

Abascal57

Abascal | Zurbano
Madrid

A low-angle photograph of a modern, multi-story building with a grey facade and numerous balconies enclosed by glass railings. The building is partially obscured by a large, leafy green tree in the foreground. The sky is blue with scattered white clouds. The text 'UNPARALLELED SPACE' is overlaid in large, white, serif capital letters across the center of the image.

UNPARALLELED SPACE



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VISION

At the gates of Almagro, a building with clean lines and large windows was erected in 1967—an architectural design that has transcended time and is now recognized as a preserved example of 1970s architecture. Abascal 57 is located on the most prominent face of the building that gives the project its name, facing Paseo de la Castellana and on the corner of Calle Zurbano.

Taking advantage of its prime location, we propose the integration of eight residences that respect the original exterior aesthetic while being thoughtfully adapted to today’s needs. These homes are conceived as functional, unpretentious spaces of generous proportions, where comfort and sophistication are the guiding principles.

The interior design of these eight homes reflects a contemporary vision of living, where social spaces take on new importance. Beyond the traditional living and dining areas, the kitchens are independent but visible. Versatile and dynamic spaces designed as natural gathering points for conversation and connection.

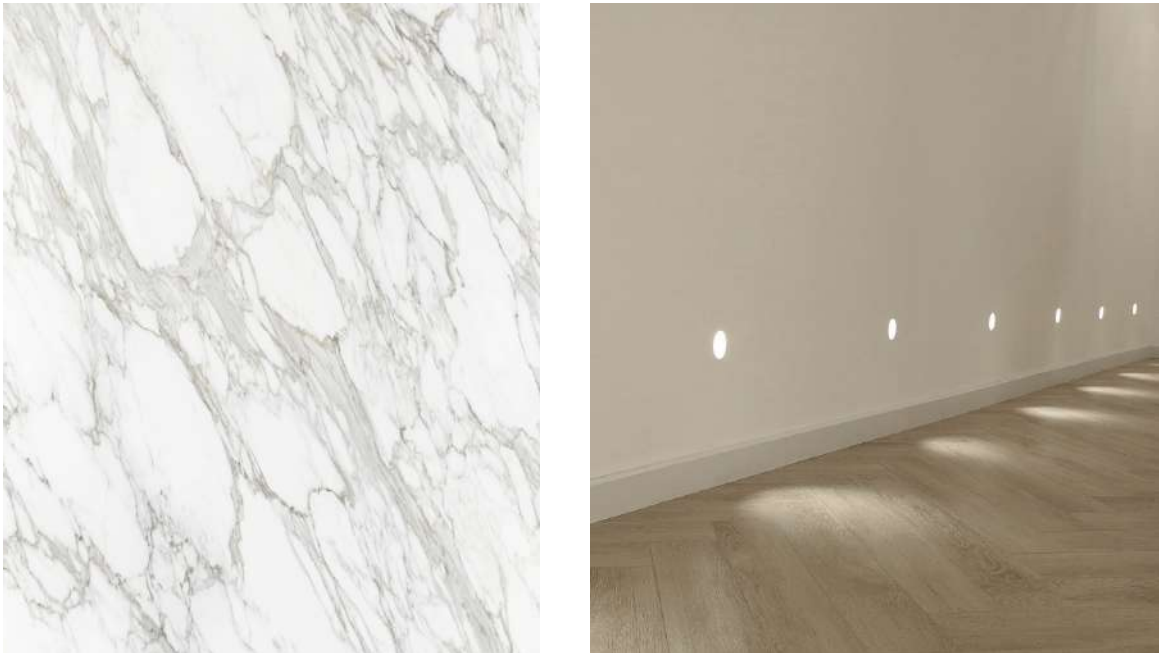
These are fluid environments where transitions between spaces occur naturally, yet architectural solutions have been carefully designed to allow visual or functional separation of each area when desired. All residences will include a private storage room, offering additional space for convenience.

Lighting, thoughtfully conceived as an essential part of the spatial experience, creates an enveloping and subtle atmosphere. Fixtures are strategically placed so that the light appears to emanate organically, without a visible source. At the same time, architectural elements reinforce the project's contemporary aesthetic. Special doors visually elongate the spaces and enhance their elegance. Depending on each area, solutions are used to maximize natural light, with finishes in noble materials that bring warmth and sophistication.

Closet and dressing areas in the main rooms are designed to integrate seamlessly using the same design language as in the social areas, with warm materials and finishes in tones consistent with the rest of the home.

