



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Genuine NYC-style loft apartment in the heart of Madrid. Madrid

**Ref. S75**

An extraordinary live/work space offering stylish open-plan living with outstanding specifications and an indoor pool.

**2 habitaciones**  
**4 baños**  
**350 m<sup>2</sup> de superficie**

This incredible home is the fruit of an ambitious architectural and engineering project that transformed an old 19th-century yarn warehouse into a bold, light-filled space for contemporary living.

Midway between the Palacio Real and the Templo de Debod, we find an unexpected gem: a Soho-style loft apartment, bringing a little piece of the Big Apple to the heart of Madrid.

For this remarkable renovation, only the finest finishes would do, and the developers have been particularly attentive to energy performance.

Extending to 350 m<sup>2</sup>, the main living space is arranged over three generous open-plan floors, wrapped in floor-to-ceiling windows.

The entrance floor is a bright, fluid space that currently serves as the owner's professional office, complete with its own WC. Immensely versatile, it would be easily adaptable to all kinds of uses.

The first floor is designed for maximum R & R with two luxuriantly proportioned en-suite bedrooms, with the master bedroom having its own terrace and dressing room. This floor also benefits from a stunning outdoor terrace, perfect for long summer nights.

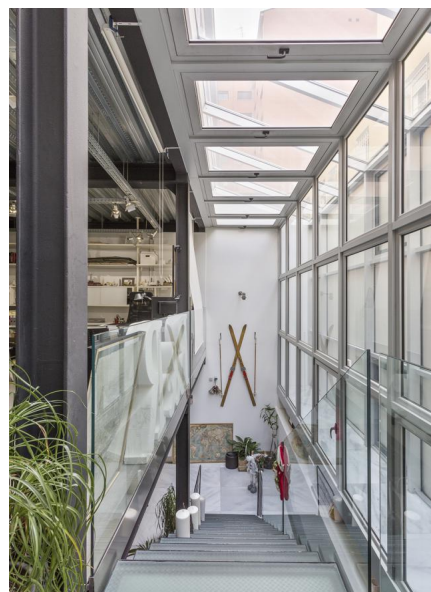
The lower floor is arranged as an airy, open-plan space to make the most of the natural light. It has its own sofa area - the perfect chill-out zone - which complements an extensive reception space with a dining area and billiard table, leading on to the kitchen and guest bathroom. What makes this space so extraordinary is its interior swimming pool, visually integrated into the living space but completely self-contained. The pool area has everything you need for a deluxe dip, including a sauna, shower and state-of-the-art equipment.

The apartment also benefits from a parking space located within the same building.

Smack in Madrid's dynamic centre, the property boasts an unbeatable location in a highly covetable enclave, adjacent to the Parque del Oeste and the Temple of Debod and within easy reach of Los Rosales, Plaza de España, the Palacio Real, Almudena Cathedral, Sabatini Gardens and Campo del Moro.

With the Gran Vía, Madrid de Los Austrias, the Casa de Campo and Madrid Río Park all within a five-minute walk, you won't find a better spot to soak up the energy of the capital.

As an added bonus, the Príncipe Pío station is close at hand, bringing the entire city within easy reach.

