

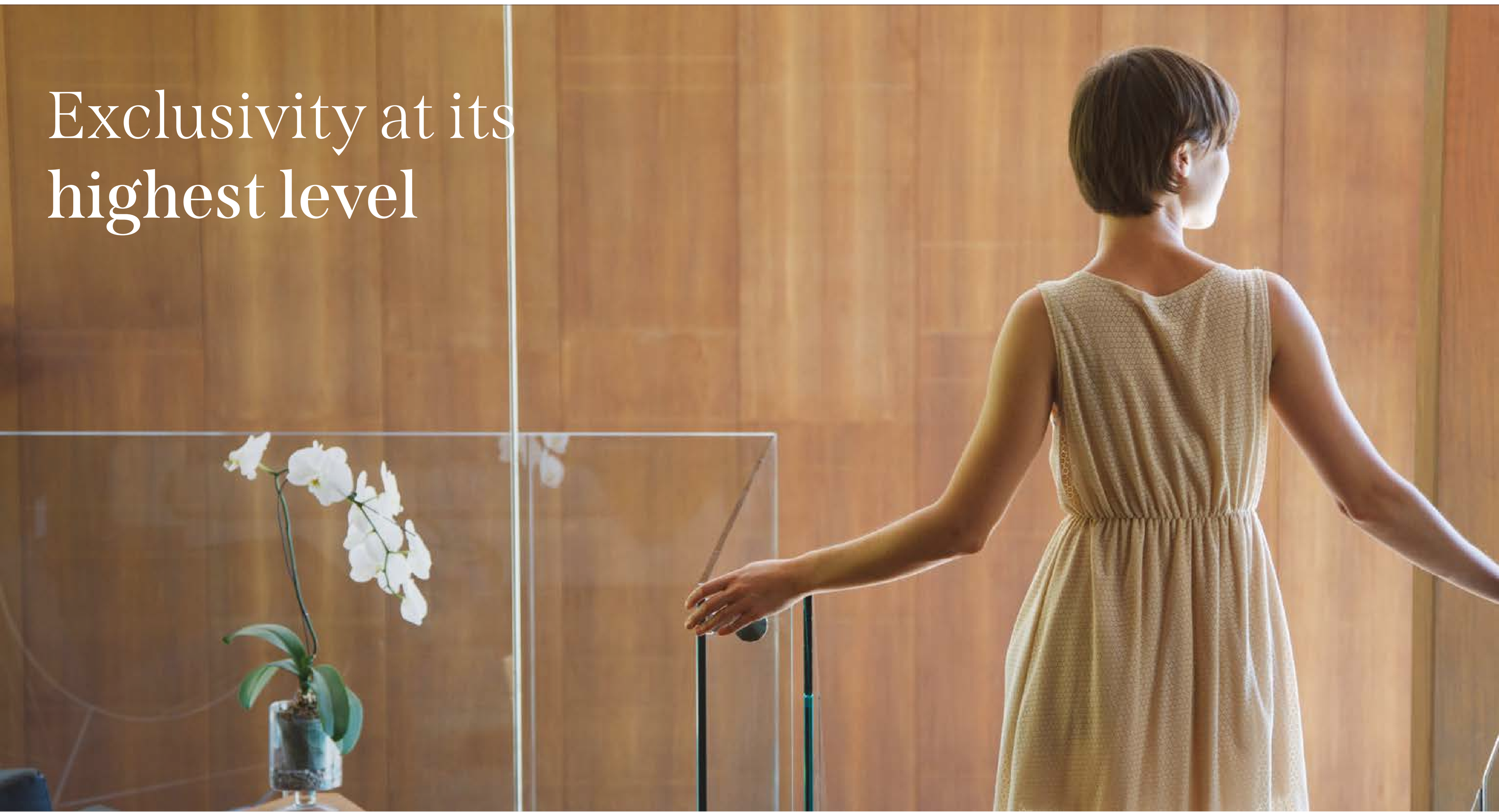


lagasca

146B · BARRIO DE SALAMANCA · MADRID



Exclusivity at its  
highest level





LAGASCA 146 B

# Four unique residences where design becomes comfort

**Lagasca 146 B represents an exciting opportunity to live in one of Madrid's most sought-after locations.** Situated at the intersection of Lagasca Street and María de Molina, it features four exclusive apartments with private access.

A residential development designed for those seeking a relaxed and contemporary lifestyle, where design, aesthetics, and comfort blend with the most advanced technology to create distinctive spaces in an unbeatable location.







