



ÁTICO
Castellana

68



WE GIVE
meaning to the word EXCLUSIVITY
with this unique home

LOCATED AT
PASEO DE LA CASTELLANA, 68

PASEO DE LA CASTELLANA, EXCLUSIVE AND STATE-OF-THE-ART

The Paseo de la Castellana is **the main thoroughfare of the Spanish capital**. It offers a diverse range of attractions, including modern skyscrapers, art galleries, monuments and palaces. **It is the epitome of power in Madrid** and has played a crucial role in the city's history.

Its development began in the 18th century, and most of the iconic structures built in the capital at the end of the 19th century were located here. This made it the place of choice for the **Madrid's upper classes**.

The Paseo de la Castellana, with its history and distinctive character, is the ideal location for such a unique place as **IQONIQ**.



PRIVILEGED LOCATION

Ático Castellana 68, is located in the very heart of Paseo de la Castellana, one of Madrid's most iconic thoroughfares. This location offers excellent communications, just 12 minutes from Adolfo Suárez Airport and quick access to major routes such as the M-30 and A-2.

The area boasts a diverse landscape of fine dining, shopping, entertainment, and international brands.

A short distance away are Serrano and Ortega y Gasset streets, home to Madrid's most exclusive and sophisticated retailers.

Brands such as Versace, Prada, Loewe, Roberto Verino, Armani, Gucci, Cartier, Hermès, Bulgari, Dior, Louis Vuitton, Chanel and many more, offering a wide selection to satisfy the most demanding customers.