Each home features spacious, open-plan layouts designed to enhance the sense of openness and natural light. Living areas are open yet clearly defined into lounges, dining rooms, and kitchens. In addition, most residences include terraces with views toward Zurbano or José Abascal Streets, and some also offer sightlines toward Paseo de la Castellana and María de Molina Street.

Some residences also include separate service quarters, complete with their own bedroom. Every design decision has been made to achieve a perfect balance between functionality, technology, and beauty—offering a modern, urban, and exclusive lifestyle.



Madrid, a lifestyle like no other

José Abascal is surrounded by life. The best of Spanish art, leisure, and gastronomy is just steps away. Madrid is a true benchmark of good living.



I CASTELLANA NIGHTS I

I BUSINESS DISTRICT I



I LUXURY SHOPPING I

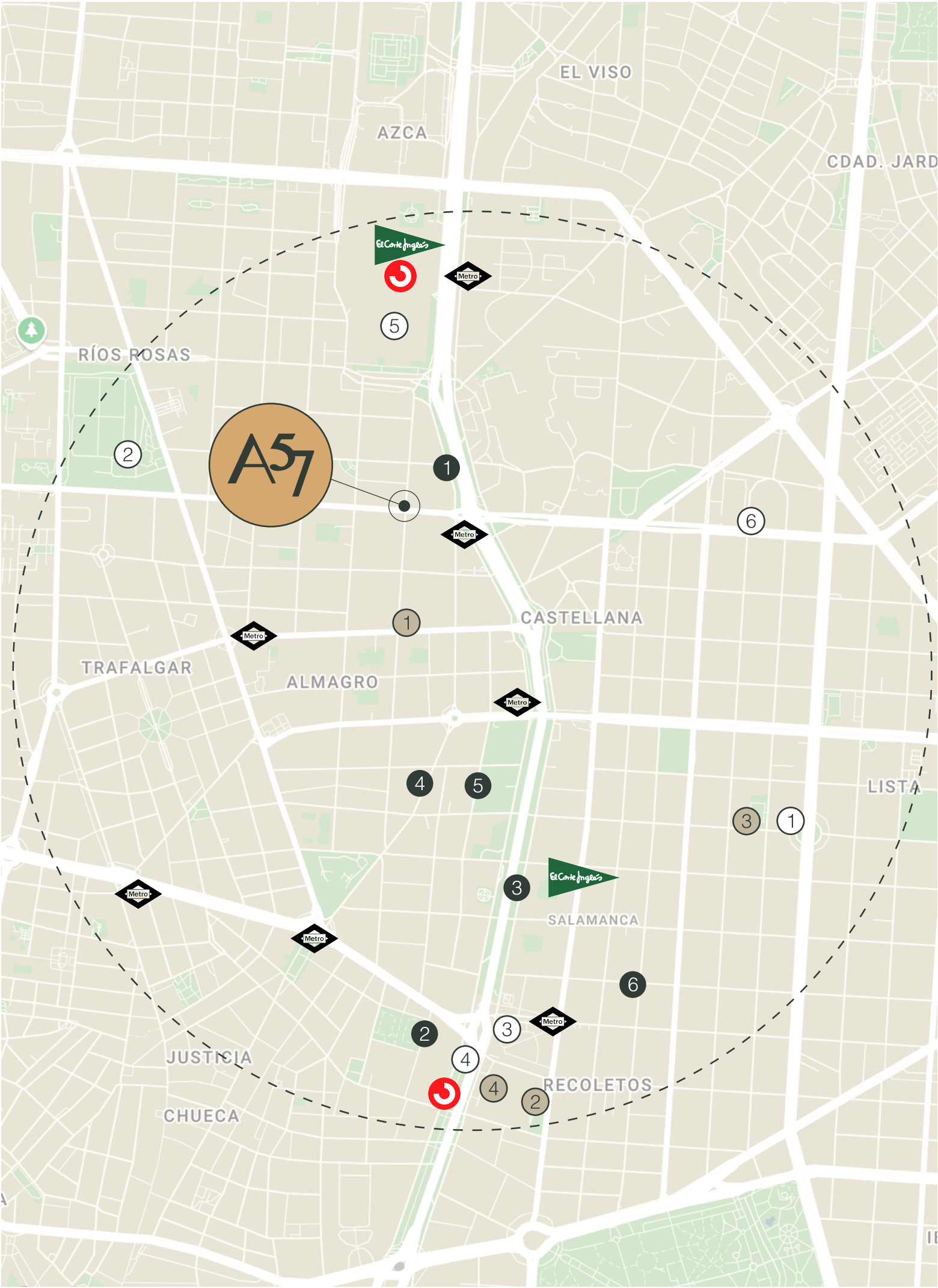


I HIGH-END FLOWER SHOPS I



I PALACIO DE CRISTAL I

JUST STEPS AWAY FROM EVERYTHING YOU SEEK IN A CITY LIKE MADRID



HOTELS AND RESTAURANTS

- 1 Leña Dani García
- 2 Club Financiero Génova
- 3 Hotel Rosewood Villamagna
- 4 Hotel Santo Mauro
- 5 Coque
- 6 El Paraguas

