



SINGLE HOMES

Ayala 20

BY
QUIET LUXURY RESIDENCES



QUIET LUX
RESIDENCES



”

Exactly Where
You Should Be.

“

Single Homes

AYALA 20

A combination of where you stay , where you go
and how you live.



A collection of refined spaces in Barrio de Salamanca, Madrid,
designed for those who value how life feels.

I

THE RIGHT ADDRESS

Surrounded by the city's finest restaurants, boutiques and experiences in Madrid.

II


EFFORTLESS LIVING

High-level comfort and a space entirely your own.

III

A DIFFERENT SCALE OF LUXURY

Residences defined by precision.

A black and white photograph of a building facade. The building has a balcony with a decorative railing on the upper floor. A large tree is visible on the right side of the frame. The text is overlaid on a dark, semi-transparent rectangular area in the center of the image.

Single Homes offers a seamless blend of design, and access to *everything that matters.*

Here, life unfolds effortlessly — surrounded by the right people, the right places, and the quiet confidence of knowing you are exactly where you belong.

Rafael Robledo

THE ARCHITECTURE

Rafael Robledo, the architect behind the refurbishment of landmark residences such as Serrano 7, Villanueva 4, and Jorge Juan 32, brings a distinctive expertise shaped within the Barrio de Salamanca. With a deep understanding of Madrid's architectural heritage and an exceptional command of high-end residential development, his work seamlessly merges classical structure with contemporary precision—creating spaces that feel timeless, refined, and effortlessly elevated.



”

A place where everything feels familiar from the moment you arrive, where the pace is yours, and where every detail is quietly aligned with the way you live. Not just a space in Madrid, but your place within it.

“

EL BARRIO DE RECOLETOS

Located in the heart of the Barrio de Salamanca, Recoletos is one of Madrid's most established and sought-after residential areas.



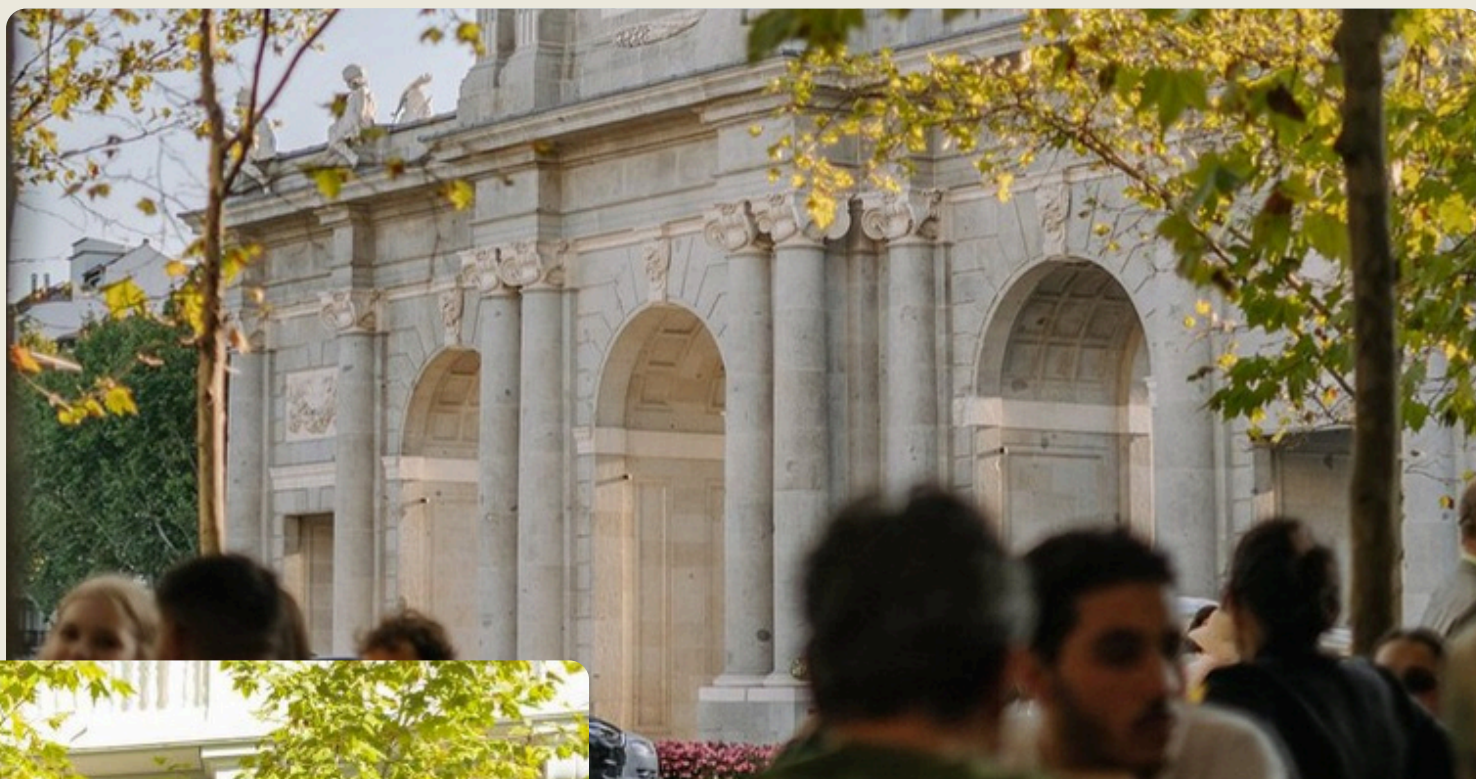
SINGLE HOMES Ayala 20



Defined by its elegant architecture, wide avenues, and proximity to the city's most important cultural and commercial landmarks, it represents one of the most refined ways of living Madrid.

