



**KENSINGTON**<sup>®</sup>  
Finest Properties International



## general:

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<b>object number external:</b>	KEMC1140	<b>as from:</b>	07.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>place:</b>	28010 Madrid
<b>Number of bedrooms:</b>	5,0	<b>Number of bathrooms:</b>	5,0
<b>number of parking spaces:</b>	4,0	<b>Condition:</b>	modernized

## prices:

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<b>Error: could not translate key</b>	0,00 €	<b>purchase price:</b>	12.500.000,00 €
<b>house money_label.immobilie_preise_stp</b>	0,00 €		
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## energy certificate:

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<b>beaconing:</b>	gas
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## contact person:

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<b>company:</b>	KENSINGTON Chamartin	<b>name:</b>	Ignacio Suaréz
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<b>www:</b>	www.kensington-madrid.com		

## Infrastructure:

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## Description:

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Kensington real estate in Madrid presents one of the most exclusive properties for sale in Madrid. In the neighborhood of Justicia, in one of its most representative streets, we find this duplex penthouse of 707m<sup>2</sup> renovated and decorated with excellent materials and exquisite taste.

Spacious entrance hall differentiating the 2 parts of the house. On the left hand side courtesy toilet, large living room with 3 balconies overlooking the street with spectacular views of the Justice area. Living room with integrated cinema in the ceiling, large windows, elegant moldings and double door access. Ceilings of 3 meters. In this part of the house

master bedroom with bioethanol fireplace, front closets, 2 separate dressing rooms of hardwood and bathroom with tub and shower. In this same wing of the house there are two other double bedrooms, which share a full bathroom. Access from this side of the house to one of the upper floors by stairs to another space currently used as a gym with bathroom and sauna, attic type which is another bedroom space. On this same upper floor there is another room prepared as a dressing room, and a storage space of more than 50m<sup>2</sup>. Continuing on the main first floor on the right hand side of the entrance hall we find a living room with bioethanol fireplace and integrated TV, an office, a dining room for 12-16 people, a double bedroom with bathroom en suite, a terrace with seating area with Lumon system, with wine cellars and bioethanol fireplace through which you access the terrace with a leafy vine, a fountain and an outdoor shower, which overlooks a wonderful protected common courtyard with Andalusian fountain. On this floor we find the spacious kitchen with all integrated Gaggenau appliances (refrigerators, freezers, coffee maker, ovens, induction hob) with an island in the center and office area. Upstairs in this area of the house we find a large suite of 35m<sup>2</sup> with full bathroom and great natural light. It stands out throughout the house the light that has to be the top floor of the building, with velux and high windows around the perimeter, and skylights distributed on the ground floor. The elegance of the materials of reform that has the house, white and oak hardwoods, solid wood flooring with underfloor heating, individualized air conditioning in each room cold / heat ducts, armored access doors to the house with digital security reinforcement system, CCTV with premium alarm system, moldings throughout the house, high precision insulating windows, LED system in almost every room, many closets, make this house a jewel in the district. For sale with 4 parking spaces with direct elevator access. Concierge and garajista in the property.

## images

GN 02



GN 03





GN 04



GN 06



GN 08



GN 039



GN 05



GN 036





GN 09



GN 010



GN 014



GN 031



GN 030



GN 034



GN 016



GN 019



GN 017



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GN 018



GN 013





GN 011



GN 015



GN 012



GN 020



GN 023



GN 021





GN 022



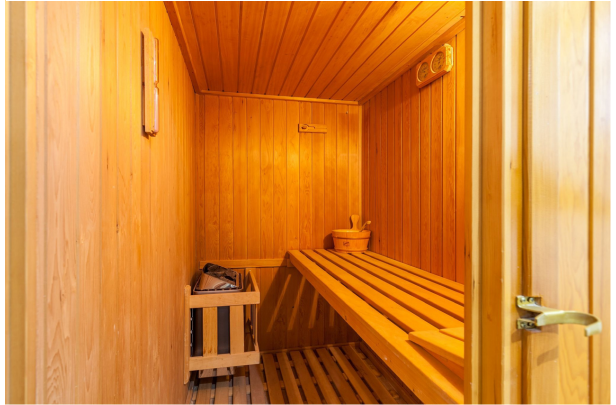
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GN 026

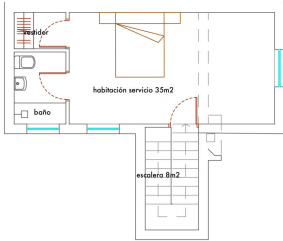


GN 027





## PLANTA ALTA



SUPERFICIE CONSTRUIDA	
Planta Bajo vivienda	540 m <sup>2</sup>
Planta Alto vivienda	137 m <sup>2</sup>
<b>TOTAL vivienda</b>	<b>707,70 m<sup>2</sup></b>

SUPERFICIE UTIL	
Planta Bajo vivienda	467,56m <sup>2</sup>
Planta Alto vivienda	143,52 m <sup>2</sup>
<b>TOTAL vivienda</b>	<b>611,08 m<sup>2</sup></b>