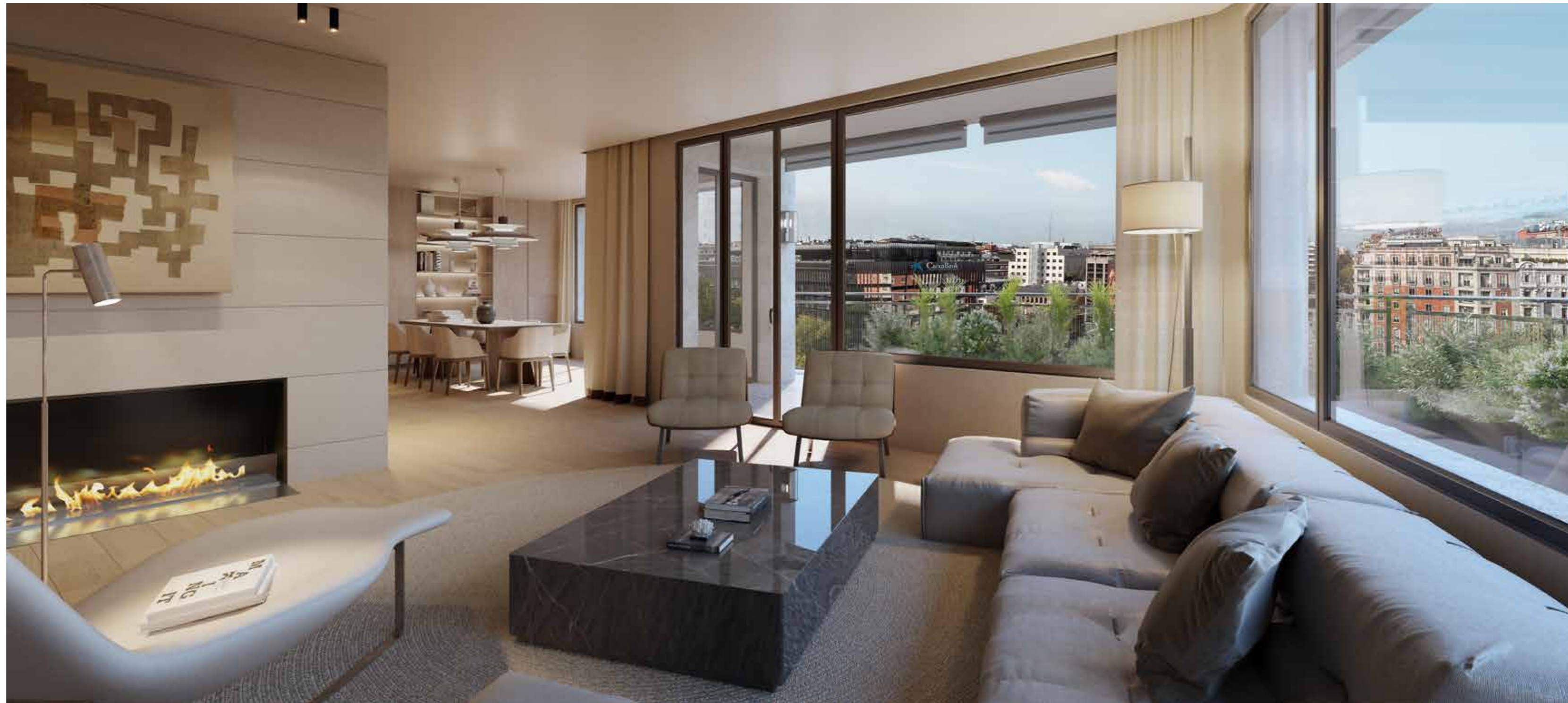


WHATS EXCLUSIVITY MEANS

This home is conceived as a project in which the word exclusivity broadens its meaning. Located on the penthouse floor of a building of avant-garde **design with minimalist architectural lines, using materials of the highest quality.**

The interiors feature **refined architectural lines and spacious rooms,** with an emphasis on customisation to suit the exquisite **tastes and preferences of the owners.**

The jewel of this property is its large terrace overlooking the main artery of the city of Madrid, El Paseo de la Castellana. A perfect space to enjoy the fresh air, organise meetings with family and friends or simply lie down and contemplate the views of the city.