PLACES OF INTEREST

- 1 Plaza del Marqués de Salamanca
- 2 Canal Isabel II
- 3 Plaza de Colón
- 4 Paseo de Recoletos
- 5 Nuevos Ministerios
- 6 IE University María de Molina

MUSEUMS Y THEATRES

- 1 Sorolla Museum
- 2 National Archaeological Museum (MAN)

- 3 Juan March Foundation
- 4 National Library of Spain

PROXIMITIES

- El Retiro Park | 30 minutes walking | 2.9 km
- Madrid - Barajas Airport | 12 minutes by car | 11.2 km
- Madrid - Chamartín Train Station | 13 minutes by car | 4.3 km
- Madrid - Atocha Train Station | 15 minutes by car | 3.9 km

“8 spacious homes to live large at the gates of Almagro”



On the quieter, less trafficked side of José Abascal Street, at the corner of Zurbano Street —one of the main arteries of the Almagro neighborhood— Abascal 57 is located just a few meters from the key points of interest, hotels, and restaurants around Paseo de la Castellana.





HOMES

All residences come equipped with high-end kitchen cabinetry, featuring both lower and upper units depending on the layout, finished in laminated or lacquered surfaces with countertops. Kitchen appliances include an oven, microwave, induction cooktop, built-in extractor hood, combined fridge-freezer, wine cooler, washer-dryer, and dishwasher.

