



The jewel of Chamberí
Rios Rosas • Madrid



ENGEL & VÖLKERS

Redefining «Luxury»

Engel&Völkers has the pleasure of inviting you to discover an exceptional, new residential development situated in the heart of Madrid's financial district, redefining the luxury of living in Madrid.

The building is located at the intersection of Paseo de la Castellana and Ríos Rosas, one of the gateways to the historic quarter of Chamberí, and only 50 metres from Paseo de la Castellana. This peaceful and distinguished residential area is replete with culture and life, and just a few minutes from the city centre.

Art, culture, prestigious schools, a generous gastronomic offer, fashion boutiques and a whole host of services are all within walking distance of the project. Chamberí enjoys easy connections to the rest of Madrid thanks to its fast access to the M-30 and the numerous Metro, bus, train and BiciMAD stations in the vicinity.



The jewel of Chamberí
Ríos Rosas • Madrid


ENGEL & VÖLKERS

New development properties in the heart of Madrid

This development accommodates 41 modern apartments, each tailor-made to the requirements and lifestyle of its occupiers. The three underground parking levels and storage areas exclusively for residents together with the impressive common areas make it your ideal home.

The luxury of living in Madrid from a new point of view. Warm spaces full of natural light. Open-plan living rooms designed for maximum comfort and well-being. Attractive kitchens with a dining annex for shared mealtimes. All kitchens are outward-facing and equipped with induction cooking plates, oven, microwave, refrigerator, wine cooling unit, dishwasher, extraction hood and built-in central vacuum cleaning system in every room.

Spacious and bright, independent dining areas, in which to relax and enjoy privileged views of Madrid. Interior spaces that are adaptable to the current and future needs of each resident.



The jewel of Chamberí
Rios Rosas • Madrid

Redefining «Luxury»

Bedrooms designed to provide a peaceful environment to ensure a good night's sleep. Every dwelling has a laundry room and also one or two bathrooms, dependent on typologies, with high-quality finishes and designed with the daily comfort of residents in mind.

Spacious and warm spaces full of natural light, high quality finishes, pleasant views, parking for electric cars, high-quality efficient LED lights, home automation, pre-installed alarm systems... such is the high standard that each and every apartment in this development enjoys, in keeping with efficient and innovative emerging real estate trends.



New development properties in the heart of Madrid

The building offers carefully-designed areas and unique services. Designed to be a residential development like no other, it offers a luxury roof terrace, private swimming pool and modern gymnasium with sauna. The private parking and storage spaces, together with a lift that connects the parking levels with all floors (including the roof terrace, landscaped area on the ground floor and reception with concierge service), promise to provide a relaxed living experience.



The jewel of Chamberí
Rios Rosas • Madrid

Redefining «Luxury»

In the development, the architectural design by Sara de la Mata (BUNCH Arquitectura y proyectos), the choice of materials, abundance of natural light, rigorous analysis of the layouts, optimal use of the available space and the location both at night-time and during the day, enable flexibility and the possibility to adapt the space to the individual needs of each owner and their style of living.



The jewel of Chamberí
Rios Rosas • Madrid



ENGEL & VÖLKERS

New development properties in the heart of Madrid



The jewel of Chamberí
Rios Rosas • Madrid

New development properties in the heart of Madrid



The jewel of Chamberí
Rios Rosas • Madrid

Redefining «Luxury»



The jewel of Chamberí
Rios Rosas • Madrid

New development properties in the heart of Madrid



The jewel of Chamberí
Rios Rosas • Madrid

Redefining «Luxury»



