

FERMÍN IZQUIERDO 7

MARKETED BY

ATOM real
estate
developments

FINANCED BY

B Sabadell

DEVELOPED BY

HOUSING DEVELOPMENTS ONE, S.L.



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OVERVIEW

The Concept

Fermín Izquierdo 7 is a **residential** development featuring **exceptional architecture** and the **highest energy efficiency rating**, strategically located in the heart of Madrid, specifically in the Tetuán District—currently the city’s most rapidly transforming area. The development is situated **very close to Plaza Castilla, Plaza de Cuzco**, and the **Cinco Torres**, including **Torre Caleido – IE University**. Its location next to **Madrid Nuevo Norte**, “the most significant urban transformation project in Madrid and one of the most important in Europe,” makes **Fermín Izquierdo 7** a highly attractive project with maximum short- and medium-term profitability for investors.



OVERVIEW

Architecture

Fermín Izquierdo is part of a series of projects that address the need for new quality housing in former industrial areas of the city of Madrid. Located on a quiet street in the Tetuán district, next to the winding Paseo de la Dirección, the new building, with its orderly composition of facade openings, gives the entire structure a renewed character. The large, square-proportioned windows contrast with the simplicity of the rendered facade. In contrast to spectacle-driven architecture, this new building proposes a refined rationalist style, based on spacious interiors and attention to construction details.

The development of 9 residential units, with storage rooms, garage, and swimming pool, directly responds to the real needs of neighborhood life. Through the generous entrance portico, accessible from the street, one reaches the lobby that connects the various residential floors. Passing through this portico leads to a large, well-proportioned inner garden.

In this way, the through-apartments orient their living spaces toward this interior oasis, taking full advantage of the large light well—so characteristic of Madrid—whose southern orientation ensures proper lighting of the living areas. The studio apartments on the first and second floors open entirely to the north facade, thanks to the large central window.

Finally, the interior finishes reflect a construction tradition rooted in precision, quality, and low maintenance. The continuous gray terrazzo floors, together with traditional renderings and round steel bar railings, establish a unique identity that also carries forward the care and simplicity of the building's construction details.

OVERVIEW

The Project

Fermín Izquierdo 7 is a project with distinctive architecture, featuring **9 residences with storage rooms, a spacious south-facing garden with a swimming pool, a multipurpose communal room, parking spaces, and a bicycle area.**

The homes are available in three layouts—studios, one-bedroom, and two-bedroom units—and include **large windows** with thermal break technology and **terraces** that provide abundant natural light. The construction prioritizes design and comfort, using high-quality materials that also ensure **maximum energy efficiency**. The homes feature **hot and cold climate control through underfloor heating powered by aerothermal energy. Kitchens are delivered fully furnished and equipped with top-brand integrated appliances.** Bathrooms come fully equipped, and the closets are fitted and lined.

