately 1,500m2. Under the guidance of Norvet Elite Projects team and renowned restoration specialist Xaviert Guitart, the property is being transformed into 16 apartments designed for modern living. They combine the best of Barcelona’s traditional artistry with tomorrow’s smart-home technology.

The result is a one-of-a-kind opportunity.
Great architecture is a gift from the past that grows in value – if treated well. But respect and nurturing are not enough. A building’s origins are the beginning of its story, not the end.

Prizewinning Catalan architect Xavier Guitart is a restoration specialist. He has led projects on some of Barcelona’s most famous landmarks, including the UNESCO World Heritage Site Hospital de la Santa Creu i Sant Pau. He has applied his insights to masterpieces of Catalan modernism including Gaudí’s Palau Güell and Colonia Güell. Barcelona turned to his talents to restore one of its most beloved churches, the 14th-century Basílica de Santa María del Pi.

Guitart’s philosophy is that of a physician: Primum non nocere – first, do no harm. Preservation requires profound perception and careful action. His work puts contemporary techniques at the service of authentic architectural character. The buildings he transforms are elevated to the highest modern quality standards while the original look and feel are maintained.

The Norvet Elite Projects team and Guitart will now share their passion for preservation as they pool their talents in a remarkable project. Unique modern smart-homes in a remarkable historical property – maintained, modernized and improved. Respectful of the past and ready for the future.

Timeless character. Contemporary technique.

XAVIER GUITART
ARCHITECT
Smart-home technology puts the power of comfort and security literally into the palm of your hand. Just use your smartphone to set your living environment exactly how you want it. Change the light levels or temperature before you arrive. Enjoy piece of mind while you’re away by consulting your home security systems from anywhere in the world.

Your control over the technology of your home extends to controlling the costs. An energy-efficient apartment means not only savings for you but also a more sustainable, environmentally friendly lifestyle.

Norvet’s Elite Projects Department doesn’t just build spacious, stylish homes - it builds smarter ways of living.
2 bedrooms apartment

Living room
1 bedroom apartment
"Atic Rooftop terrace"
ESCUDELLERS 44 is your key to the Gothic Quarter – the historic heart of Barcelona – and your gateway to its nightlife, street life and cultural life.

This is the city’s oldest neighborhood. It is the site of Barcino, the 3rd century BC Roman settlement that gave Barcelona its name.

Today, this labyrinth of narrow backstreets is lined with laid-back bars, exclusive clubs and lively squares. The original Roman walls and medieval masterpieces are still here, but many of its landmarks date from later centuries. One of them is Plaça George Orwell – the site of ESCUDELLERS 44.

The plaza is now named after the 20th-century British author – famous for writing Homage to Catalonia, 1984 and Animal Farm – but it has existed since the Middle Ages. At its center of its bustling cafes and terraces is a swirling sculpture by Catalan surrealist Leandre Cristòfol.
The origins of old properties are often shrouded in mystery. But for ESCUDELLERS 44, Norvet has worked with specialist architects and historians to reveal its extraordinary story.

The first stones of ESCUDELLERS 44 were laid over 500 years ago. The property was built as single-storey townhouse, probably for a merchant who would have done business from a street-facing shop front. Everyday life in the 15th century would have centered around the interior courtyard. Here in the heart of the house, children would have played, chickens would have been kept and clothes would have been cleaned.

The property developed over the centuries until 1769 when the present building was finally constructed. Decades later, it was connected to its neighbouring buildings.
As you take a walk around the Gothic Quarter today, you can easily imagine what life was like in the 15th century: the sounds of horses’ hooves echoing in these small narrow alleys and traders shouting their daily specials. It is an area rich in history and soaked in atmosphere.

To help keep that spirit of Barcelona alive, Norvet is investing enormous resources to help preserve and restore the old city – and add the best of what the 21st century has to offer. We are enhancing this beautiful piece of architecture with cutting-edge construction techniques and new technologies.

Expert artisans and restoration specialists will apply traditional skills and time-proven know-how to protect and preserve the property’s heritage. Contemporary materials and technology will complement their work and ensure that ESCUDELLERS 44 achieves the maximum energy efficiency rating and climate optimization.
THE COLUMBUS MONUMENT
THE RAMBLAS
THE GOTHIC QUARTER
Escudellers 44 combines the best of the past, present and future for a modern urban lifestyle. Its prime location on Plaça George Orwell and original 18th-century charm are matched by meticulous restoration and modern design virtuosity. The result is a remarkable series of 16 apartments. Each is a stylish, secure and private base for enjoying an uncompromised Barcelona experience.
Pictures of the building and its surroundings are computer simulations or edited photographs, which do not depict neither the actual, present-day appearance of the building or its surroundings, nor the exact visual aspect they will have once the refurbishment is complete. The same applies to the architectural plans. The images, text and plans depicted in this brochure should not be considered a contract offer or part thereof. Therefore potential buyers shall have no action against the seller and/or any other third party based on the information provided, including pictures, plans and text. Before making any purchasing decision, potential buyers are encouraged to personally visit the premises on site, request detailed information about the present-day material and legal situation of the building, and refurbishment plans, and to seek independent legal and technical advice. Furniture depicted is not included in the purchase price. Finishing and materials may be different from those depicted. Plans and maps are not to scale.