LOCATION

# In the heart of Barrio de Salamanca

The most elegant and sought-after enclave in Madrid

**Lagasca 146 B** is located in a privileged district where traditional residential areas combine with a modern and ever-evolving environment, an area where cosmopolitan living blends seamlessly with the comfort and refinement that characterizes Madrid’s top neighborhood.

The apartments are just opposite **Jardines de Velázquez**, one of the newest urban development’s redefining the area by creating greener, more sustainable, and better-connected spaces.

Its immediate surroundings combine the tranquility of a residential neighborhood with a growing urban offering: local shops, essential services, landscaped areas, and excellent connections to the district’s main arteries.

An address that embodies the new spirit of Barrio de Salamanca: elegance, modernity, and an exceptional quality of life.





LAGASCA 146 B

# An exceptional welcome

The exclusive main entrance serves as the reception lobby and the true introduction to Lagasca 146 B. From the very first moment, it welcomes visitors with a sense of **spaciousness, elegance, and attention to detail**, reflecting the essence of the residences located on the first floor.

Designed to impress, the entrance lobby combines high-quality finishes, strategic lighting, and a harmonious aesthetic that invites you to pause and enjoy the surroundings.



## ARCHITECTURE

# Space, elegance, and perfect harmony

The development encompasses a built area of 729 m<sup>2</sup>. Its eye-catching spaces convey openness, transparency, and comfort, with meticulous attention to detail in every aspect.

Ceiling and lighting design have been carefully planned to enhance the sense of spaciousness and create balanced, welcoming environments.

The result is a new residential offering in Barrio de Salamanca that combines **functionality, well-being, and contemporary style.**





INTERIOR DESIGN

# Elegance, comfort, and wellbeing reflecting an exclusive lifestyle



The interior design project is based on a **holistic vision**, inspired by the principles of **Feng Shui** and the pursuit of **flow and balance**. Led by the renowned architect Daniela Kalika, every detail becomes a work of art: from the curves of the ceilings to the integrated lighting at the junctions of ceilings, walls, and floors, creating a continuous and serene atmosphere.







INTERIOR DESIGN

# Kitchens that inspire

The kitchens stand out for their **contemporary architecture and unmistakable character**. Designed as the true heart of the home, they combine aesthetics and functionality in an open layout that invites living and sharing.

The combination of high-end materials, clean lines, carefully chosen colors, and integrated lighting creates a warm and sophisticated atmosphere , where as always, life happens in the kitchen.

All kitchens include an island\* and energy-efficient appliances.

\*Apartments A, B, and C





INTERIOR DESIGN

# Suite-like main bedrooms



The main bedrooms, designed to evoke the feeling of a luxury suite, offer spacious, serene spaces with carefully considered details. They feature an **en-suite bathroom** and a **generous walk-in closet**, enhancing the sense of well-being.

A **translucent sliding wall\*** allows natural light to gently flow inside, creating an intimate, warm, and enveloping atmosphere.

\*Apartments A and B



## RESIDENCES

# Details that make the difference

The project stands out for the high level of professionalism in the selection of materials and construction details.

- Top-brand wall and floor coverings
- Fully equipped designer kitchens with the latest technology
- Premium bathrooms with luxury fixtures and finishes
- Climate control, lighting, and home automation designed to deliver maximum comfort and energy efficiency

Each space has been crafted to create a visual impact, conveying well-being and elegance in everyday life.







## RESIDENCES

# A home connected to the future

Lagasca 146 B incorporates smart home systems designed to offer maximum comfort and a truly connected living experience. Every technological detail is conceived to simplify daily life and anticipate the needs of its residents.

- **Multimedia Integration:** full integration of entertainment systems—audio, video, and smart devices—for an immersive, seamless experience.
- **Automated Lighting Control:** a sophisticated lighting system that can be programmed and controlled remotely to create the perfect atmosphere at any moment.
- **Temperature Control:** next-generation sensors that precisely regulate the indoor climate, ensuring optimal comfort year-round.
- **Energy Efficiency Management:** intelligent systems that monitor and optimize energy consumption, reducing costs and promoting a more sustainable lifestyle.



RESIDENCES

# Four residences, four lifestyles

Each of the four residences—Apartments A, B, C, and D—offers a unique design and its own identity within a shared concept of balance and sophistication.

**Apartments A, with 161 m<sup>2</sup> of usable space, and B, with 127 m<sup>2</sup>,** each feature **2 bedrooms and 2 bathrooms**, with layouts designed to optimize functionality and spatial openness. Their interiors reflect harmony, flow, and elegance in every detail.