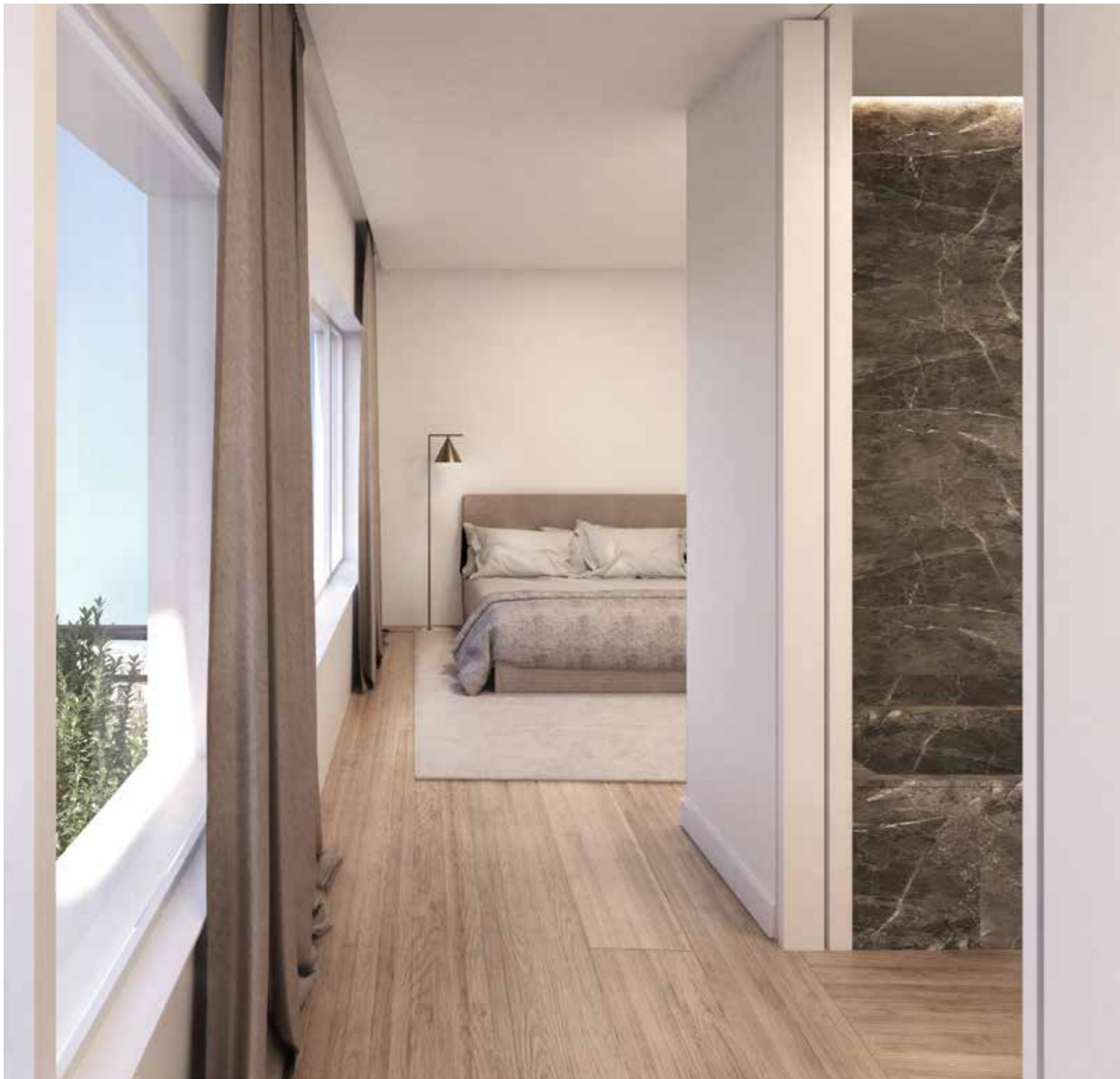
UNIQUE ONE-OFF HOMES

At Ático Castellana 68, our mission is to understand and **meet the unique and exclusive needs of our customers.**

Each owner will **have the opportunity to create their ideal living space, with large windows and spacious terraces** bathed in the abundant sunlight and warmth that Madrid enjoys all year round.

To ensure the highest standards of excellence in these **unique homes**, IQONIQ will undertake a process focused on understanding the needs and **preferences of future residents.**





“ Connected to the energy
of the city centre ”





EXCLUSIVE VIEWS



Ático Castellana 68 has a terrace with privileged views of the Paseo de la Castellana.

You will be able to enjoy panoramic views and the contrast of urban life with the green of the trees that surround the property.

A space to enjoy the open air and hold meetings with family and friends.





FULLY CUSTOMISABLE

You can **completely personalise your home**, from the interior layout to the choice of finishes.

Following a protocol approved by our expert technical team, **you can design the layout and interior style of your home**. Choose from a curated selection of premium finishes sourced **from renowned quality brands**.

A HOME DESIGNED JUST FOR YOU

- Every home is unique, which is why we give you the opportunity to design your home the way you want it, with a range of premium quality brands to choose from.
- Our technical team is available to provide guidance at every stage of the process.

THE CUSTOMISATION PROCESS IS CARRIED OUT IN TWO PHASES

PHASE 1:

CUSTOMISATION

Personalización de distribución de vivienda.

PHASE 2:

BESPOKE FINISHES

- Selection of standard finishes.
- Individual customising options.

CHOICE OF BRANDS

- Top of the range brands.

PHASE 1 CUSTOMISATION

- **Personalised** support from the project technical team.
- Design the layout of your home to **suit your needs**.
- Tried and tested **protocol-based** modification system.

- Ensuring that the First Occupancy Licence is obtained.
- Ensuring constructive rationality.
- Ensuring no impact between housing units.
- Ensuring cost balance between housing units.

PHASE 2 BESPOKE FINISHINGS

- Choose your **own finishes** for the home.
- Choose from **a wide range** of customisation options.



CHOICE OF BRANDS

- **The best brands** on the market.
- **Choice** of brands.

SPLENDID SHARED SPACES

The apartment is located on **the atico floor of IQONIQ**, a building that welcomes us with a **spacious lobby that provides access to the building**. The interior is exquisitely designed with warm, open spaces that **exude a sense of exclusivity**.

The reception area of this unique building is staffed by a receptionist and an assistant, who are **available to cater to residents' needs**.

CONCIERGE SERVICES:

- Bookings and reservations -
- Meet and Greet for your guests -
- Schedule management for owners -
- Arranging breakfast etc. -



SHARED SPACES DESIGNED FOR LIVING



- A spacious visitor lounge bathed in natural light, with soaring windows offering Breathtaking views of and exquisite English courtyard.
- Two spacious adjoining co-working rooms, equipped for works sessions of meeting.
- Valet parking.



