

Malasaña - Universidad, Madrid

REF. VM2606052

# Flat for sale in Santa Cruz de Marcenado

## Features

- ✓ Heating
- ✓ Terrace
- ✓ Lift
- ✓ Has parking
- ✓ AACC
- ✓ Backyard
- ✓ Concierge

Price

**1,875,000 €**

Surface  
**243 m<sup>2</sup>**

Bedrooms  
**4**

Bathrooms  
**2**



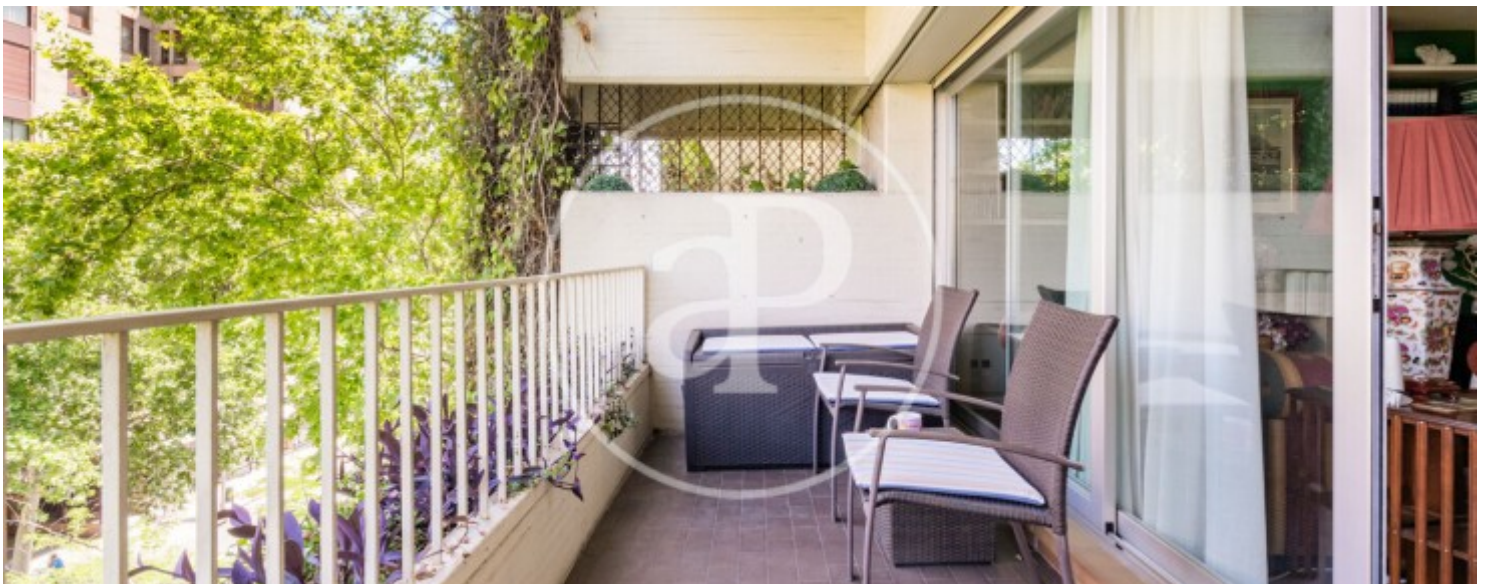
aProperties presents this exclusive house of 243 m<sup>2</sup> with private terrace that is located on a third floor exterior overlooking Alberto Aguilera, between Chamberí and the vibrant axis of Malasaña and Justice. Located in the iconic Princesa Building (1975), a work of Fernando Higueras and Antonio Miró Valverde, it combines author brutalist architecture with a unique residential proposal. It is a house designed for those who value design, spaciousness and a consolidated location in the center of Madrid. The distribution is clearly oriented towards a comfortable family life. The spacious living room with fireplace connects directly to the terrace, creating a space full of natural light and hanging vegetation, something unique and recognized from the building itself. The independent

kitchen, spacious and functional, incorporates office area, service access and exit to an interior glazed terrace. The rest area offers four bedrooms and two full bathrooms, highlighting the master bedroom en suite, exterior and generously sized. Living here is enjoying an environment that balances residential tranquility and urban dynamism. A few steps from the San Bernardo metro, surrounded by schools, universities, select shops and an increasing gastronomic offer, this enclave maintains a high demand and a solid patrimonial value. The estate adds a plus of exclusivity with 24-hour...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.

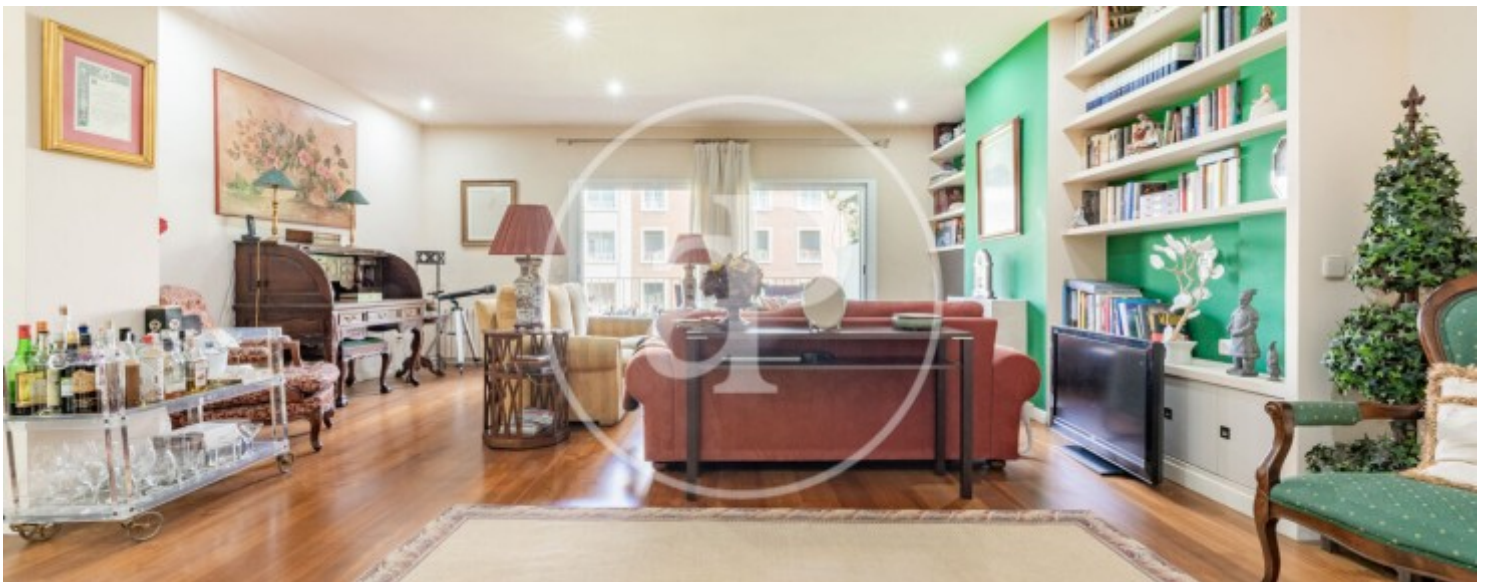
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For **more information** or  
to make an appointment

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