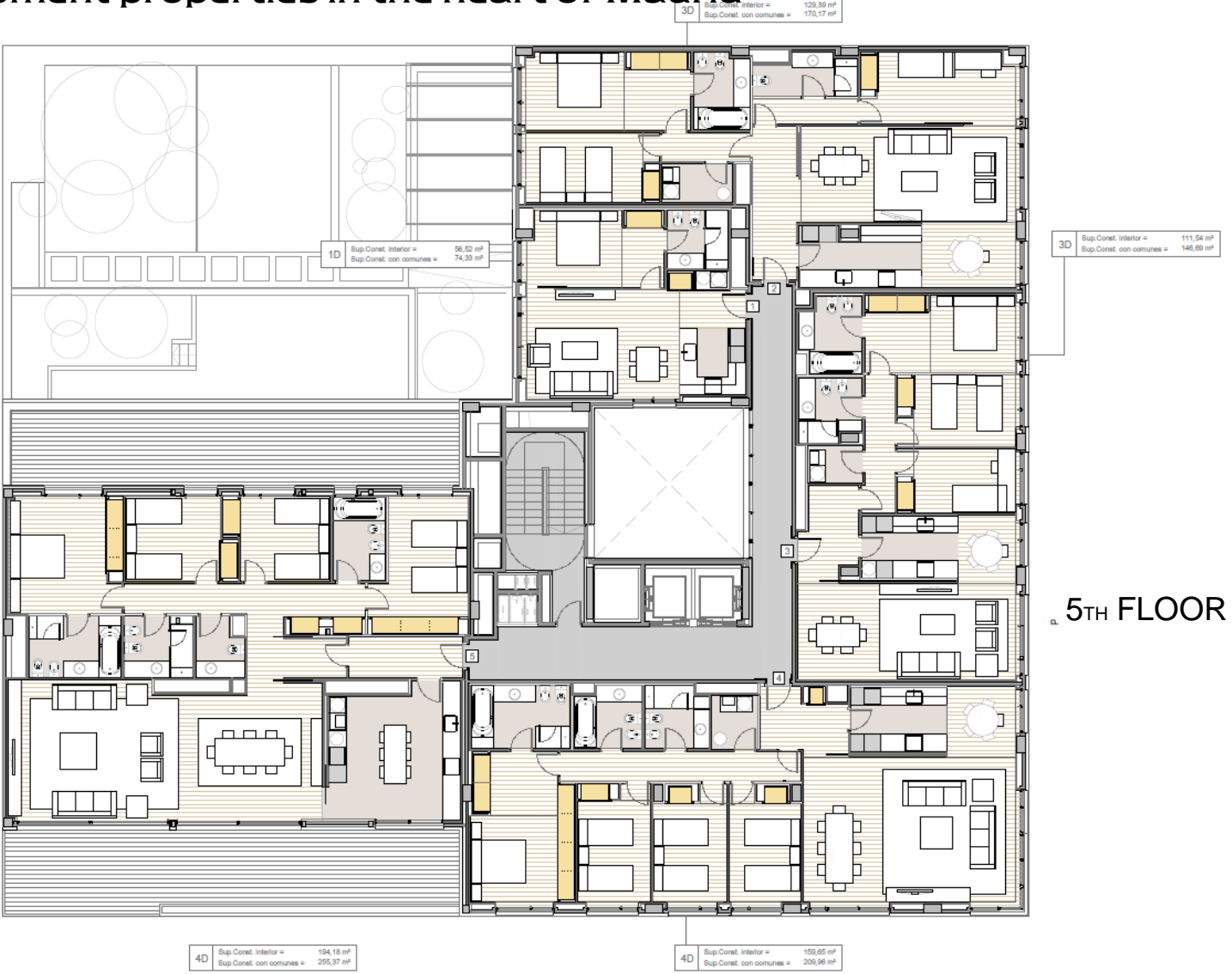
PATTERN PLANT
1^a - 2^a - 3^a y 4^a

The jewel of Chamberí
Rios Rosas • Madrid



ENGEL & VÖLKERS

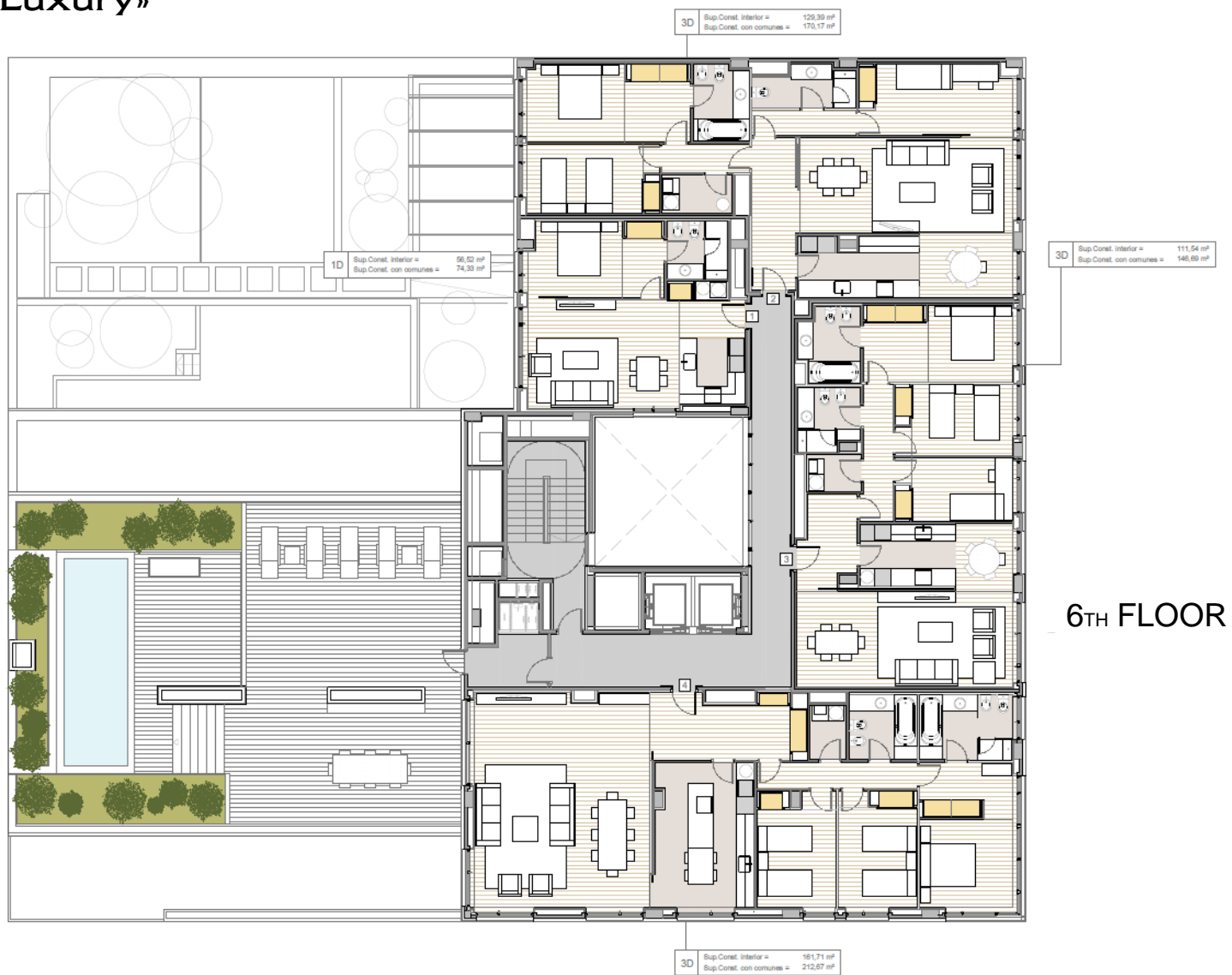
