

PARK
& PALACE

RESIDENCIAL



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4 Torres
Business Area

Sierra Norte
de Madrid

Plaza de
Castilla

Río
Manzanares

Parque
del Oeste

Templo
de Debod

Paseo del
Pintor Rosales

Príncipe Pío

Calle de la
Princesa

Plaza de
España

Gran
Vía

Jardines de
Sabatini

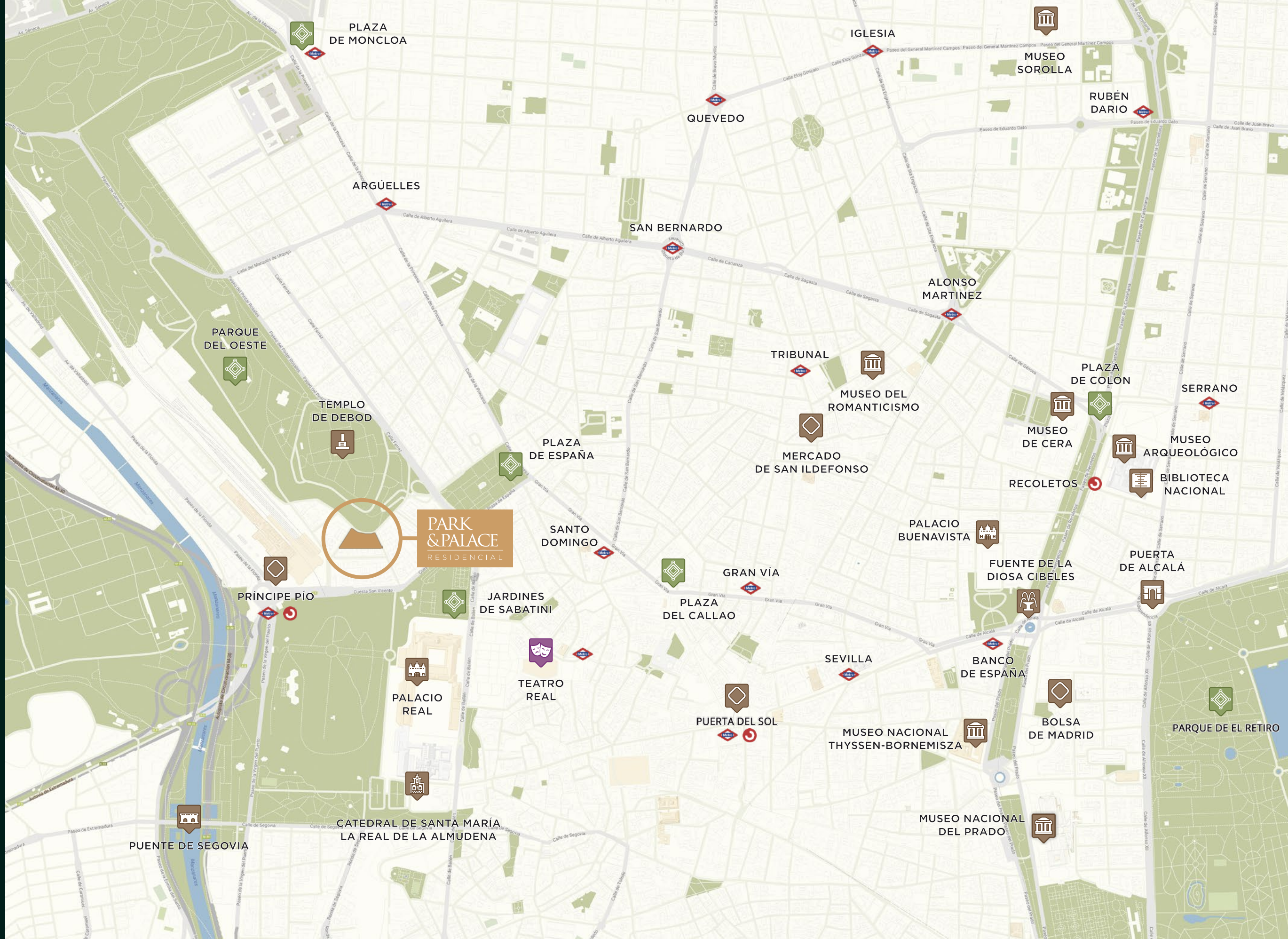
Palacio
Real

Plaza de
Oriente

Teatro
Real

Catedral de
la Almudena

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VIBRANT MADRID

The city of **Madrid** is constantly evolving. Its major cultural, artistic, businesses and sporting landmarks, are known the whole world over.

