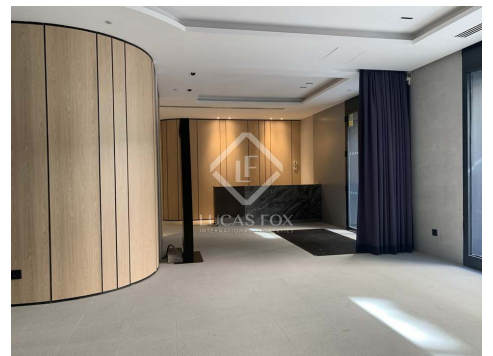


**Prices available on request New development - Sold out**  
**GP4**

New build properties for sale on Calle García de Paredes in Chamberí, Madrid.

**Granted**

Building licence



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### OVERVIEW

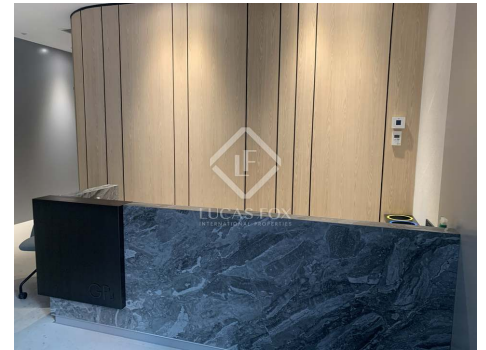
## Promotion of new build apartments with exclusive communal areas in Madrid's Trafalgar neighbourhood.

This exclusive project offers 17 contemporary new build homes in a renovated classic building. The combination of classic and modern makes this a unique and innovative project in Madrid, especially in Chamberí, a neighbourhood known for its traditional character. The project is divided into 6 floors of 1-3-bedroom apartments and common areas such as a rooftop community terrace with beautiful city views, solarium and pool, gym, reception, parking for vehicles and bicycles and storage rooms. The building has been awarded the BREEAM® sustainable construction certification, an international benchmark in sustainability, given that residents will save between 50% and 70% on their energy bill and up to 40% on water consumption compared with traditional properties.

Apartments with 1 to 3 bedrooms and 2 fantastic penthouses with private terraces are available. All residences are designed with maximum space optimization and adapted to modern life, with light and comfort as central considerations. Each property will be equipped with home automation technology, underfloor heating / cooling and high-end appliances.

### Highlights

- 1 to 3-bedroom homes
- Community pool and rooftop solarium
- Fully equipped gym
- Parking for vehicles (also electric charging) and bicycles
- Storage rooms



[lucasfox.com/go/gp4](https://lucasfox.com/go/gp4)

This development only has a few remaining unsold units.

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#### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	Sold	Floor 1	2 Bedrooms 2 Bathrooms	152m <sup>2</sup> , Terrace 17m <sup>2</sup>	
Apartment	Sold	Floor 2	1 Bedrooms 1 Bathrooms	70m <sup>2</sup>	
Apartment	Sold	Floor 2	2 Bedrooms 2 Bathrooms	128m <sup>2</sup>	
Apartment	Sold	Floor 2	2 Bedrooms 2 Bathrooms	133m <sup>2</sup>	
Apartment	Sold	Floor 2	2 Bedrooms 2 Bathrooms	133m <sup>2</sup>	
Apartment	Sold	Floor 3	2 Bedrooms 2 Bathrooms	127m <sup>2</sup>	
Apartment	Sold	Floor 3	2 Bedrooms 2 Bathrooms	132m <sup>2</sup>	
Apartment	Sold	Floor 4	1 Bedrooms 1 Bathrooms	65m <sup>2</sup>	3.69%
Apartment	Sold	Floor 4	2 Bedrooms 2 Bathrooms	123m <sup>2</sup>	
Apartment	Sold	Floor 5	2 Bedrooms 2 Bathrooms	133m <sup>2</sup>	
Apartment	Sold	Floor 6	1 Bedrooms 1 Bathrooms	130m <sup>2</sup> , Terrace 30m <sup>2</sup>	
Apartment	Sold	Floor 6	2 Bedrooms 1 Bathrooms	171m <sup>2</sup> , Terrace 46m <sup>2</sup>	

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