

€1,090,000 Apartment - For sale

## Exceptional apartment for sale in a stately turn-of-the-century building in the Justicia area of Madrid

Spain » Madrid » Madrid City » Justicia » 28004

**2** Bedrooms    **2** Bathrooms    **112m<sup>2</sup>** Built size



Contact us today for more information or to arrange a viewing

+34 912 900 182 • madrid@lucasfox.com • lucasfox.com • Calle Bárbara de Braganza 8, Madrid, Spain

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### OVERVIEW

### Bright property with sloping ceilings and restored exposed beams, with a very well planned layout and access through a very colourful entrance hall.

The great advantage of this property is that it is offered almost brand new. The prestigious architecture and decoration studio, Nacho de la Vega, was in charge of the work, which ended in 2020. Exclusive materials have been used, specially selected for this great project.

The property has many elements to highlight. The stone floors are cool and elegant, inlaid with filigree marble. In the bedrooms, the warmth of the carpets makes the environment very comfortable. The Santos kitchen is a guarantee of quality, with Liebherr and Miele appliances. It is fully equipped with a fridge, freezer, oven / microwave, wine cellar, dishwasher, washer / dryer and natural gas boiler. The Velux roof windows have maximum insulation and security. All of them are electric and solar and have both blinds and blinds. The rest of the windows have glass for maximum insulation, security and motorized blinds.

The property is equipped with custom-made marble sinks, as well as high-end showers and taps. The design of the lights has been made to create a special atmosphere in the different rooms, with both direct and indirect adjustable lighting. The style of the wallpapers that decorates and distinguishes certain walls are by Christian Lacroix, Pierre Frey and Cole and Son. The radiators are hidden in niches to conceal them. The woodwork has been custom made by expert cabinetmakers. The property has large wardrobes in the bedrooms and plenty of storage space in the rest of the home. The large doors are made of solid wood and go from floor to ceiling. In the main bathroom there is a very practical loft, with abundant storage space. The entire property is equipped with ducted air conditioning, adjustable in each of the rooms. There is mains gas heating and the property has a state-of-the-art home automation system to control the air conditioning and heating.

There is the possibility of renting a large parking space for car and motorcycle 20 metres from the building.



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Lift, Marble flooring, Mosaic tile flooring, Natural light, Underfloor heating, Air conditioning, Alarm, Domotic system, Double glazing, Equipped Kitchen, Exterior, Near international schools, Pet-friendly, Renovated, Security, Service lift, Storage room, Transport nearby, Utility room, Walk-in wardrobe

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