The city centre offers countless places to visit and hidden enclaves where one can lose track of time; from the Madrid Río park and the Almudena Cathedral, to the Plaza Mayor, Fuencarral, Gran Vía and the Plaza España, not forgetting the Templo de Debod, an authentic egyptian temple.

Madrid is the city that offers the most impressive array of leisure, gastronomy and shopping options in the whole of Spain.



Puerta de Alcalá



Palacio Real

A STEP AWAY

SINGULAR PLACES

Plaza de España, 3 min
Templo de Debod, 4 min
Gran Vía, 4 min
Palacio Real, 5 min
Catedral de Sta. María de la Almudena, 5 min
Plaza Mayor, 9 min
Puerta del Sol, 12 min

MUSEUM

Museo Thyssen-Bornemisza, 12 min
Museo Nacional del Prado, 14 min
CaixaForum Madrid, 15 min
Museo de Arte Reina Sofía, 16 min

THEATER

Teatro Coliseum, 5 min
Teatro de la Luz Philips Gran Vía, 5 min
Teatro Lope de Vega, 5 min
Teatro Real, 6 min
Teatro Rialto, 5 min

CINEMA

Cine Capitol, 6 min
Palacio de la Prensa, 6 min
Cines Callao, 6 min
Centro Comercial Príncipe Pío, 2 min

SHOPPING

Centro Comercial Príncipe Pío, 2 min
Gran Vía, 4 min
Calle de Fuencarral, 9 min
Calle de Serrano, 15 min

GASTRONOMY

El Club Allard, 6 min
La manduca de azagra, 8 min
La tasquita de enfrente, 8 min
Lúa, 10 min
Lakasa, 12 min
Kabuki Wellington, 13 min
Hortensio, 13 min
Alabaster, 15 min
Álbora, 15 min
Viridiana, 15 min
Dstage, 16 min
Diverxo, 19 min

HEALTHY LIFE

Madrid Río, 6 min
Parque del Oeste, 1 min
Jardines de Sabatini, 3 min
Jardines del Campo Moro, 5 min
Parque de Atenas, 5 min
Casa de Campo, 7 min
Parque de La Bombilla, 7 min

PLEASURE PARK

Zoo Aquarium de Madrid, 7 min
Parque de Atracciones de Madrid, 8 min

A PRESTIGIOUS SETTING

Park&Palace is located on Calle Irún 15, between the **Royal Palace** and the **Parque del Oeste**, within striking distance of Plaza de España.

The residence offers an **infinite number of culture and leisure options** which can be enjoyed each and every day right on your very doorstep. Stroll down Madrid's main thoroughfare, Gran Vía, be captivated time and time again by the sunset at the Sabatini Gardens or relax in the Parque del Oeste... Park&Palace residence provides you with **a vast array of endless cultural offerings that are just minutes away.**

Experience the comfort of living in one of the areas with the very best transport links in the capital.

Un paseo por Madrid Río



Rio Manzanares

Templo de Debod

“WELCOME MOTHER NATURE”

Construction work on **Plaza de España's regeneration will begin in 2018**. A beautiful project that will make Madrid greener, more accessible and more sustainable than ever. 59,970 sqm of Plaza de España's 70,450 sqm will be pedestrianised and more than 1,000 trees will be planted to form impressive green spaces that will connect Madrid Río with Casa de Campo and the Parque del Oeste.

El Atardecer más Castizo

LA GRAN VÍA

Since its construction at the beginning of the 20th century, it has become one of the busiest streets in Madrid and is one of the most revered avenues in Europe from a tourist and leisure perspective.