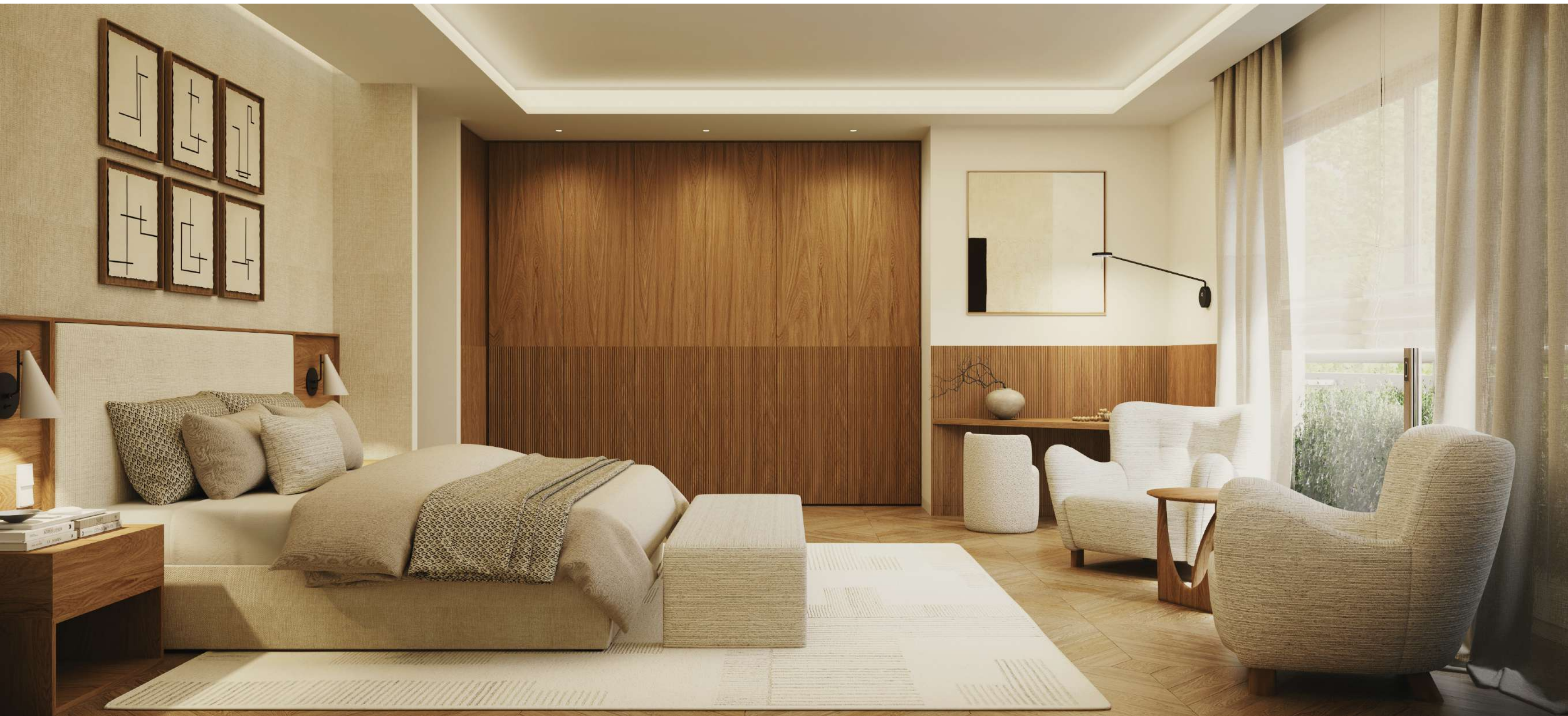




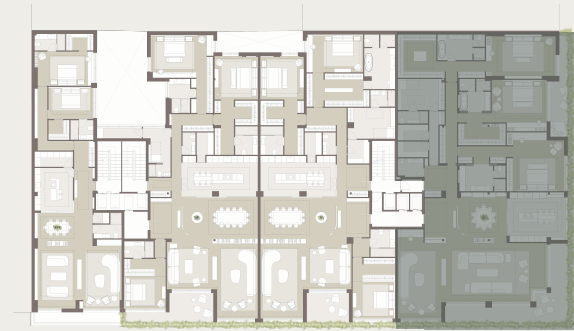
