



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Brand-new luxury apartment in Salamanca neighbourhood. Madrid Ref. S189

Complete with designer furnishings and standout views.

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

This extraordinary property lies in the heart of the esteemed Salamanca neighbourhood, much admired for the classic elegance of its architecture. Occupying a privileged location just moments from smart shopping streets and prominent thoroughfares (including Calle Serrano, Calle de Velázquez and Paseo de Castellana), it's an ideal base for enjoying the very best of the capital, offering hassle-free driving and excellent public transport. One of Madrid's most elegant and sought-after neighbourhoods, Salamanca is brimming with choices for fine dining (its chic restaurant terraces are iconic), luxury shopping and everyday essentials like pharmacies, schools and supermarkets. It's also appealingly walkable: a few

This spectacular 300-sqm apartment occupies the fifth floor of a handsome 1950s building, combining a very central location with fine garden views.

The accommodation extends to 271 sqm and is laid out in two wings, each with a different orientation, ensuring plentiful natural light at all times of day and regulating thermal exposure.

Entering via the north wing, we step into a magnificent, free-flowing living space featuring distinct areas of varying character, illuminated by five double windows framing unimpaired views of the charming gardens nearby.

The kitchen is currently open to the sitting area, but could easily be enclosed without disrupting the visual harmony of the space. Exceptionally airy, it's beautifully equipped with appliances by Miele; a sprawling central island beckons as the perfect family gathering point.

A convenient guest bathroom is located close at hand.

The apartment offers four bedrooms (three en-suite), all with built-in wardrobes. The two bedrooms in the north wing enjoy street-facing views; the others, located in the south wing, overlook a quiet, sun-drenched inner courtyard.

Centrally heated by radiators throughout, the property is fitted with ducted air conditioning for optimum year-round comfort. It also benefits from the convenience of a utility room with washer-drier and a self-contained storage room.

Externally, the building presents an understated façade of fine brickwork and an imposing entrance. An on-site concierge is available to attend to residents' needs.

This is an exceptional opportunity to acquire an apartment in an enviable location, recently refurbished to a rare standard of quality and specification. Ideal for those seeking an exclusive urban lifestyle in a peaceful, walkable setting

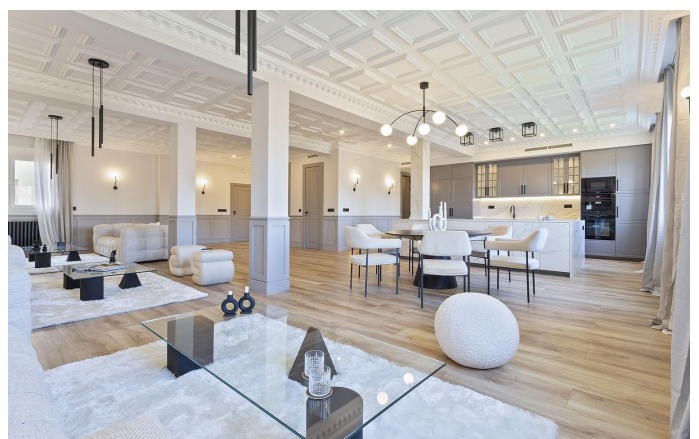


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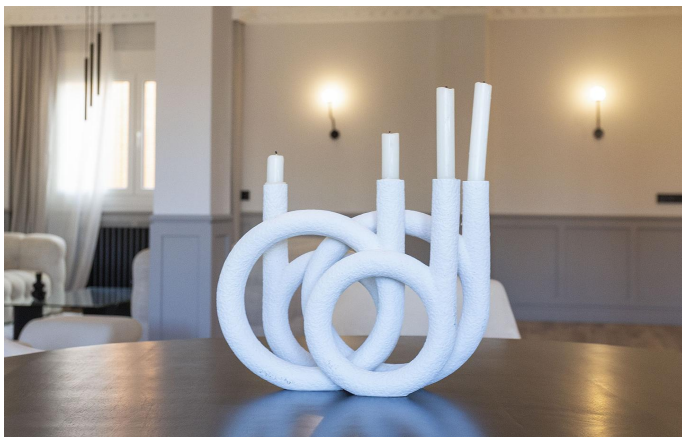
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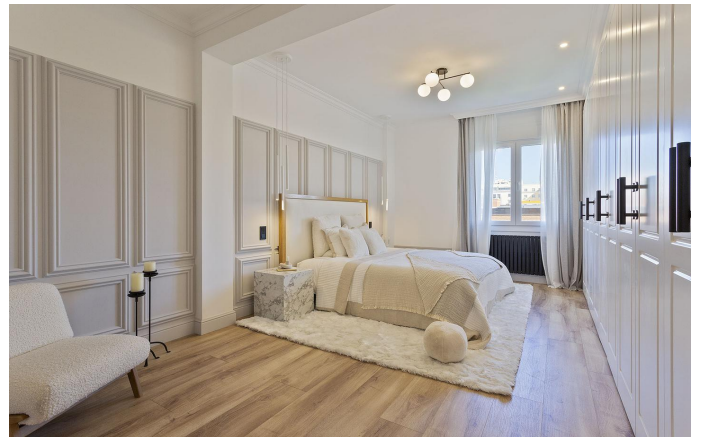


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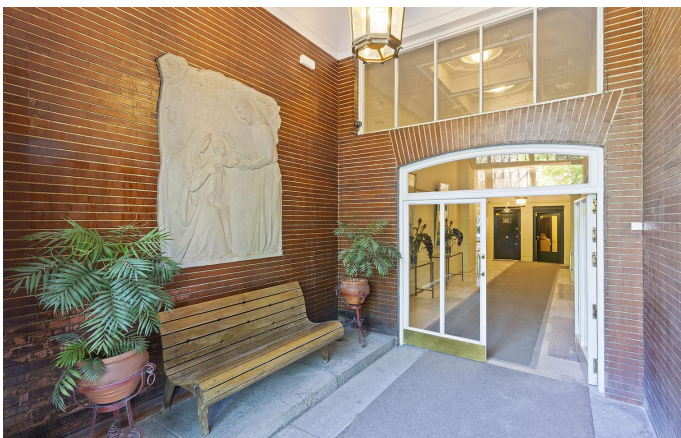
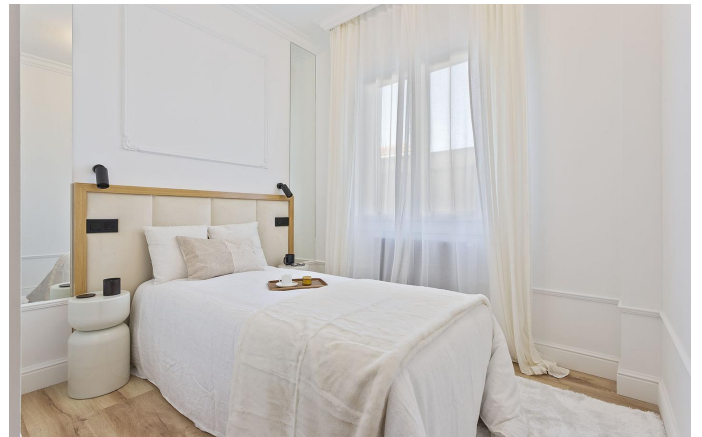
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