



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Newly completed luxury apartment on third floor of elegant 20th- century building. Madrid Ref. S85

Unique development of nine exclusive homes in a fully refurbished building that exudes classic style.

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

Occupying a covetable position in the ultra-exclusive Almagro neighbourhood, nestled among stately nineteenth-century townhouses dating from the capital's first urban development plan, we find this sublime third-floor apartment, part of a newly completed refurbishment of a fine period building with just two apartments to each floor.

Featuring lofty ceilings (over 3 metres) and luxury finishes, this brand-new home offers an exceptional standard of living in this most admired part of Chamberí.

Internal accommodation extends to 186.33 sqm (238.25 sqm including residents' amenities), with ceilings reaching 3.60 m in height, comprising three bedrooms, a dressing room, three full bathrooms and one half bathroom, living room, dining room and extensively equipped kitchen by Moretti with appliances by NEFF.

The property's doors, floors and cornicing capture the elegant ambiance of the past, and the two expansive balconies with windows with traditional hinged shutters, overlook a peaceful street with minimal traffic.

The beautifully appointed interior uses luxurious materials and finishes throughout: natural stone, porcelain flooring in the kitchen and bathrooms, high-quality oak floors and scuff-resistant laminate elsewhere, reinforced security entrance door and finely crafted internal doors with concealed fittings.

A centralised air-conditioning system is provided by means of a heating and cooling pump, while subtle underfloor heating is powered by up to 60% solar energy.

An advanced smart home system with alarms ensures timely detection of flooding, smoke and power/water outages and offers automated control and monitoring of roller blinds. Video digital entry system and concierge service.

The new owner will enjoy access to an exclusive leisure zone located at basement level, including a gym equipped with the very latest in fitness technology and a wellness area with hydrotherapy shower, Finnish sauna, steam room and changing rooms.

As a new-build property, 10% VAT will apply. The apartment is presented for sale with furnishings included. Ancillary space includes a storage unit on the basement level and two optional parking spaces in a nearby building (€40,000 per space).



#### Contacto

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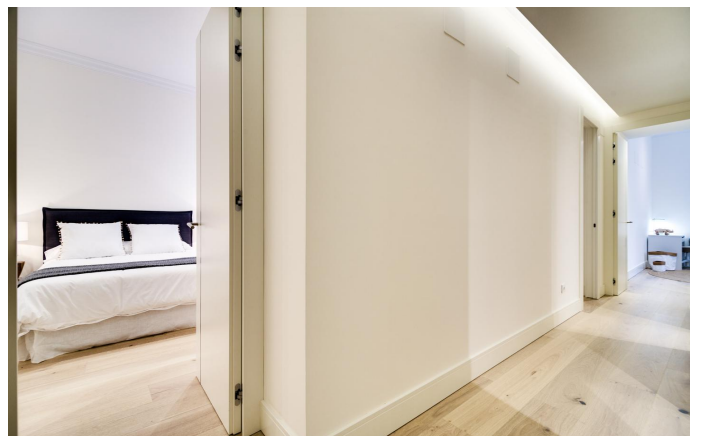
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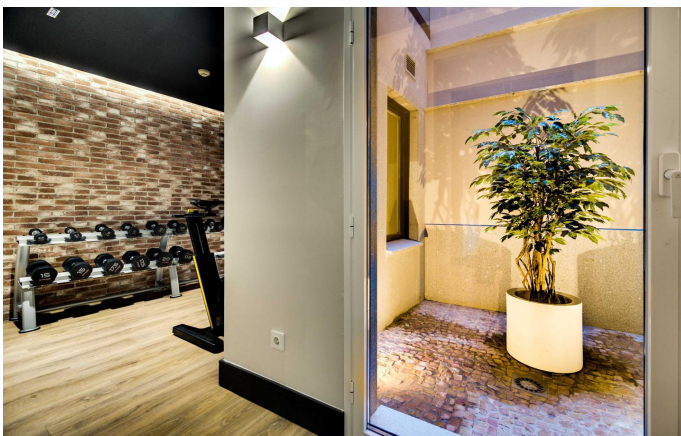
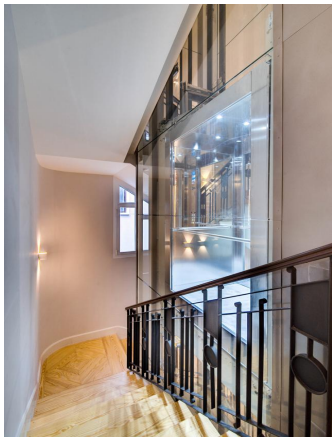
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