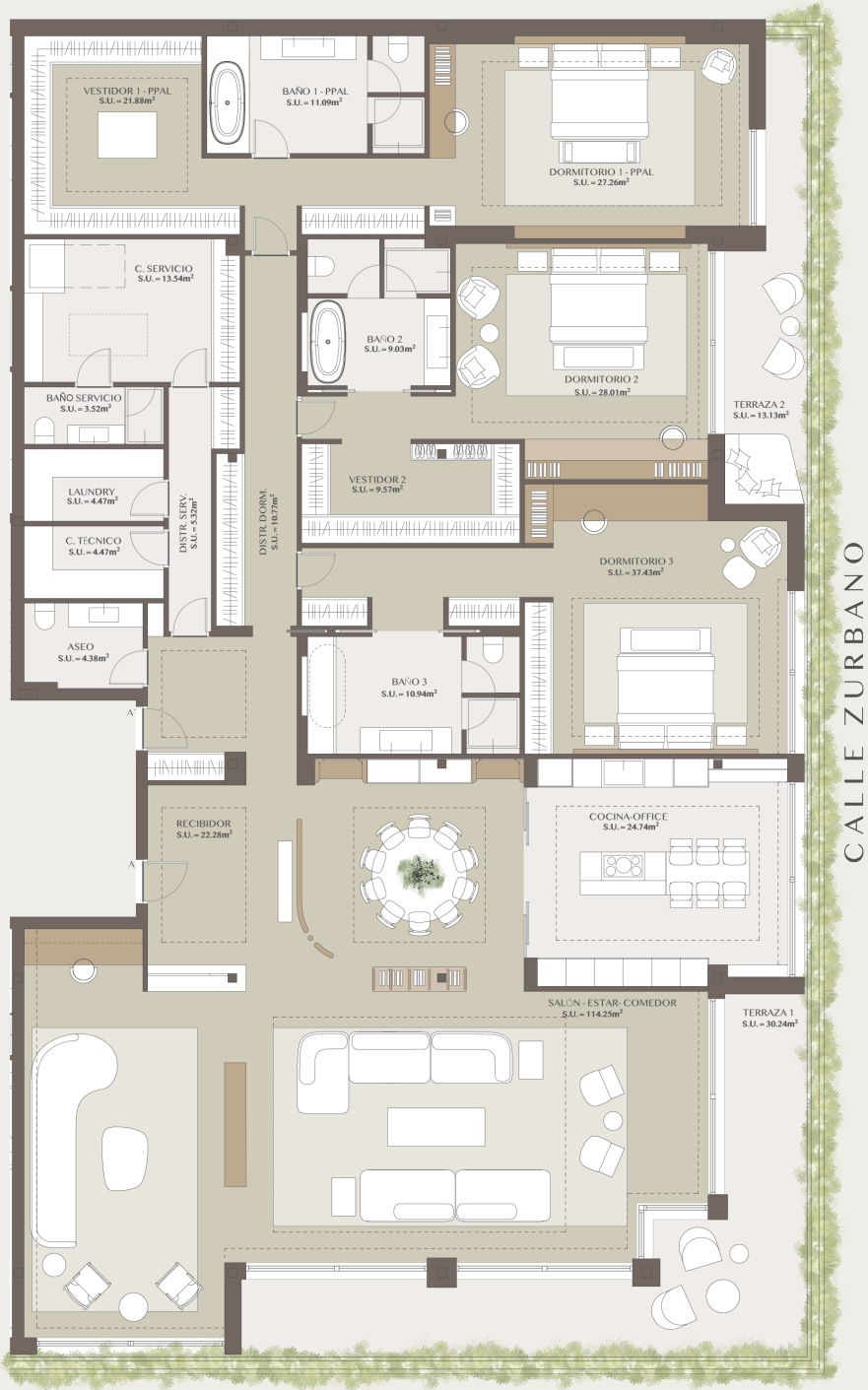
HOMES

