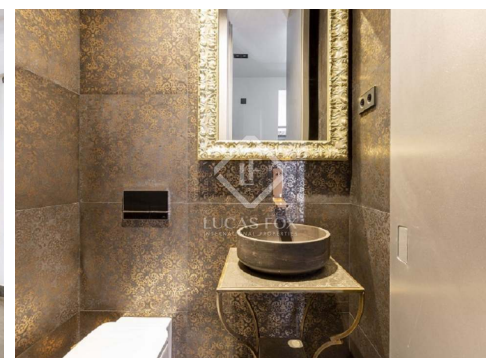
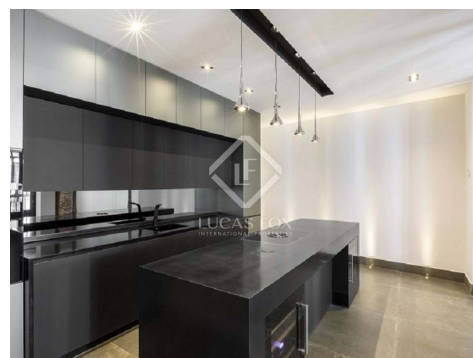
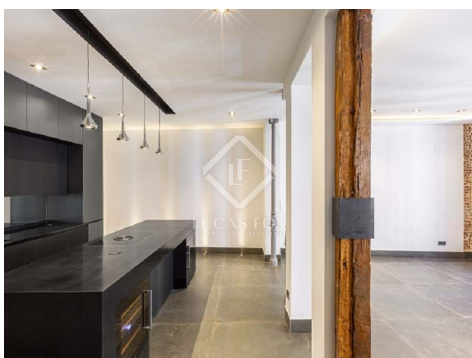
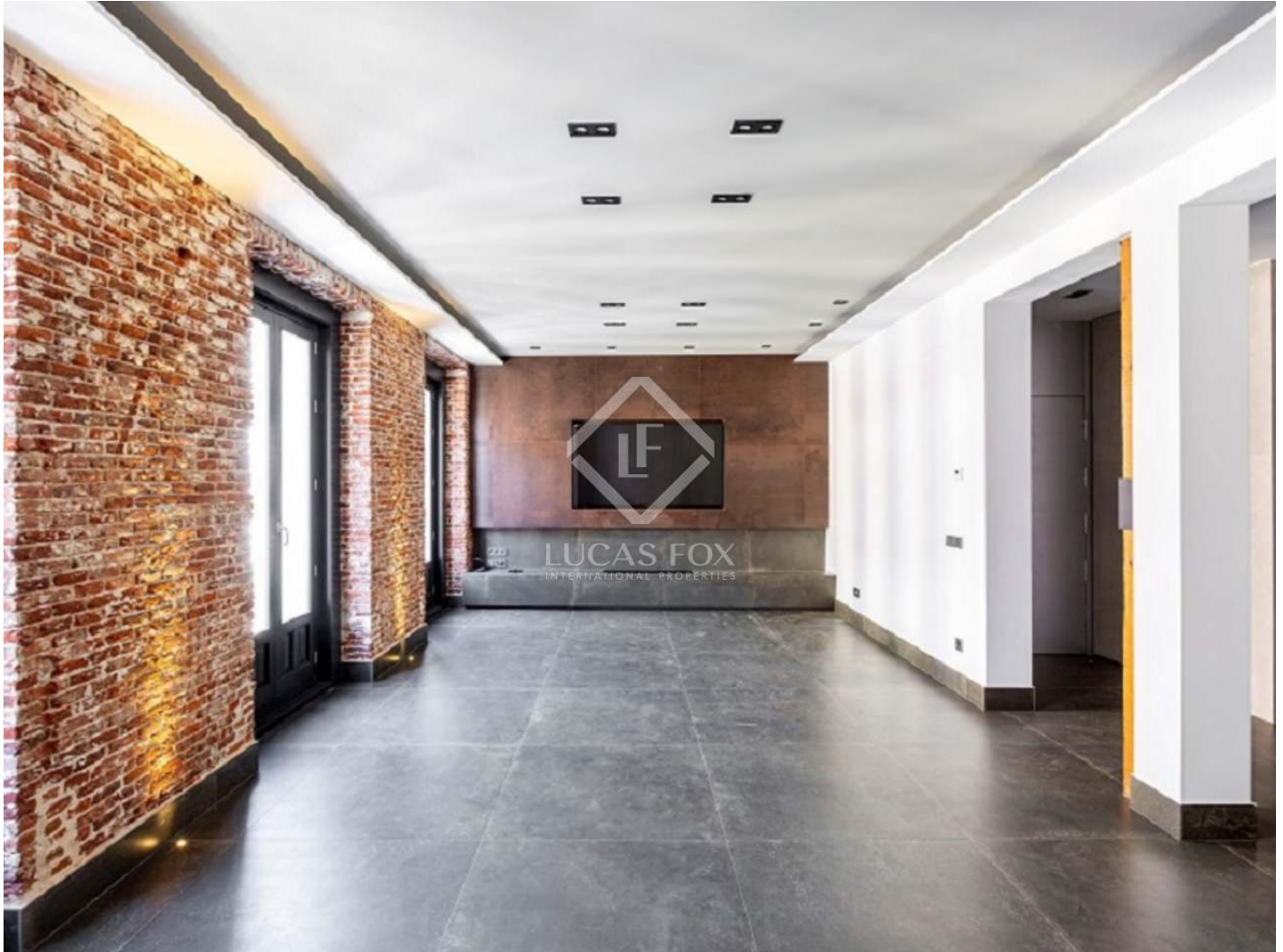


