



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Exclusive, fully refurbished 19th-century home in the Colonia Modernista, situated in Madrid's Salamanca neighbourhood. Madrid Ref. S67

This unique 19th-century home was fully refurbished in 2003, painstakingly retaining the look and feel of the era.

**4 habitaciones**  
**5 baños**  
**400 m<sup>2</sup> de superficie**  
**124 m<sup>2</sup> de terreno**

This is one of the few remaining houses from Madrid's Modernist era. Arranged over four floors, the property comprises a total built area of 400 m<sup>2</sup> (320 m<sup>2</sup> of which is useable area) and benefits from four bedrooms, four bathrooms and a WC.

The house is listed and retains its original features such as its eye-catching bay window, exposed columns and beams, delightful timber window frames, imposing doors, high ceilings, terraces and picturesque courtyard, complete with an original fountain.

The house follows a quirky and stylish layout, with each space split over different levels, creating charming spaces with their very own unique feel. This includes four living rooms broken up over different levels, each comprising a comfortable 50 m<sup>2</sup>.

The main staircase is crowned with a stunning skylight that floods each landing with natural light. The refurbishment project followed the most exacting of standards, using high-end materials and paying close attention to detail, as demonstrated by the solid hardwood flooring throughout the property.

The property is accessed via a stunning landscaped patio, passing under a portico which retains its original iron beams, before stepping into the entrance hall, which leads to the dining room. This space leads into the main living room, which looks out over a 20 m<sup>2</sup> interior courtyard. Downstairs, we enter a space currently fitted out as a showroom, with an additional living room - a sizeable multi-purpose space with separate entrance, which could easily be converted into a study, a playroom or your very own wine cellar.

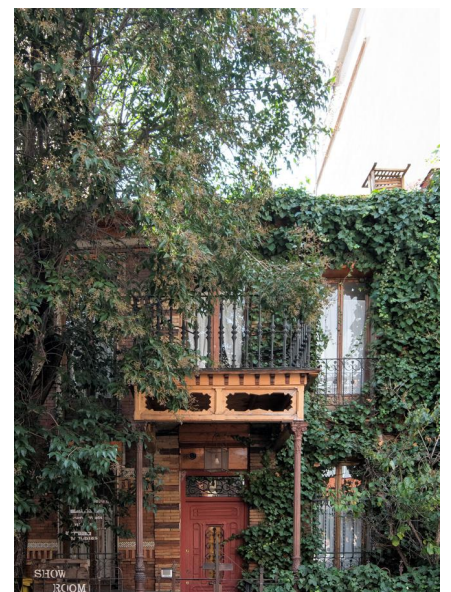
The light-filled and spacious kitchen boasts all mod-cons - including a ceramic hob and plenty of storage space - and is arranged over two levels, with the dining area on the upper level.

The first floor features a lounge, two en-suite bedrooms and two further bedrooms, which share a separate bathroom on this floor. All four bedrooms include fitted wardrobes.

Every room in the house is fitted with radiators - heated via a central gas-fired boiler - and split air conditioning, with a total of 11 units to keep the main rooms cool during the summer months.

The top floor consists of a spacious loft area with a fireplace, flanked by two outdoor terraces, one of which includes a compact yet spectacular swimming pool.

Perfectly located in the Colonia Iturbe, a vestige of Madrid's Modernist era and a veritable oasis of stunning homes in the heart of the Salamanca neighbourhood, which exudes an air of the fabulous French Quarter of New Orleans. A stone's throw away from the iconic Ventas Bullring and its eponymous metro station, the property is one street over from the scenic María Eva Duarte De Perón Park, with easy access to the M-30 ring road via Calle de Alcalá.



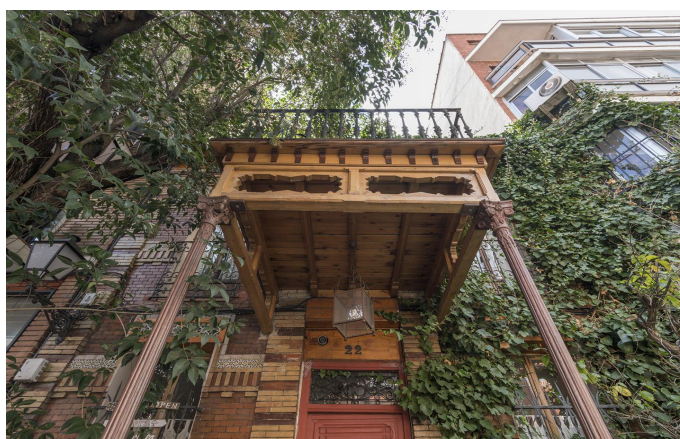
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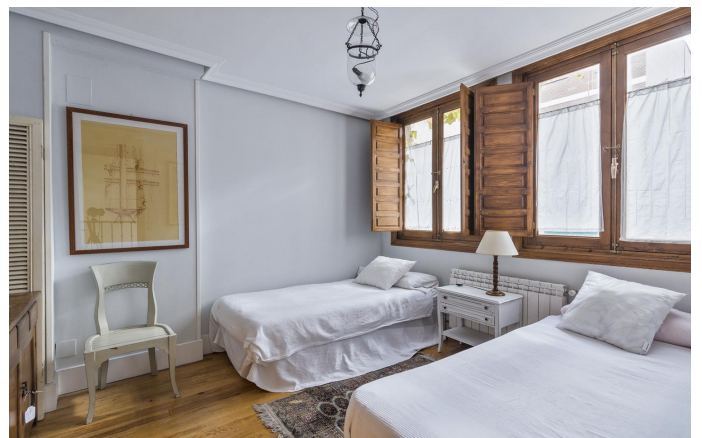
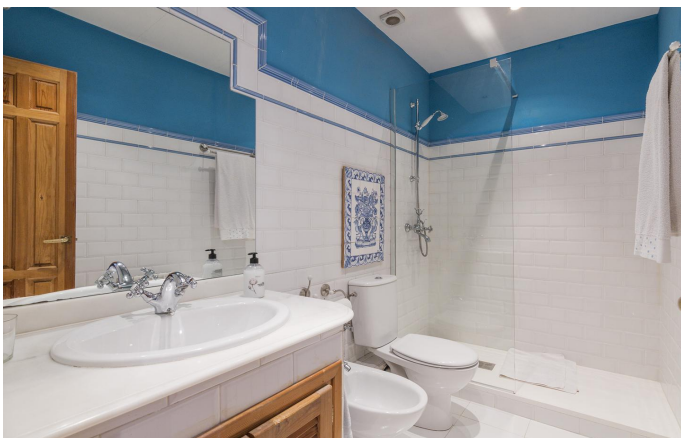
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