The full bathrooms, featuring built-in single-lever faucets and vitrified porcelain sanitary fixtures with concealed cisterns, are designed as spaces that reflect the overall quality of the project. They incorporate noble materials and pay careful attention to both design and functionality details.









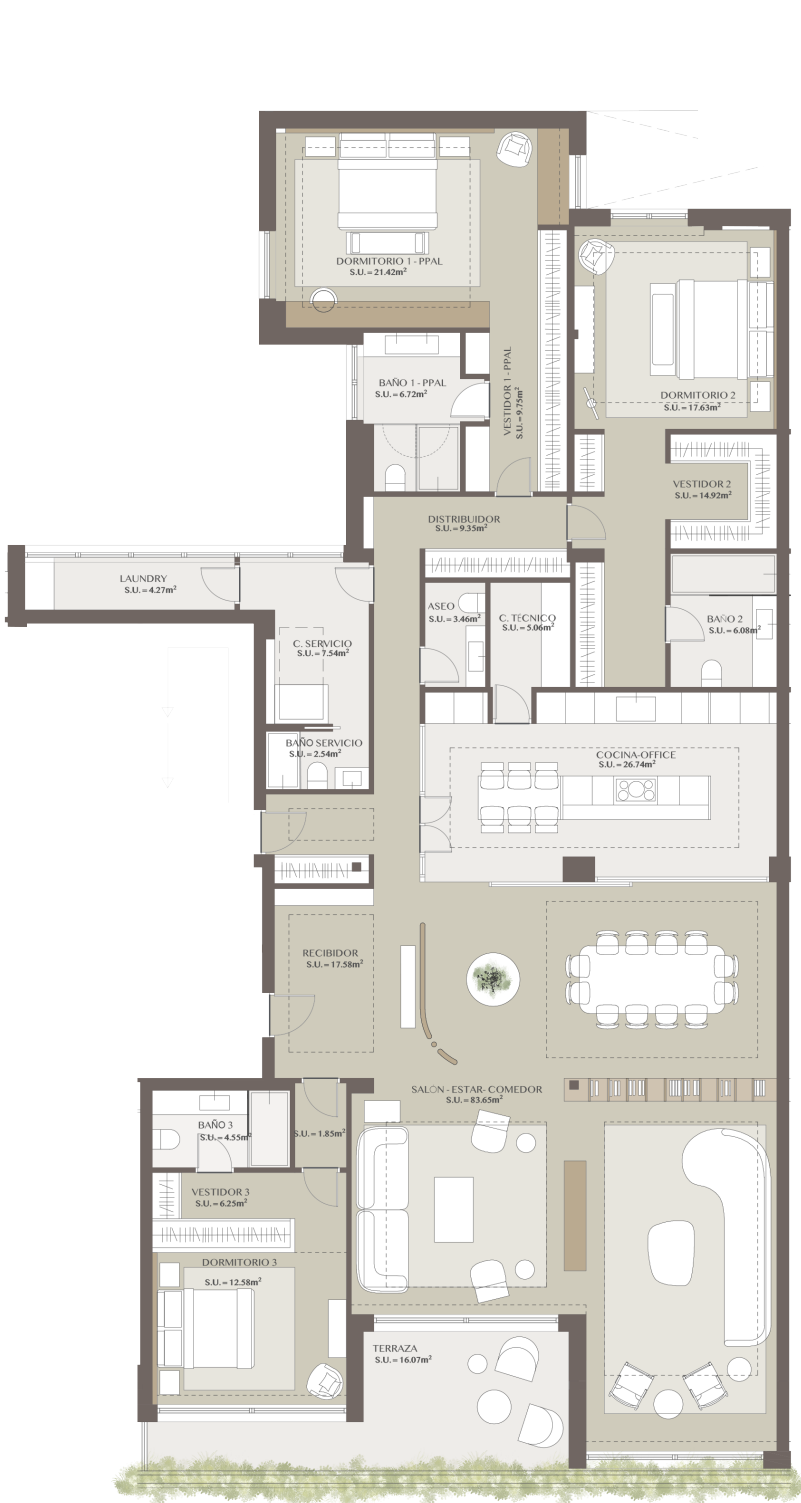
1A

| | |
|-----------------------------|-----------------------|
| Total constructed area | 564,97 m ² |
| Built area of the residence | 470,55 m ² |
| Common areas surface | 94,42 m ² |
| 3 Bedrooms + Service Room | |
| 3 Bathrooms + 1 Toilet | |



1B

| | |
|-----------------------------|-----------------------|
| Total constructed area | 416,54 m ² |
| Built area of the residence | 346,92 m ² |
| Common areas surface | 69,62 m ² |
| 3 Bedrooms + Service Room | |
| 3 Bathrooms + 1 Toilet | |



CALLE JOSÉ ABASCAL

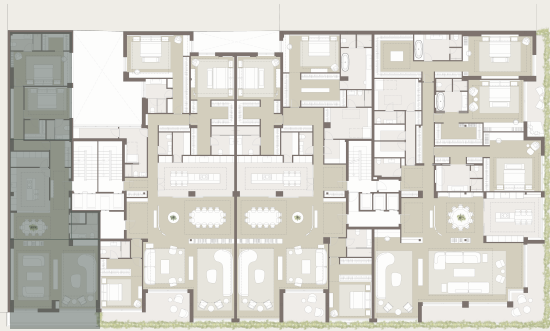


1C

| | |
|-----------------------------|-----------|
| Total constructed area | 381,74 m² |
| Built area of the residence | 317,94 m² |
| Common areas surface | 63,80 m² |
| 3 Bedrooms + Service Room | |
| 3 Bathrooms + 1 Toilet | |