Gran Vía is the street that never sleeps, stretching from Calle Alcalá to Plaza de España, and less than 600 metres from **Park & Palace**, it offers almost a kilometre and a half of shops, restaurants, cinemas and theatres.

Zonas comerciales

Gran Vía



Un café en el Palacio



THE BEAUTY OF TEATRO REAL THEATER

Experience the comfort of living in one of the areas with the very best transport links in the capital.

Its wide cultural offer is another of its main attractions. Enjoy the best opera and dance shows at the Teatro Real theater or visit the best musicals at the Lope de Vega and Teatro Coliseum theaters.

La Ópera en el Teatro Real



El Lago de los Cisnes

El Broadway de Madrid





A UNIQUE SPACE

Park&Palace offers a new way of living in the centre of Madrid, with all of its **comforts and benefits**, but also the **peace and quiet** of a residential area.

Its **strategic location**, only metres from Plaza de España, and its **modern and cutting edge** design guarantees both a peaceful and very well-connected area.

Don't settle for any less than the best, choose to live in the centre of Madrid and **invest in luxury** without sacrificing the **calm, confort** and **privacy** that you deserve in your day to day life. At **Park&Palace** you will find a modern and welcoming home, perfect for you and your family.

Meticulously planned to the finest detail, **Park&Palace** stands out as the most exclusive and luxurious of projects, one that we want you to form a part of. Every space here is masterfully designed to bring pure delight its future residents.

A BUILDING FOR THE HISTORY BOOKS

Make your dream of **living in the centre of Madrid** come true. The views from **Park&Palace** stretch from the Royal Palace to the Parque del Oeste. From its **terrazas** you will be able to admire Madrid's most emblematic areas, within striking distance of a unique historical, natural and cultural landmark.

The residence's **interiors offer trends that are married together perfectly**, the finest quality materials, areas that seamlessly lead from one into another exclusive style that defines its **exterior finishings**. **Park&Palace** is the ultimate example of cutting edge refurbishment.

Delight in **the stunning views** on offer, whilst relaxing and enjoying each and every room in our apartments.

The residence both entices and captivates, offering you a welcoming, urban and daring space; the perfect setting for you and your family to live.

The home you have always dreamed of in Madrid is now here waiting for you.



YOUR PLACE,
YOUR HOME.



A PLACE TO DREAM TOGETHER

“LA VIDA CONSISTE
EN LA REPETICIÓN
CONSTANTE DEL
PLACER”.

-Schopenhauer

Park&Palace is designed to offer the perfect setting for peaceful and relaxed living, with all the **amenities imaginable**. Luxury is at the heart of all the communal areas, an awe-inspiring **wealth that extends throughout all corners of the interior spaces**.

The **interior courtyard**, with a lavish variety of plants in a feature vertical garden provides a peaceful haven in the already serene area of the **Templo de Debod**.

You will be able to exercise in the various landscaped areas that surround **Park&Palace**, and work out in the residence's **gym** watch the sun as it sets over the horizon in Casa de Campo from the rooftop pool, a place where you can make unforgettable memories with your family.

If we dare to dream together, anything is possible.



MAKE YOUR DREAMS COME TRUE

Each apartment is carefully planned and designed to ensure that **light and space** play a key role in making your apartment the **home** you have always dreamed of.

Each property is a true visual delight, boasting a contemporary yet highly practical design that will ensure your maximum comfort.

Park&Palace, are offering 1, 2 and 3 bed apartments, as well as 2 and 3 bed penthouse apartments, perfectly tailored to suit your lifestyle, with each boasting a terrace and spectacular views out over the city.

Built using only the highest quality materials, the layout of each apartment has been meticulously mapped out to offer spacious rooms where you can spend quality time with your family, and others which are perfect for those moments when you want to unwind. Both aesthetically pleasing and practical, our apartments ensure that every single moment is defined by comfort.

Your dreams start here.



