# Apartment for sale in Argüelles - Madrid

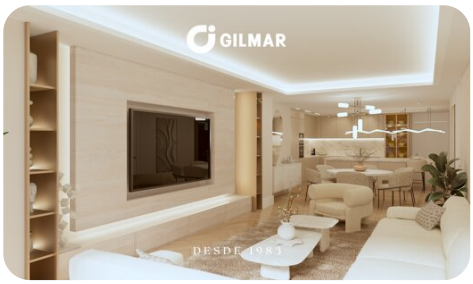
Argüelles, Madrid

Reference: 229556










## 1,890,000 €

12,304 €/m²

| 154 m² | 2 (1+1) | 2 (2+0) | No | Yes |
|---|---|---|---|---|

## Description

Seize the opportunity to be the first to live in a spectacular, exterior-facing 154 m² residence, located in an exclusive residential development just 20 meters from the iconic Plaza de España. Currently under construction, this property combines an unbeatable location with the highest quality standards on the market. Layout and Natural Light

• Space: A 154 m² design featuring 2 spacious bedrooms and 2 full bathrooms, crafted to provide ample, highly comfortable living areas. • Exterior and Orientation: An entirely exterior-facing home with a west-facing orientation, ensuring an extraordinary influx of natural light throughout the afternoon. • Large Terrace: Enjoy a magnificent 10.46 m² private terrace—a privileged outdoor space in the very heart of Madrid.

Quality and Energy Efficiency

• Luxury Finishes: High-end design and materials, executed in collaboration with Porcelanosa, with meticulous attention to every detail to ensure maximum comfort and elegance. • Sustainable Climate Control: A geothermal underfloor heating system, complemented by air conditioning, ensures superior energy efficiency and optimal thermal comfort year-round. The Building • Renovation of Common Areas: The developer is carrying out a complete renovation of the building's common areas, running concurrently with the construction

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of the residences. • Amenities: The building includes an elevator and a full-time concierge service.

Status: Under construction (brand-new property).