New development properties in the heart of Madrid



5TH FLOOR

The jewel of Chamberí
Rios Rosas • Madrid

Redefining «Luxury»



6TH FLOOR

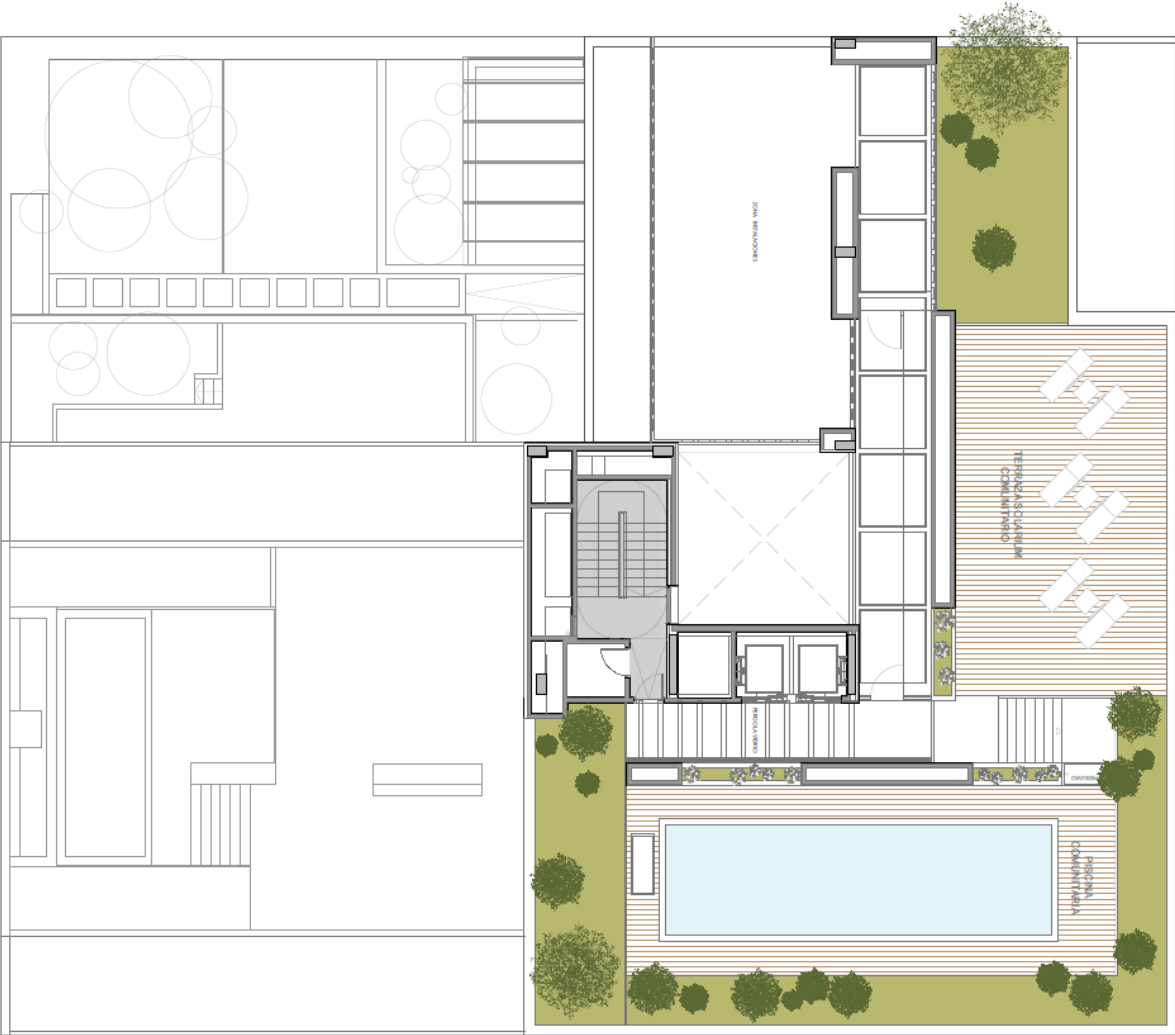
The jewel of Chamberí
Rios Rosas • Madrid