ONE,
TWO
& THREE BED
APARTMENTS

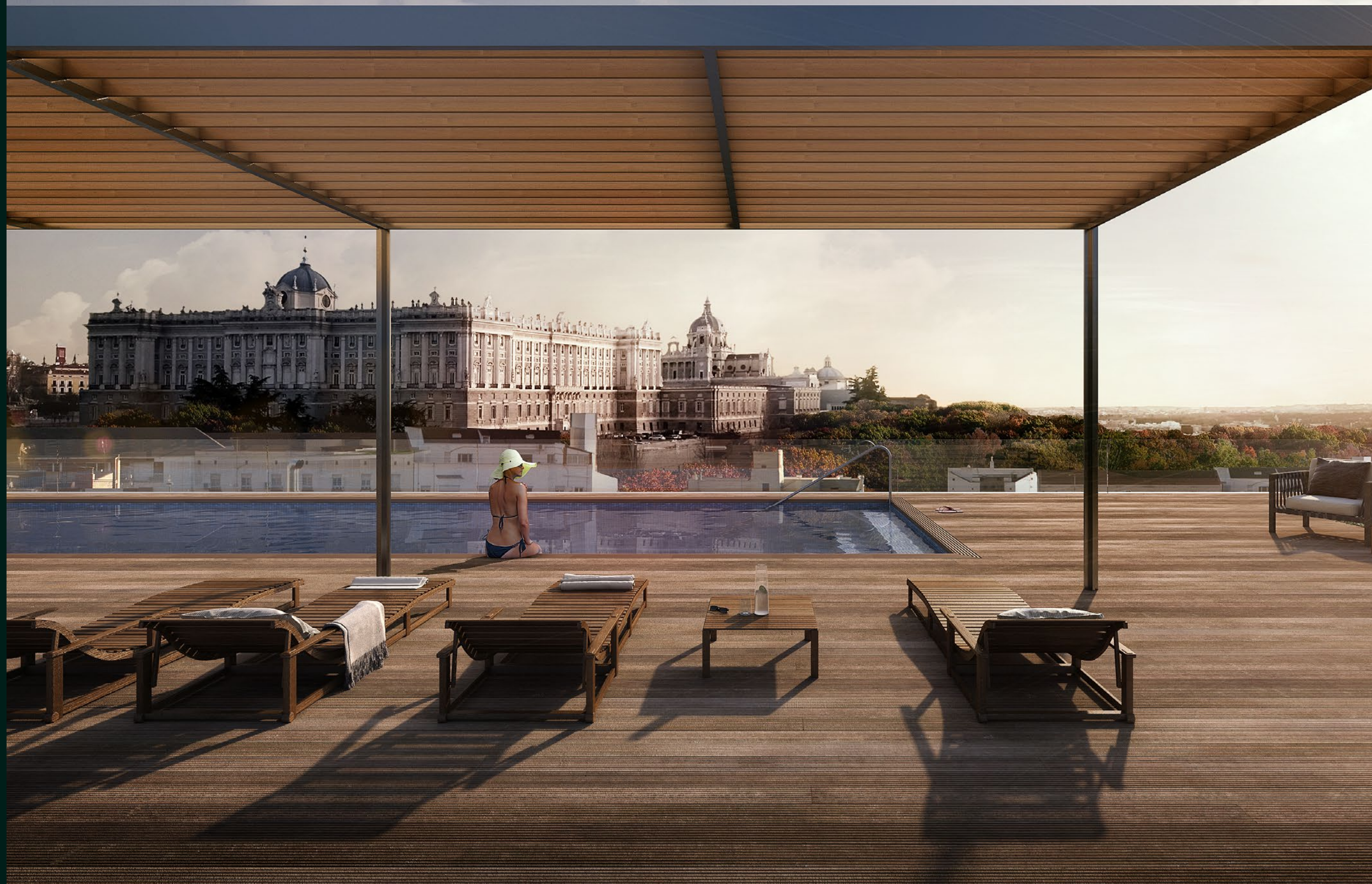




PARK&PALACE'S
DESIGN IS BASED
ON THREE KEY
PRINCIPLES:

LUXURY,
COMFORT
& ENJOYMENT.