€2,100,000 Apartment - For sale

## Excellent 3-bedroom apartment for sale in Justicia, Madrid

Spain » Madrid » Madrid City » Justicia » 28004

**3** Bedrooms      **4** Bathrooms      **255m<sup>2</sup>** Built size



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### OVERVIEW

**Lucas Fox International Properties offers this exceptional apartment for sale in a stately building on one of the best streets in the elegant Centro area in the Barrio de Justicia in Madrid.**

The entrance to the building is impressive and exudes modernity and luxury with an avant-garde New York style. The entrance door to the apartment is secure, with a peephole, and opens to reveal very high ceilings and large floor-to-ceiling lacquered doors with hidden handles.

The flooring of the entire home has been made with Porcelanosa Premium large tiles, with Daikin aerothermal underfloor heating and cooling system, and Smatrix temperature control by Uponor divided into zones. The lighting is of top quality with direct and indirect LED design, controlled by home automation and the partitions have a double layer with acoustic and thermal insulation.

In the 36 m<sup>2</sup> living room - dining room area the exposed brick walls, the original viewpoints and balconies have been restored with cast iron filigree, safety glass, wooden structure on the façade and windows of Cortizo PVC oven-lacquered with Climalit glass and thermal bridge break. For this industrial effect to have a cosy touch, a steam fireplace has been installed in the living room. In short, a complete renovation has been carried out and at the same time the original personality of the property has been restored, exposing the cast iron pillars and restoring and reinforcing the original structure of exposed wood, which contrasts with the avant-garde design of the rest of materials used in the restoration, creating a “boho-chic” style.

As in any modern home, the kitchen is sufficiently integrated into the entrance and living room but without losing its place, designed in the exclusive design studio in Escenium, with Neff, Pando and Gagennau appliances, with an island in the centre by Korian in jet colour, an extraction system incorporated in the Bora induction hob and 2 wine fridges.

This home is full of originality and has a very artistic feel and in the corridor that connects the main area with the bedrooms we find a sample of urban art in the form of graffiti by an internationally recognised artist, and a relaxing soothing image will be projected on to the window in the main bedroom that can be seen from the bed.



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Lift, High ceilings, Marble flooring,  
Natural light, Wooden flooring,  
Underfloor heating, Air conditioning, Alarm,  
Balcony, Built-in wardrobes,  
Domotic system, Equipped Kitchen,  
Exterior, Fireplace, Heating, Storage room,  
Transport nearby

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It has three large bedrooms, all with ensuite bathrooms complete with showers with the new SCHLÜTER-SYSTEMS, carefully designed with Porcelanosa Premium large tiles, Silestone countertops, natural stone and sanitary basins and NK taps by Porcelanosa, with built-in wardrobes fitted with drawers and storage space, in the master bedroom you will find a wonderful dressing room with glass doors and interior lighting.

The property has a home automation control system through the Tybox 5100 Tablet or Smartphone and the Tydon 1.0 internet gateway. and micromodules for electrical installation, air conditioning, lighting, halogens and blinds, controlled through a 23 GB Apple iPad 9.7", grey coloured Wifi mounted on its corresponding support. In all the rooms there are telecommunications, telephone outlets and RJ45 Network installation.

Please contact us for further information regarding this wonderful property.

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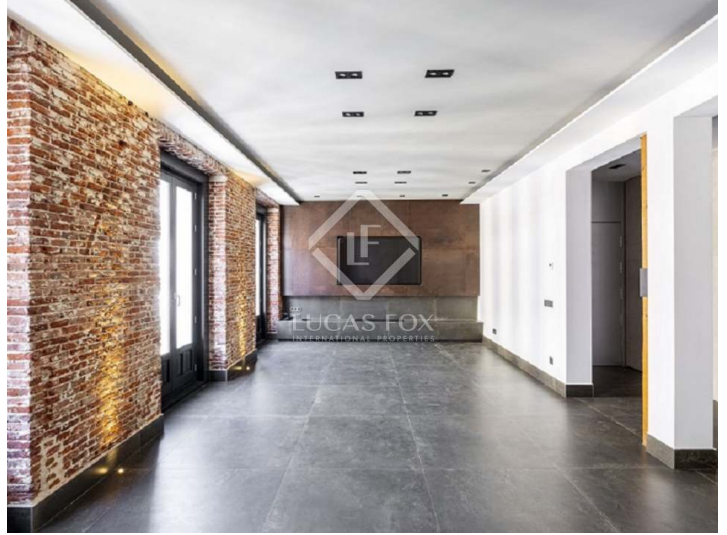
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