New development properties in the heart of Madrid



The jewel of Chamberí
Rios Rosas • Madrid

Redefining «Luxury»



ROOF FLOOR

The jewel of Chamberí
Rios Rosas • Madrid

FLOOR	DOORS	BEDROOMS	INTERIOR SQM	SQM+COMMON AREAS	TERRACES	PRICE Incl storage and PK	PSM PRICE
GROUND	1	2	130,88	172,12	56,56		VENDIDO
First	1	1	56,52	74,33			VENDIDO
	2	3	129,39	170,17		1,200,000€	6,993€/M²
	3	3	111,54	146,69		1,175,000€	7,942€/M²
	4	3	129,98	170,94			PISO MUESTRA
	5	3	111,37	146,47		920,000€	6,145€/M²
	6	3	128,86	169,47		965,000€	5,576€/M²
	7	2	70,37	92,55			VENDIDO
Second	1	1	56,52	74,33			VENDIDO
	2	3	129,39	170,17			VENDIDO
	3	3	111,54	146,69			VENDIDO
	4	3	129,98	170,94		1,365,000€	7,985€/M²
	5	3	111,37	146,47			VENDIDO
	6	3	128,86	169,47			VENDIDO
	7	2	70,37	92,55			VENDIDO
Third	1	1	56,52	74,33			VENDIDO
	2	3	129,39	170,17		1,220,000€	7,111€/M²
	3	3	111,54	146,69		1,185,000€	8,078€/M²
	4	3	129,98	170,94			VENDIDO
	5	3	111,37	146,47			VENDIDO
	6	3	128,86	169,47			VENDIDO
	7	2	70,37	92,55			VENDIDO
Fourth	1	1	56,52	74,33			VENDIDO
	2	3	129,39	170,17			VENDIDO
	3	3	111,54	146,69			VENDIDO
	4	3	129,98	170,94			VENDIDO
	5	3	111,37	146,47			VENDIDO
	6	3	128,86	169,47			VENDIDO
	7	2	70,37	92,55			VENDIDO
Fifth	1	1	56,52	74,33			VENDIDO
	2	3	129,39	170,17			VENDIDO
	3	3	111,54	146,69			VENDIDO
	4	3	159,65	209,96			VENDIDO
	5	3	194,18	255,37	96,34 Penthouse	2,450,000€	9,594€/M²
Sixth	1	1	56,52	74,33			VENDIDO
	2	3	129,39	170,17			VENDIDO
	3	3	111,54	146,69			VENDIDO
	4	3	161,71	212,67	192,17 Penthouse	2,610,000€	12, 273 €/M²
Seven	1	1	166,82	219,39	24,97 Penthouse		VENDIDO
	2	3	11,54	146,69			VENDIDO
	3	3	161,57	212,45			VENDIDO