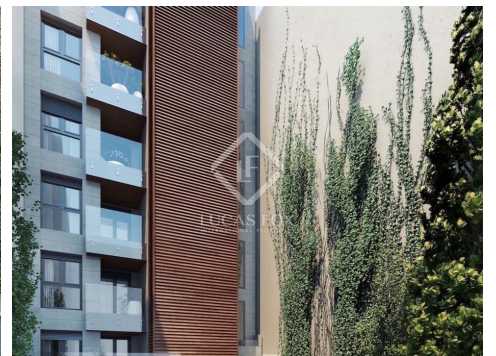


## Prices from €1,930,000 New development Jorge Juan Apartments

Unique apartments in an exclusive new development in heart of Madrid's Salamanca district.

|                |                 |                  |                         |
|----------------|-----------------|------------------|-------------------------|
| <b>Q4 2020</b> | <b>4</b>        | <b>2 &amp; 3</b> | <b>185m<sup>2</sup></b> |
| Completion     | Units available | Bedrooms         | Sizes from              |



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### OVERVIEW

[lucasfox.com/go/jorge-juan-53](https://lucasfox.com/go/jorge-juan-53)

## Beautiful contemporary style 2 & 3 bedroom homes in a fabulous new build development in Recoletos.

An exceptional residential concept where architecture and nature come together. This new development is situated on the sought-after Calle Jorge Juan, in the heart of Madrid's Salamanca district. The project comprises six apartments (one per floor) of two bedrooms and a triplex penthouse, all exterior and with views across the 640 m<sup>2</sup> private garden to the rear of the building designed by a prestigious landscape gardener: a peaceful oasis hidden away from the bustle of city life and perfect for enjoying Madrid's excellent climate.

The building will have first class communal areas such as a spacious lobby equipped with 24-hour security, CCTV, storage rooms and parking with provisions to install electric car charging power stations and bike storage. Properties include parking spaces and storage rooms per apartment.

The apartments will span from 184.9 m<sup>2</sup> for the single-floor homes, and 423.9m<sup>2</sup> the triplex penthouse (including terraces and communal zones). The building's design enhances the entrance of natural light since the original structure avoids the need for any pillars across the whole floor.

From the entrance hall, exceptional quality is evident with every step taken- from the choice of flooring, bathrooms and kitchen appliances to the personalised home automation system to help maintain optimal conditions for comfort and energy saving.

### Highlights

- Very bright apartments
- Large bedrooms with dressing areas and en-suite bathrooms
- Private 640 m<sup>2</sup> Mediterranean style garden
- High specification materials and appliances
- 5 minutes from the Retiro Park and the Golden Mile
- Personalised home automation for comfort and energy efficiency
- Penthouses with spectacular city views

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### UNITS IN THIS DEVELOPMENT

| Type      | Status           | Floor   | Distribution           | Size   | Rental yield |
|-----------|------------------|---------|------------------------|--|--------------|
| Apartment | €1,930,000       | Floor 3 | 2 Bedrooms 2 Bathrooms | 185m <sup>2</sup> , Terrace 4m <sup>2</sup>  |              |
| Penthouse | Price on request | Floor 6 | 3 Bedrooms 4 Bathrooms | 423m <sup>2</sup> , Terrace 93m <sup>2</sup> |              |

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