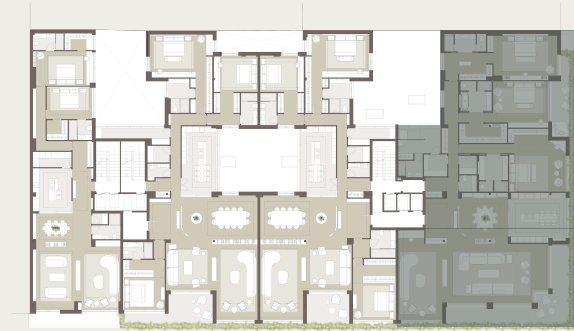
CALLE JOSÉ ABASCAL



1D

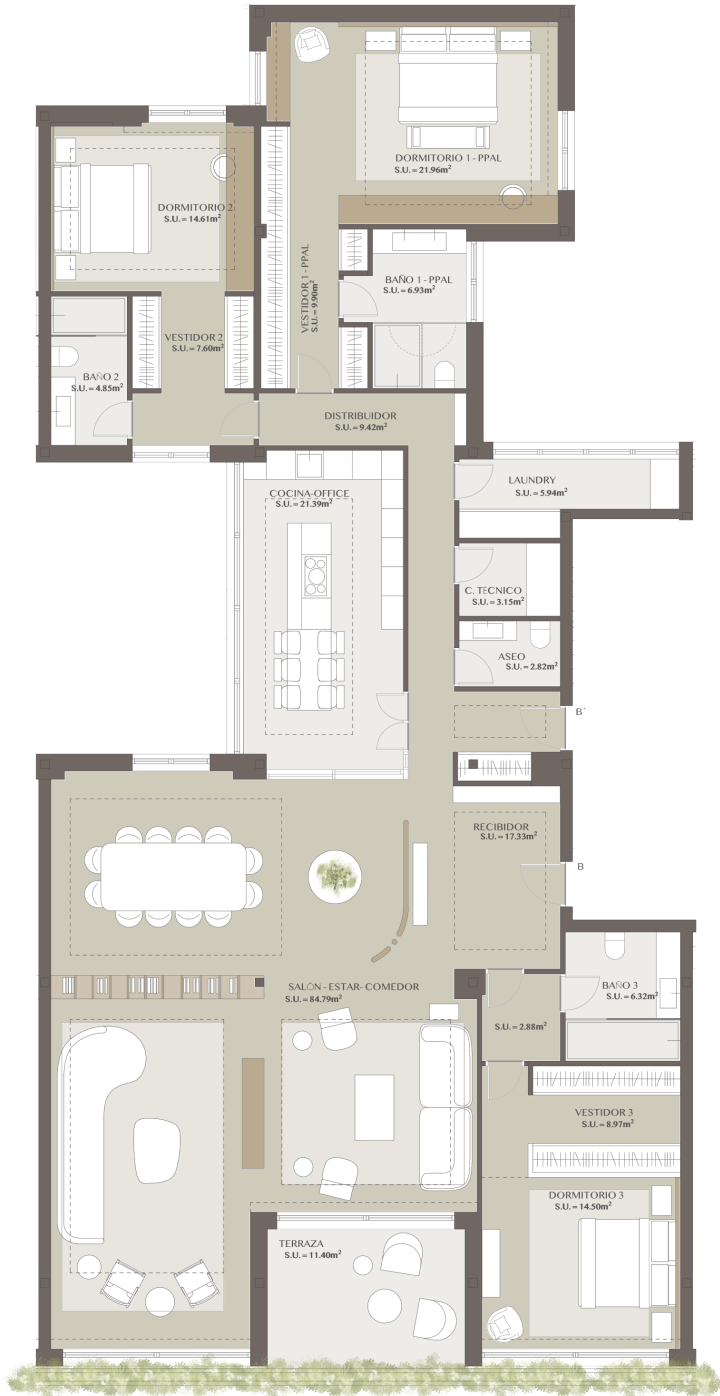
| | |
|-----------------------------|-----------|
| Total constructed area | 247,17 m² |
| Built area of the residence | 205,86 m² |
| Common areas surface | 41,31 m² |
| 2 Bedrooms | |
| 3 Bathrooms | |

HOMES



2A

| | |
|-----------------------------|-----------------------|
| Total constructed area | 516,71 m ² |
| Built area of the residence | 430,35 m ² |
| Common areas surface | 86,36 m ² |
| 3 Bedrooms + Service Room | |
| 3 Bathrooms + 1 Toilet | |



2B

| | |
|-----------------------------|-----------------------|
| Total constructed area | 355,07 m ² |
| Built area of the residence | 295,73 m ² |
| Common areas surface | 59,34 m ² |
| 3 Bedrooms | |
| 3 Bathrooms + 1 Toilet | |

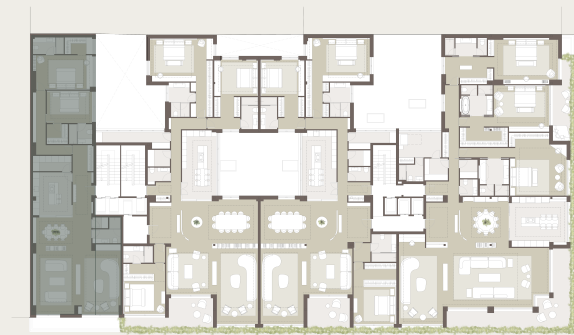
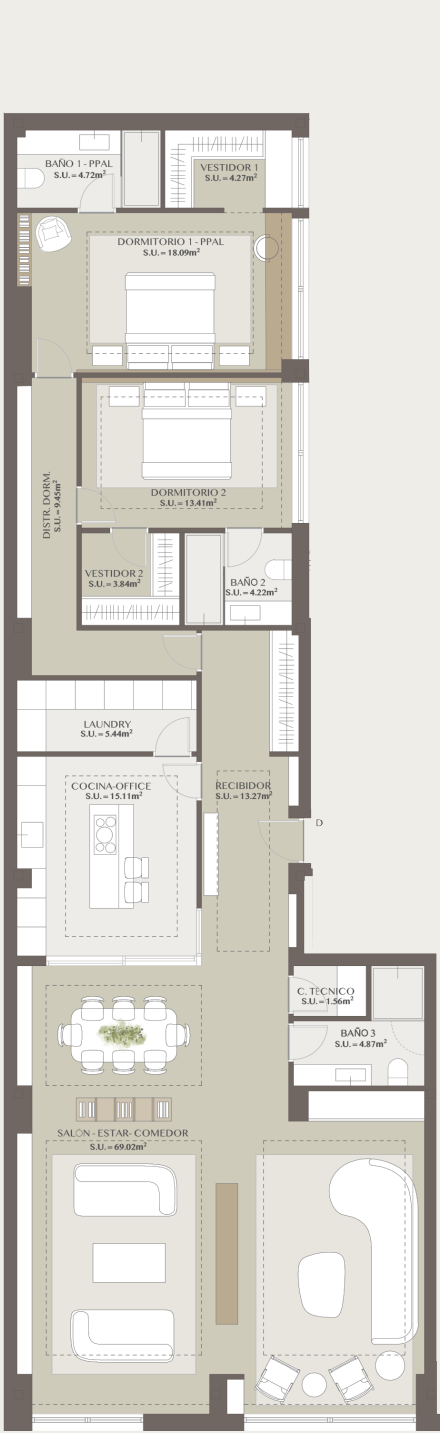