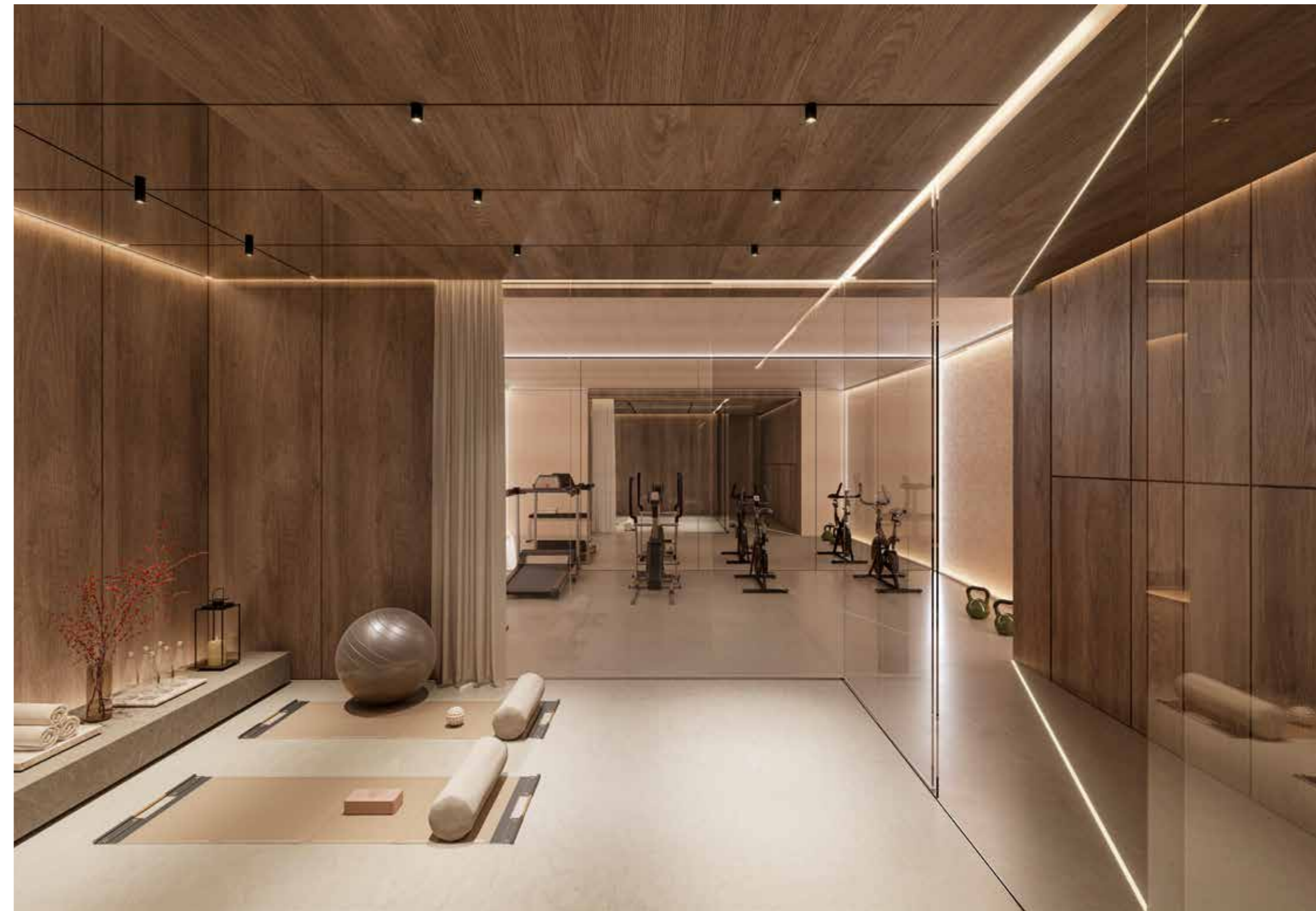
FITNESS ROOM SPA AND GOURMET AREA

IN IQONIQ, WE VALUE TIME,
WE VALUE MOMENTS.

The building where Ático Castellana 68 is located it is an **oasis of health, relaxation and enjoyment**. The fully equipped fitness room provides the perfect opportunity to live a healthy and active lifestyle.

The Spa is a haven of peace and tranquillity where you can pamper yourself with massages, body treatments, a yoga room and saunas to **de-stress and rejuvenate your body and mind**.