**Apartment C, with 155 m<sup>2</sup> of usable space, includes 3 bedrooms, 2 bathrooms**, and generous living areas that ensure a clear separation between day and nighttime areas, enhancing comfort and a sense of home.

**Apartment D, with a built area of 102 m<sup>2</sup>,** faces Lagasca Street and features 2 bedrooms and a spacious living–dining area, creating a balanced and comfortable space that naturally connects with the urban surroundings.

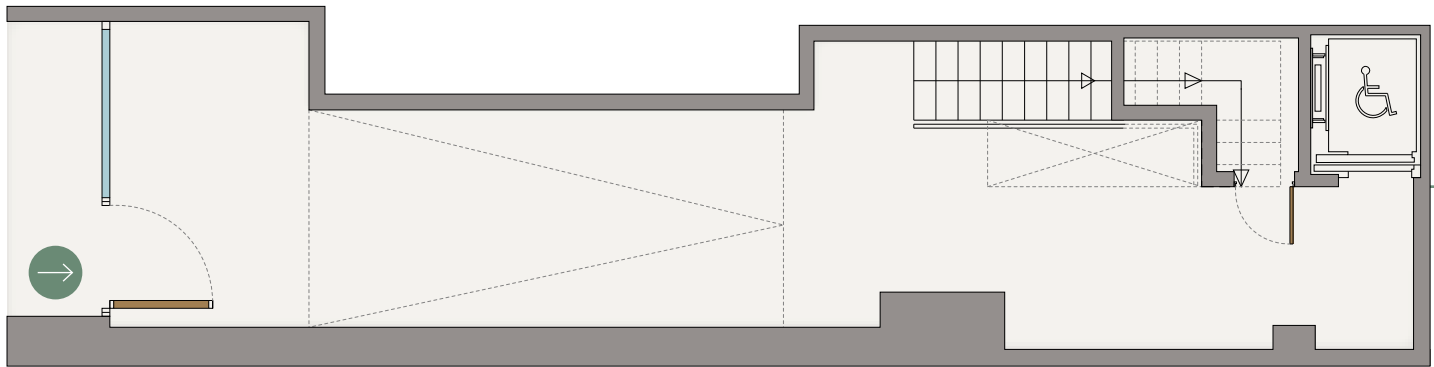




# General floor plan and access gate



CALLE LAGASCA



Access Gate (Ground Floor)

CALLE LAGASCA



General Floor (Floor 1)