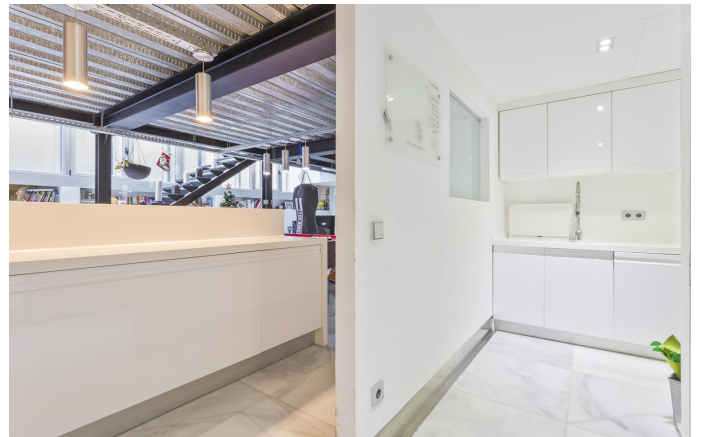
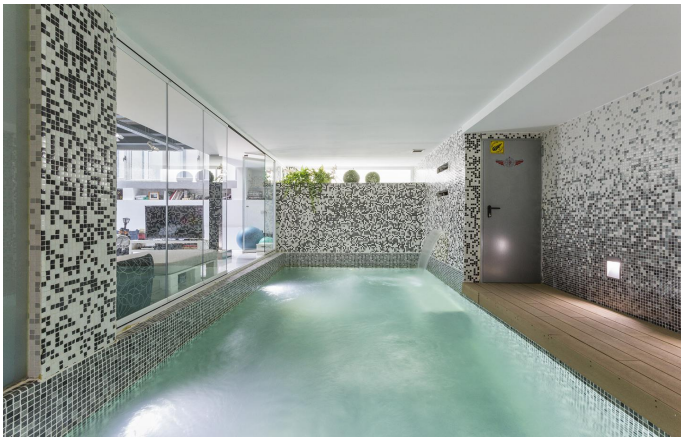


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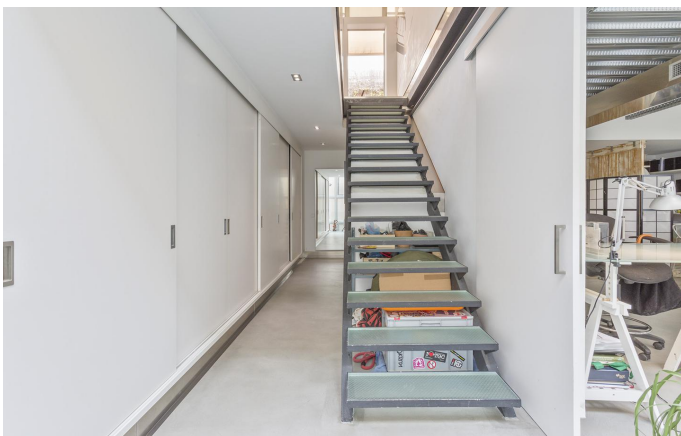
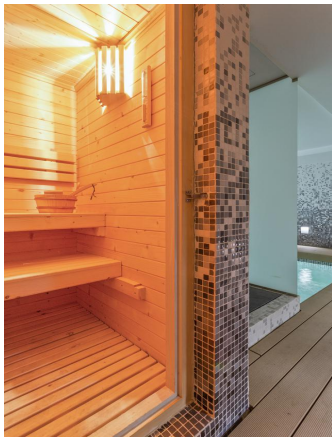
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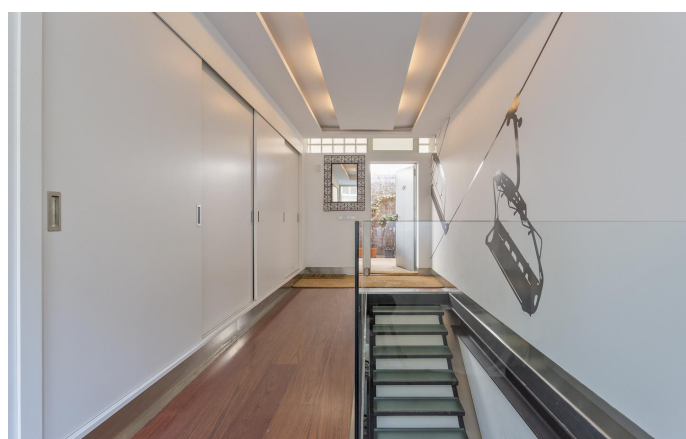
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