



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Grace and grandeur in the heart of the city. Cádiz

Ref. S178

Ocean views and a garden that's simply sublime.

**5 habitaciones**

**6 baños**

**537 m<sup>2</sup> de superficie**

**181 m<sup>2</sup> de terreno**

This stunning property is a masterclass in fusing modern luxury with local architectural traditions, featuring high ceilings, a central atrium and internal courtyard. Its location and layout make it equally appealing as a family residence or boutique hotel.

One of the city's most recognisable homes, it was built for local aristocrats in the nineteenth century and fully remodelled in the 1990s. It stands in a fabulous spot overlooking the sea, just a short stroll from all the attractions of the old town and La Caleta beach.

The accommodation extends to approximately 600 sqm, arranged over four storeys encircling a large central atrium. Crowned with a clerestory, this elegant space revels in natural light from dawn to dusk. Looking up, we notice the fine mahogany balustrade that trims the first- and second-floor galleries.

On the ground floor, the atrium leads on to a large office with a wooden bookcase on the street-facing side and an internal courtyard on the other, where it acts as a sun trap. A smaller room, currently used for wine storage, and a guest bathroom complete this level. Pedestrian access to the garage can also be found here.

Up on the first floor, we are immediately struck by the crystalline quality of natural light. Here we find the property's main living spaces, centring on the bright, well-appointed kitchen and generously proportioned L-shaped living room with fireplace. From here, doors to one side lead us to a cosy family/TV room and the first of five en-suite bedrooms. All rooms on this floor benefit from double-brick walls and enviable views over the Alameda.

On the second floor are four further en-suite bedrooms, all featuring high ceilings, full-length windows to welcome the light and a sense of classical elegance that is the hallmark of this home.

The third floor contains a large, sunlit space currently used as a gym, as well as access to the terrace and sunroom — a blissful spot to contemplate the views over the rooftops to the gently sparkling Bay of Cadiz.

A lift ascends to all floors, should the splendid solid mahogany staircase seem too grand for everyday use. The property is presented in immaculate move-in condition, with all utilities in place, and is fully alarmed.

This is an extraordinary opportunity to acquire a home of real distinction, ready to roll out a regal welcome to its



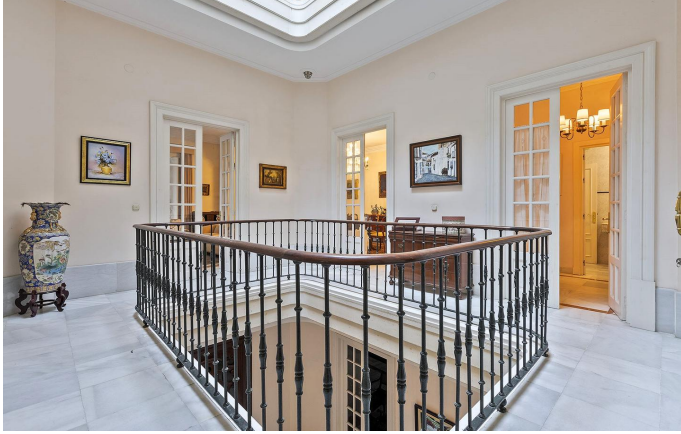
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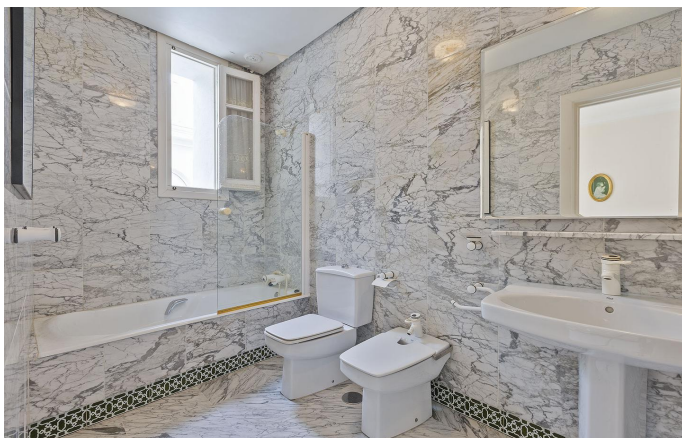
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