CALLE JOSÉ ABASCAL



2C

| | |
|-----------------------------|-----------|
| Total constructed area | 354,59 m² |
| Built area of the residence | 295,33 m² |
| Common areas surface | 59,26 m² |
| 3 Bedrooms | |
| 3 Bathrooms + 1 Toilet | |



2D

| | |
|-----------------------------|-----------|
| Total constructed area | 232,69 m² |
| Built area of the residence | 193,80 m² |
| Common areas surface | 38,89 m² |
| 2 Bedrooms | |
| 3 Bathrooms | |

QUALITY SPECIFICATIONS

PARTITIONS

Drywall partitions with double laminated gypsum board. In wet areas, the boards will have a water-resistant finish. Between residences, partitions will be constructed with integrated thermal and acoustic insulation.

HEATING AND DOMESTIC HOT WATER

Each residence will be equipped with aerothermal technology to minimize hot water consumption. Climate control is provided by underfloor heating and cooling with individual thermostats. A complete air conditioning system will be installed in all rooms.

EXTERIOR JOINERY

A system offering the highest levels of performance, design, and functionality. Technically engineered for greater resistance to wind effects and reduced deformation, ensuring maximum thermal protection along with enhanced security.

Windows feature thermal break frames, micro-ventilation systems, and triple glazing with a low-emissivity intermediate chamber that controls solar factor and acoustic insulation. Motorized blackout blinds will be installed in bedrooms. Terraces will be fitted with planters and steel handrails with handrails.

INTERIOR JOINERY

Armored security door with a secure lock, lacquered exterior finish, and interior finish matching the home's interior joinery. Interior doors are floor-to-ceiling wooden panels with concealed hardware. Built-in wardrobes feature block construction with doors matching the rest of the interior woodwork.

FLOORING

Large-format porcelain tiles in natural light tones are installed, along with wood flooring featuring a noble wood top layer. Each finish is placed according to the needs of each space: wood flooring is installed in all rooms except kitchens and bathrooms, where porcelain stoneware is used. White lacquered perimeter baseboards flush with the partitions. Terraces feature slip-resistant porcelain tiles specifically designed for outdoor use.

CEILINGS

Ambient lighting troughs are designed and installed in the living spaces of each residence, with curtain rails running along the entire exterior perimeter. Horizontal surfaces are finished with plastic paint.

BATHROOM FITTINGS

Residences include full bathrooms with built-in single-lever designer faucets and vitrified porcelain sanitary fixtures with concealed cisterns. Extra-flat shower trays with built-in thermostatic single-lever faucets are specified, and all showers will feature glass enclosures. Additionally, bathrooms have smooth, backlit mirror cabinets with polished edges, countertop-mounted cabinets, and built-in porcelain sinks.

KITCHENS

Homes come furnished with high-end kitchen cabinetry, featuring both lower and upper units depending on the layout, finished in laminated or lacquered surfaces with countertops. Kitchen appliances include an oven, microwave, induction cooktop, built-in extractor hood, combined fridge-freezer, wine cooler, washer-dryer, and dishwasher.

From start to finish, a brilliant collaboration

On the creative side of things, Abascal 57 brings together talented individuals and teams, all united by a shared vision to make Abascal 57 a new benchmark in residential living.

ARCHITECTURE



The studio of **Luciano Cobaleda Hernández and Raúl García García** carries out its creative work from a metropolitan, avant-garde, and abstract mindset, while remaining close to the idea of classical beauty. Since 2003, the studio has been recognized with numerous top-tier architecture awards.

INTERIOR DESIGN



Nina Gómez-Millán, Architect and Interior Designer, leads her studio specialized in Interior Design. She has extensive experience creating creative and distinctive spaces, ranging from residential projects in prime areas to offices and retail. Her works are the result of deep dedication and great passion for her craft, with special attention to detail and a pursuit of balance. Her spaces are characterized by sensitivity, serenity, elegance, and timelessness.

MANAGEMENT

GESTIÓN DAL 72

ATILEC

NEXT
ADVICE

Abascal57

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