



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



Stunning Townhouse located in the sought-after colonia de Cruz del Rayo. Madrid
Ref. S12

A stunning corner townhouse with 172 m² of accommodation set over two floors - Townhouse - Madrid.

5 habitaciones
3 baños
180 m² de superficie
186 m² de terreno

This stunning and well-proportioned corner townhouse is situated on one of the most desirable residential streets in the coveted Colonia de Cruz del Rayo in Madrid, previously home to the likes of Ortega y Gasset, Rafael Sánchez Mazas and Salvador de Madariaga.

There really is nothing quite like living in one of Madrid's Colonias, that restful sense of retreating from the pace of the city and being surrounded by nature, while still retaining a sense of privacy, but with the best of Madrid life right on your doorstep.

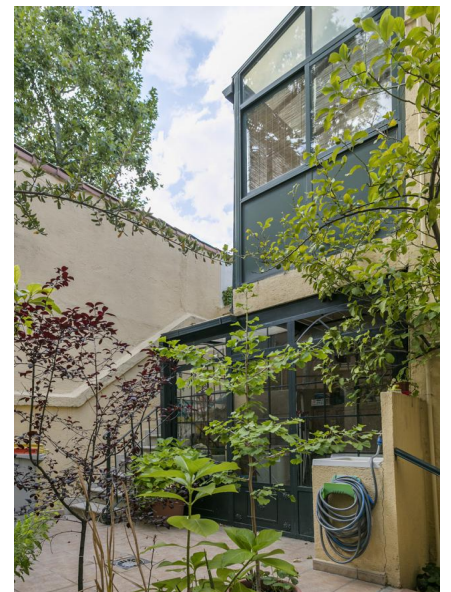
Previously comprising two separate homes, the current owners have joined the two properties together, leaving two separate entrances on two streets.

Currently the property comprises two apartments with their own respective kitchens and living rooms, providing a very flexible configuration that lends itself particularly well to multi-generational living, offering plenty of space but also privacy.

There is also room to expand the property by converting the currently empty loft space of the property into another floor thanks to its high ceilings, and the owners are currently making enquiries as to whether a basement can also be added.

This stunning townhouse, in need of some refurbishment, comprises two separate patio areas, one to the rear and one to the front. The ground floor benefits from 2 bedrooms, 2 bathrooms, a kitchen and a living room awash with natural light thanks to the large windows fronting on to the rear patio (ideal for alfresco dining) and boasts gas heated underfloor heating. The second-floor benefits from 3 bedrooms, 1 bathroom, a living room and kitchen.

The Cruz del Rayo area is a hugely appealing choice for families, its village like atmosphere features an abundance of parks and a high calibre of private and state schools, as well as all the services and amenities you could need, while also being just a stone's throw away from the Auditorio Nacional de Principe de Vergara.





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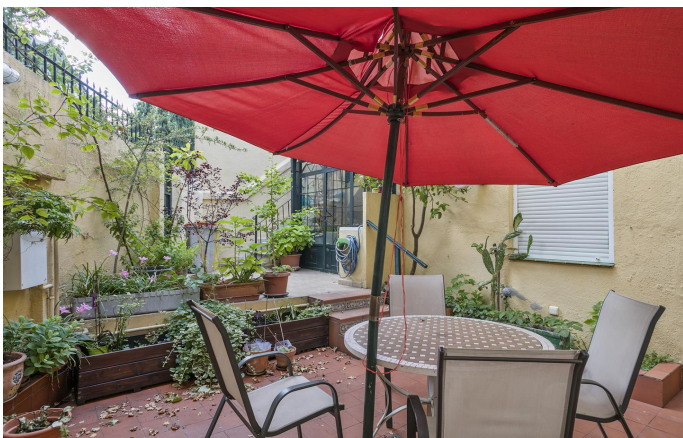
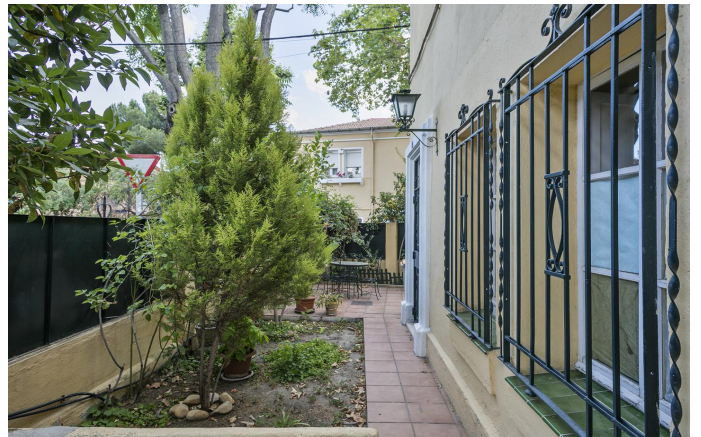
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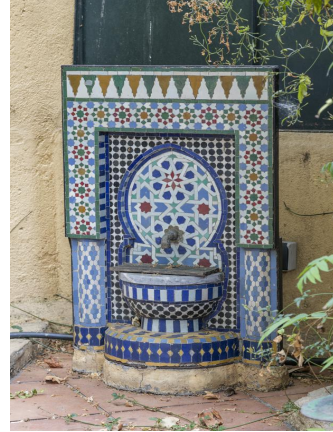
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