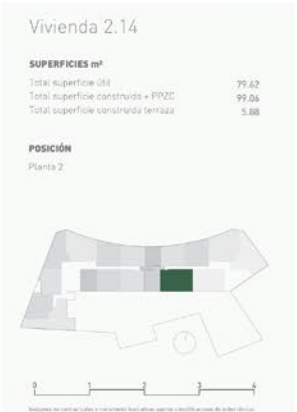


APARTMENTS & PENTHOUSE FLOOR PLANS

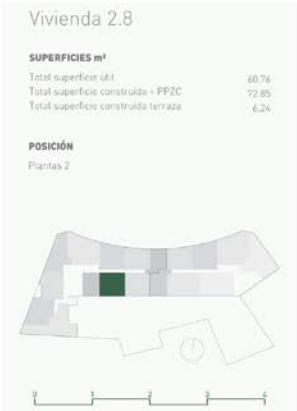
EJEMPLO DE VIVIENDA DE 1 DORMITORIO



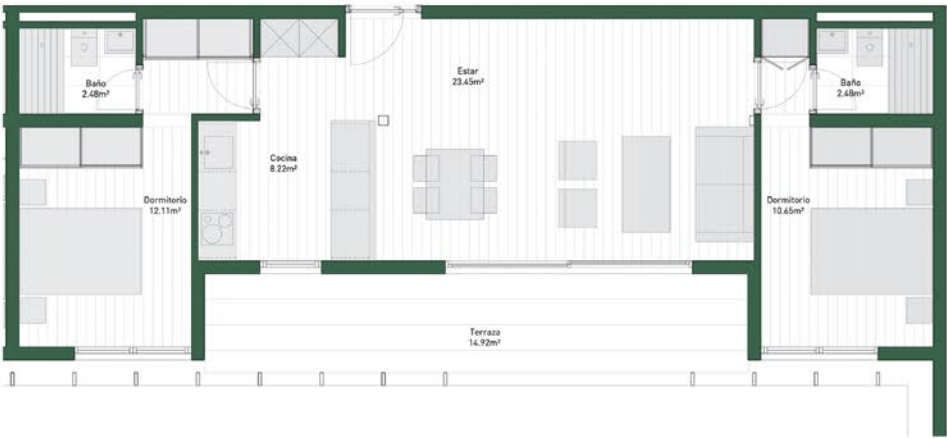
EJEMPLO DE VIVIENDA DE 3 DORMITORIOS



EJEMPLO DE VIVIENDA DE 2 DORMITORIOS



EJEMPLO DE ÁTICO DE 2 DORMITORIOS



PARK
&PALACE
RESIDENCIAL

IS LOCATED AT CALLE IRÚN 15 IN MADRID AND
COMPRISES 110, 1, 2 AND 3 BED APARTMENTS AND
EXCLUSIVE 2 AND 3 BED PENTHOUSE APARTMENTS, ALL
OF WHICH FEATURE A TERRACE.

ARQUITECTURE
OLALQUIAGA ARQUITECTOS

A PROYECT BY PRINCETON INVESTMENTS SL
WITH NASSER FRERES

PARKANDPALACE.ES

BY PRINCETON

DISCLAIMER: "THE AREAS SHOWN AND DESCRIBED IN THIS PLAN AND ITS LEGEND ARE APPROXIMATE AND WILL BE FINALISED DURING CONSTRUCTION. APARTMENTS WILL ONLY BE DELIVERED WITH THE FURNISHINGS AND ELECTRICAL APPLIANCES OUTLINED IN THE BUILDING SPECIFICATIONS. THE KITCHEN FURNITURE AND BATHROOM LAYOUT COULD VARY SLIGHTLY IN THE FINAL ASSEMBLY. THIS PLAN IS SUBJECT TO POTENTIAL TECHNICAL MODIFICATIONS. NON CONTRACTUAL AND PURELY ILLUSTRATIVE IMAGES ARE SUBJECT TO TECHNICAL MODIFICATIONS. ALL INFORMATION AND HANDOVER OF DOCUMENTATION WILL BE COMPLETED ACCORDING TO THE PRINCIPLES OUTLINED IN ROYAL DECREE 515/1989 AND ANY LAWS WHICH MAY COMPLIMENT IT, WHETHER THEY BE AT A STATE OR AUTONOMOUS LEVEL.