

A photograph of a modern building with a thatched roof and a swimming pool. The building features large glass windows and a balcony. The pool is in the foreground, and the building is in the background. The roof is made of thatch, and the walls are made of wood. The pool is surrounded by a paved area with potted plants.

# TEMPLO URBANO IN SALAMANCA

exclusive off-market opportunity

CLAUDIA **ZIVKO** *Agency*



# Salamanca

## Madrid



The Salamanca district in Madrid, named after its 19th-century founder José de Salamanca y Mayol, evolved from an aristocratic expansion into one of Europe's most exclusive neighborhoods, boasting wide, tree-lined boulevards, stately mansions, and elegant Haussmann-style architecture.

Around General Oraá street, the ambiance feels tranquil and inviting, with historic buildings, the Lázaro Galdiano Museum, a hidden gem with an exquisite art collection, and proximity to top institutions like IE Business School, luxury shopping on Serrano, and Michelin-starred dining. This blend of history, culture, and connectivity offers a convenient lifestyle ideal for professionals and families.







With a unique and thoughtful design, this exceptional urban retreat redefines city living as a serene sanctuary.

A modern and independent loft spanning 375 m<sup>2</sup> over two floors, blending contemporary elegance with lush natural elements. The patio, enhanced by a creation from landscape architect Fernando Caruncho, evokes a contemplative oasis of subtle geometries and verdant harmony.

## FEATURES

**Living area:** 375 m<sup>2</sup>

**Patio/Garden:** 282 m<sup>2</sup>

**Bedrooms:** 3+

**Bathrooms:** 3+

**Year of Construction:** 2006

**Rehabilitation:** 2013

**Pool:** Salt water

**Guestroom:** +1 bedroom +1 bathroom

**Heating/Cooling:** Floor heating and cooling system + vaporization in the Patio

**Parking Space:** 1

**Price:** 6 000 000 €



# ENTRANCE







## KITCHEN

The kitchen, a centerpiece of the ground floor, is fully equipped with premium Gaggenau appliances and designed around a spacious island that invites both cooking and casual gatherings.

Its open-plan layout integrates seamlessly with the living area, and the patio, enhanced by three natural light wells in the ceiling,







# LIVING ROOM



The living room, at the heart of the ground floor, embodies open, fluid living with its expansive layout and high ceilings that invite natural light to pour in. Large sliding windows dissolve the boundary between indoors and out, opening fully onto the patio and lush garden beyond, creating a seamless extension of the space.





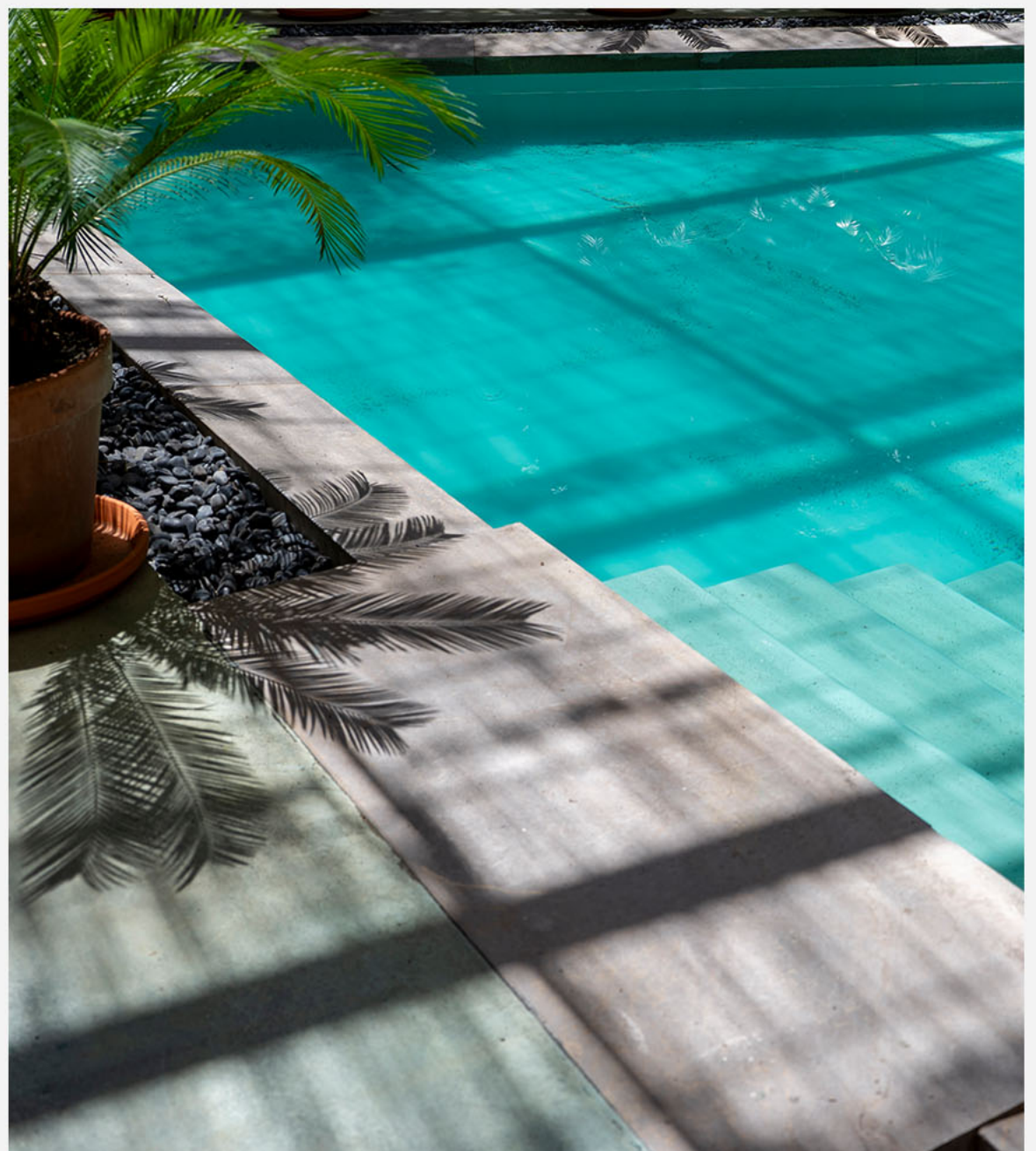
## THE PATIO

The patio, an original feature of this urban retreat, offers a lush private garden with a jungle-like ambiance, designer by landscape architect Fernando Caruncho, rare and invigorating for a city home in Salamanca.

The thoughtful construction ensures ample shade and privacy, while an innovative climate system at the peak gently cools the space, creating a refreshing haven.











## MASTER SUITE BEDROOM









# UPPER FLOOR





# BEDROOMS







The upper floor features two bedrooms, each opening onto a private terrace covered by a protective shield. This design element provides effective sun protection, creating a shaded retreat for relaxation, while also ensuring privacy from neighboring buildings.









# CONTACT

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