CALLE MARÍA DE MOLINA



# Apartment A

Private built area	160,70 sqm
Common area	54,47 sqm
Total built area	215,17 sqm



CALLE MARÍA DE MOLINA





# Apartment B

Private built area	127,02 sqm
Common area	43,05 sqm
Total built area	170,07 sqm



CALLE MARÍA DE MOLINA





# Apartment C

Private built area	154,98 sqm
Common area	52,53 sqm
Total built area	207,51 sqm



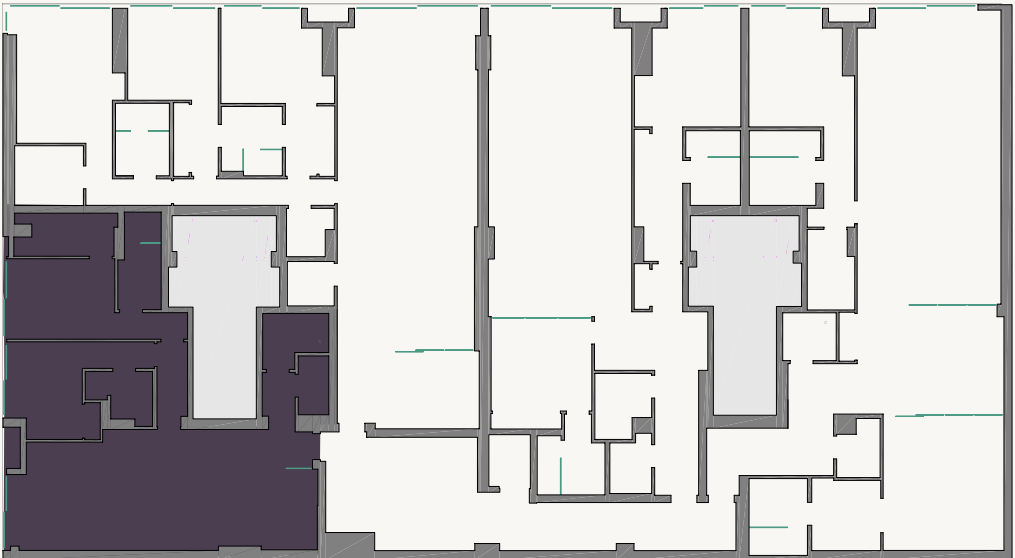
CALLE MARÍA DE MOLINA





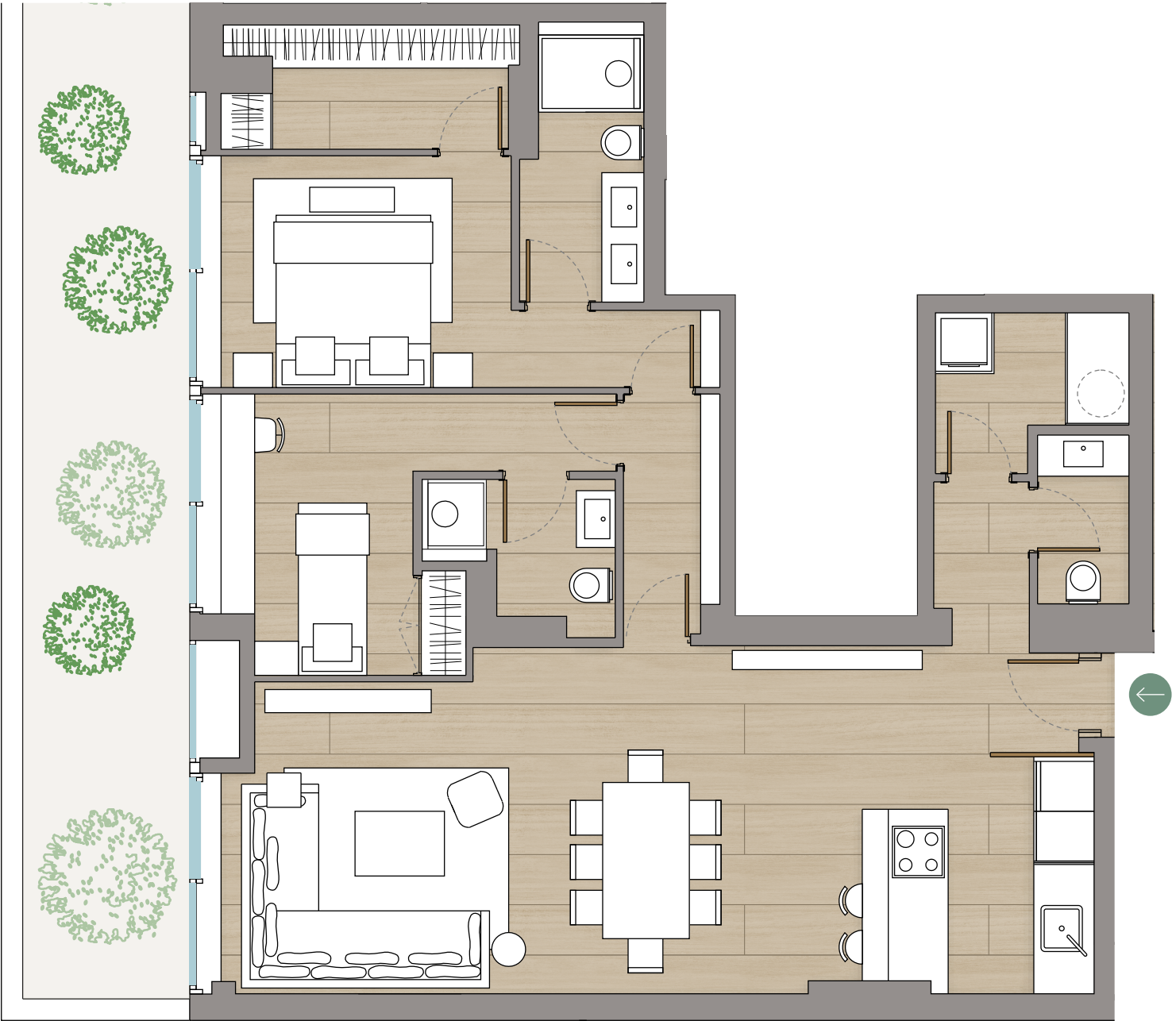
# Apartment D

Private built area	101,64 sqm
Common area	34,45 sqm
Total built area	136,09 sqm



CALLE LAGASCA

CALLE MARÍA DE MOLINA







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