

€1,265,000 Apartment - Sold

Elegant renovated apartment for sale on Calle Barquillo, in the Centro area in Justicia, with a living room with a fireplace, a dining room, 2 bedrooms, 2 bathrooms and a kitchen with natural light, in a renovated building

Spain » Madrid » Madrid City » Justicia » 28004

2 **2** **176m²**
Bedrooms Bathrooms Floorplan



Contact us today for more information or to arrange a viewing

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2 Bedrooms 2 Bathrooms 176m² Floorplan

OVERVIEW

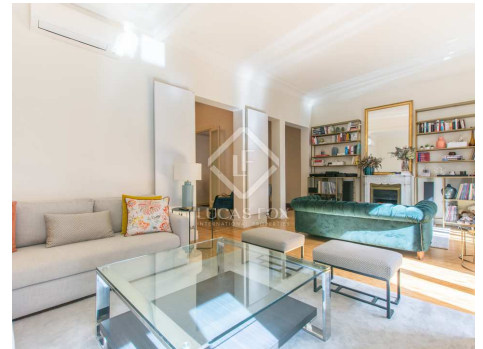
Lucas Fox International Properties presents this exceptional apartment for sale in a stately building from 1860, on the elegant Calle Barquillo, in the Centro area in the Barrio de Justicia of Madrid.

The property was renovated in 2015, respecting of the original aesthetics of the home, with very high ceilings of 3.20 m. with simple classic mouldings, restored doors in the dining room and the kitchen with windows. The pine floorboards have been preserved throughout and there is heating with an individual boiler with Google Play "Nest" remote control and air conditioning in all the rooms. The windows are of high quality with climalit glass and thermal bridge break, and those of the balconies have thermal and acoustic insulation of 60 db, as well as fiber optic installation and LED lighting.

The entrance hall is very spacious with an eclectic style, full of details that combine a classic, elegant and modern feel. This large hall leads us to the living room, to the dining room, the kitchen and a hallway leading to the bedrooms.

The very bright and cheerful living room of approximately 30 m² has two spaces, one for the television and the other for reading, and another in front of the original restored 19th century French fireplace, which gives the home a comfortable atmosphere. It has three balconies that provide extraordinary light, one of them is a beautiful bay area. Next to this is the dining room with a table for up to 8 people. The spacious kitchen of approximately 20 m² is square and exterior facing with a dining table for up to 8 people also. It is fully equipped with large storage capacity, with a whole wall of cupboards, and also has heating and air conditioning in it. The two bedrooms are large and spacious, especially the main one of approximately 30 m² which has a dressing room and a complete ensuite bathroom, and completely exterior facing and with cross ventilation. To complete all these comforts the property has a storage area, a mini storage room, which helps to keep order.

A home that is completely unique, has everything that someone could want in Justicia, with large, elegant spaces, high ceilings, on one of the favourite fashionable streets, and with the perfect balance between tranquility and a lively atmosphere.



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Lift, Wooden flooring, Natural light, High ceilings, Walk-in wardrobe, Utility room, Near international schools, Library, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Alarm, Air conditioning

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