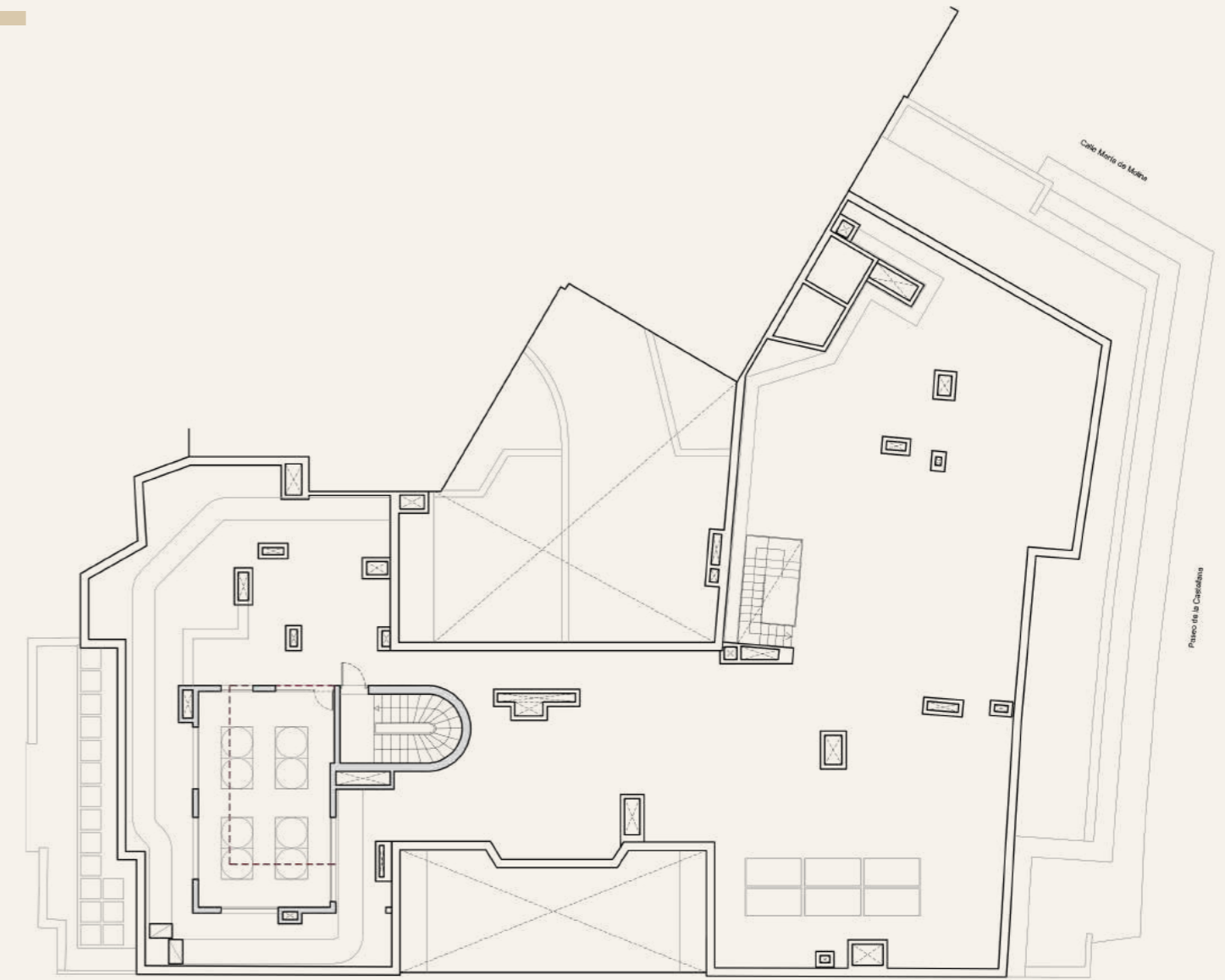
The Gourmet Area is the perfect place to celebrate and have fun. Relax and **have fun with family or friends** in a magical setting, perfect for sharing unforgettable moments.



8th FLOOR



COVERED PLANT



| SPECIFICATIONS

HIGH-GRADE MATERIALS TO DELIGHT YOUR SENSES

- **State-of-the-art electrical** equipment designed by specialists.
- Built-in thermostatic faucets and vitrified porcelain sanitary ware in bathrooms and toilets - **Domotized blinds and triple glazing** for maximum acoustic protection.
- Flooring in solid floorboards.
- The bathrooms will be built with **white marble floors** and walls and other natural stones in cut-to-size pieces.
- The kitchen will be executed with **polished granite floors and ceramic walls** in large format pieces.

GOING BEYOND ENERGY EFFICIENCY

In line with **our commitment to the environment**, we will go one step further in **IQONIQ** by **analysing and compensating for the carbon footprint generated** during construction. Once the building is fully operational, we will continue to monitor it throughout its entire life cycle. This will allow owners to know the offset of **the reduced carbon footprint generated** by the daily activity in IQONIQ.



SUSTAINABILITY AND CONFORT

State-of-the-art facilities that meet the highest standards and result in minimal energy consumption.

The building will have an **A Energy Rating** in addition to the **BREEAM Sustainability Certificate**.

- Centralised **air conditioning system** with an air source heat pump.
- **Photovoltaic generation system** for additional energy supply.

EXCELLENT CONNECTIVITY

Full network connectivity experience, backed by the prestigious **WIREScore** certification.

- Automation and intelligent control through a **smart home system** that coordinates lighting, air conditioning and other utilities.
- **App for the management** of the common areas of the building, access to the garage and apartments.



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