The Neighbourhood

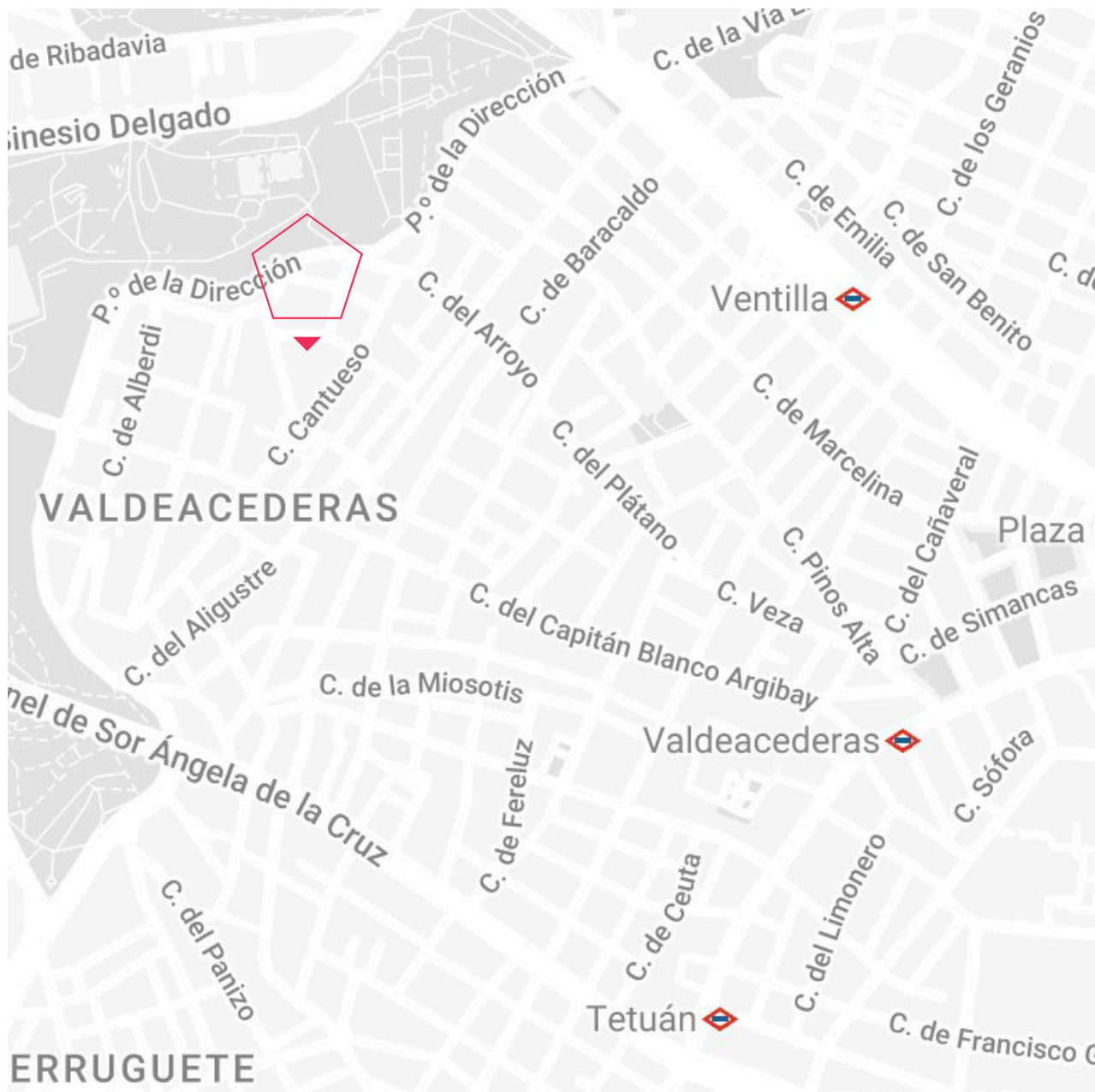
Tetuán is a centrally located district in Madrid currently undergoing a major transformation thanks to its **excellent**

location, vibrant commercial activity, and strong **neighborhood spirit.** These qualities are attracting a growing number of families, young people, and professionals looking to live and work in a prime area at an attractive price. In fact, Tetuán is currently one of the most profitable districts in central Madrid (El Confidencial) and the most promising in the capital (Expansión).

Located in the Valdeacederas neighborhood, near the commercial axis of Bravo Murillo Street, Avenida de Asturias, and Plaza Castilla, **Fermín Izquierdo 7** sits in one of the most established residential areas of the district. The area offers a wide range of commercial options, a lively Sunday market, and all necessary services. **Sinesio Delgado Park** is just a 2-minute walk from the development, which also benefits from **nearby green spaces** such as **Dehesa de la Villa** and **Cuarto Depósito Park** (Plaza Castilla).

Proximity to **IE University**, the **Fundación Canal & Fundación Canal Sala 212**, **Santiago Bernabéu Stadium**, and **Chamartín-Clara Campoamor Station** enhances the appeal of our surroundings, making this development an outstanding opportunity for both end buyers and real estate investors.





LOCATION

Calle Fermín Izquierdo, 7
Distrito Tetuán.
28029, Madrid.






RELEVANT INFORMATION

Metro

Ventilla: **9**

Valdeacederas: **1**

Train Station

Chamartín Clara Campoamor Station (high-speed AVE) - 22 min.:  4 min. +  **49** +  8 min.

Access

M-30 (West) and A-6 - 9 min.

M-30 (North) and A-1 - 9 min.

Buses

Línes 49 and N22 - 2 minute walk

Líne 177 - 3 minute walk

Plaza Castilla transport hub (Interchange Station)

Airport

By car: 16 minutes

By public: 49 minutes

RENDERS

























CONTACT DETAILS

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DEVELOPED BY

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The developer (HOUSING DEVELOPMENTS ONE, S.L., registered office at Calle Miguel Ángel 4, 28010 Madrid, Tax ID B75598375) reserves the right to modify the layout, specifications, features, and plans for technical or legal reasons, or at the discretion of the project management team. The execution project for the building has been prepared by Mr. Juan Ramón López Cabrera (Architect No. 19.229, COAM), Ms. Pilar Bolaños Almeida (Architect No. 22.058, COAM), and Mr. Carlos Brage Tuñón (Architect No. 17.357, COAM). Complete information regarding the construction, development, and sale is available to the public at the developer's headquarters, in accordance with applicable national and regional regulations, specifically Law 2/1999, of March 17, on Building Quality Measures of the Community of Madrid.