



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



**Newly completed ground-floor
apartment with internal courtyard
in the heart of Chamberí, Madrid
Ref. S87**

Unique development of nine exclusive homes in a fully refurbished building that preserves the elegance of nineteenth-century Madrid.

Precio €1.840.000

2 habitaciones

3 baños

314 m² construidos

Occupying a coveted position in the ultra-exclusive Almagro neighbourhood, nestled among stately nineteenth-century townhouses dating from Madrid's first urban development plan, we find this exceptional ground/lower-ground apartment, part of a newly completed refurbishment of a fine period property with just two apartments to each floor.

Featuring lofty ceilings (over 3 metres) and luxury finishes, this brand-new apartment offers exceptional accommodation in this most admired part of Chamberí. Ideal for urban living or as a professional office.

Internal accommodation extends to 245,66 sqm (314,11 sqm including shared amenities), with ceilings reaching 3,45 m in height. The upper level comprises two bedrooms, a dressing room, two full bathrooms and one half bathroom, living room and a fully equipped kitchen. Downstairs is a spacious, open-plan area perfect for office use, with direct access to a charming internal courtyard.

The property's doors, floors and cornicing capture the elegant ambiance of the past, while expansive windows with traditional hinged shutters, overlooking a peaceful street with minimal traffic, flood the entire space with natural light.

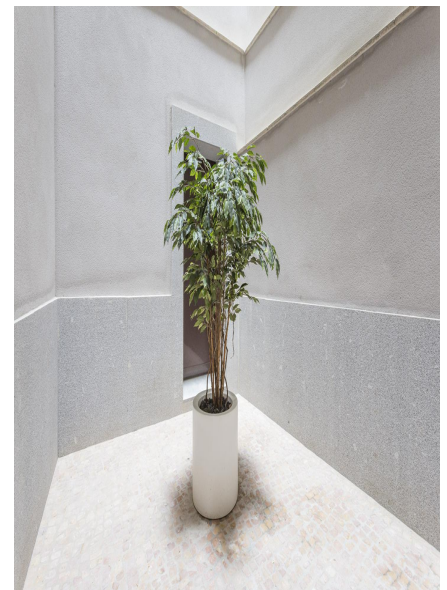
The beautifully appointed interior uses luxurious materials and finishes throughout: natural stone, porcelain flooring in the kitchen and bathrooms, high-quality oak floors and scuff-resistant laminate elsewhere, reinforced security entrance door and finely crafted internal doors with concealed fittings.

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. Included in the asking price is a storage unit located on the basement level, in addition to the option of two parking spaces in a nearby building (€40,000 per space).



Contacto

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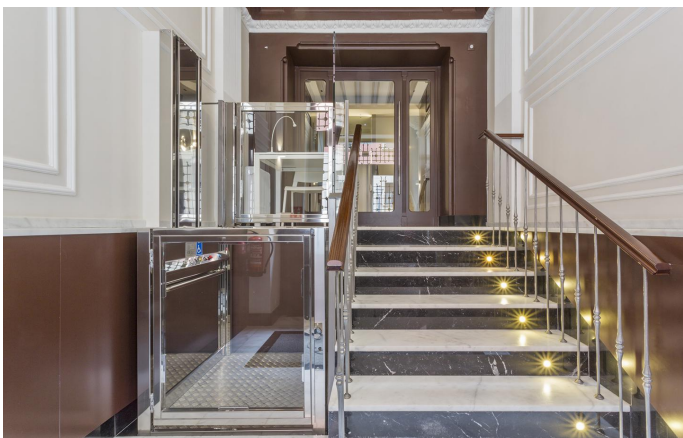
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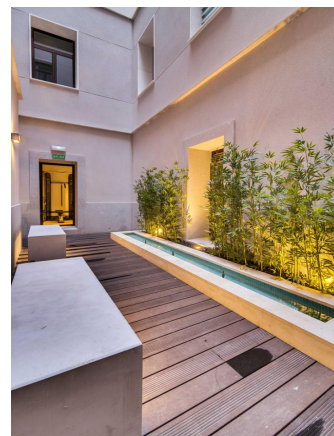
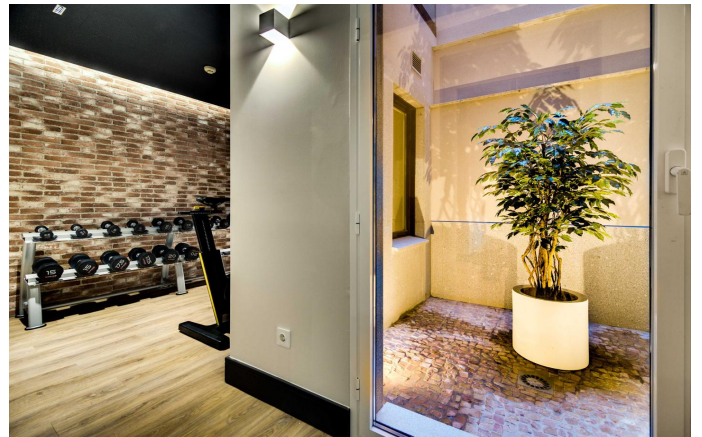
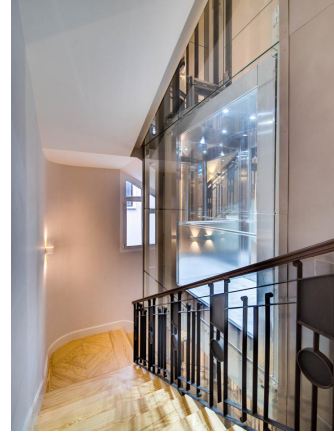


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