THE ATMOSPHERE

Recoletos is where Madrid feels most itself. Coveted boutiques, sought-after dinner reservations, and a constant undercurrent of purposeful movement define the rhythm — a lifestyle shaped by energy, quiet presence, and effortless glamour.



Always in rhythm
Always in place.

Its reputation has been built over time, making it one of the most desirable residential areas in Madrid for both locals and international buyers.





EL RETIRO MINUTES AWAY

just a 10 minute walk from Ayala 20, El Retiro Park becomes a natural extension of the neighborhood. A space for walking, running, or simply disconnecting, it offers a rare balance between the energy of the city and moments of calm and openness.



SINGLE HOMES

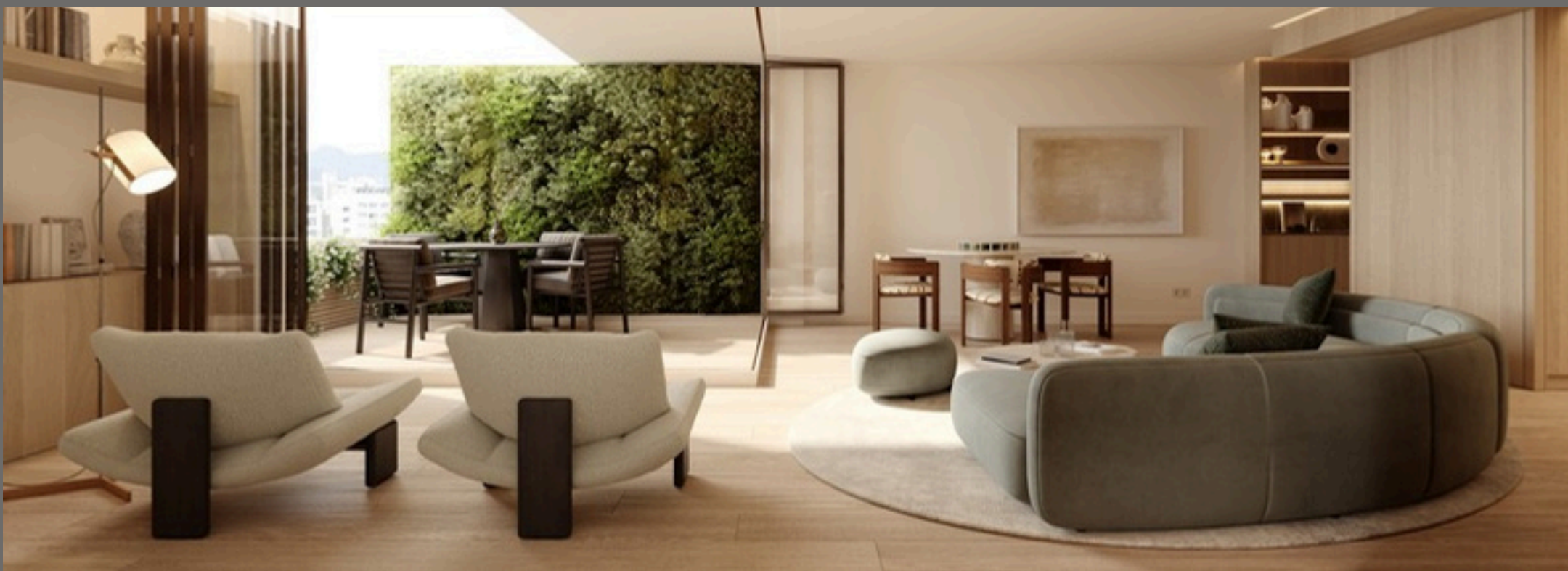
Ayala 20

Brings together
design, comfort, and location
to create a living experience
that feels natural, effortless
and
entirely your own

SPACES DESIGNED TO COMMAND PRESENCE.

5 private pieds-à-terre, each defined by a prime central location and the luxury and comfort of your own home.

DESIGN by Rafael Robledo



A balance between architecture and atmosphere, where materials, light, and proportion come together to create something beyond the expected

Located in the heart of Madrid's prestigious Salamanca district

LUXURY STORES

- 1 — LOUIS VUITTON
- 2 — HERMÈS
- 3 — CHANEL
- 4 — DIOR
- 5 — CARTIER

5-STAR HOTELS

- 6 — ROSEWOOD VILLA MAGNA
- 7 — BLESS HOTEL MADRID
- 8 — HOTEL ÚNICO MADRID
- 9 — HERITAGE MADRID HOTEL
- 10 — HOTEL FÉNIX GRAN MELIÁ

LANDMARKS & CULTURE

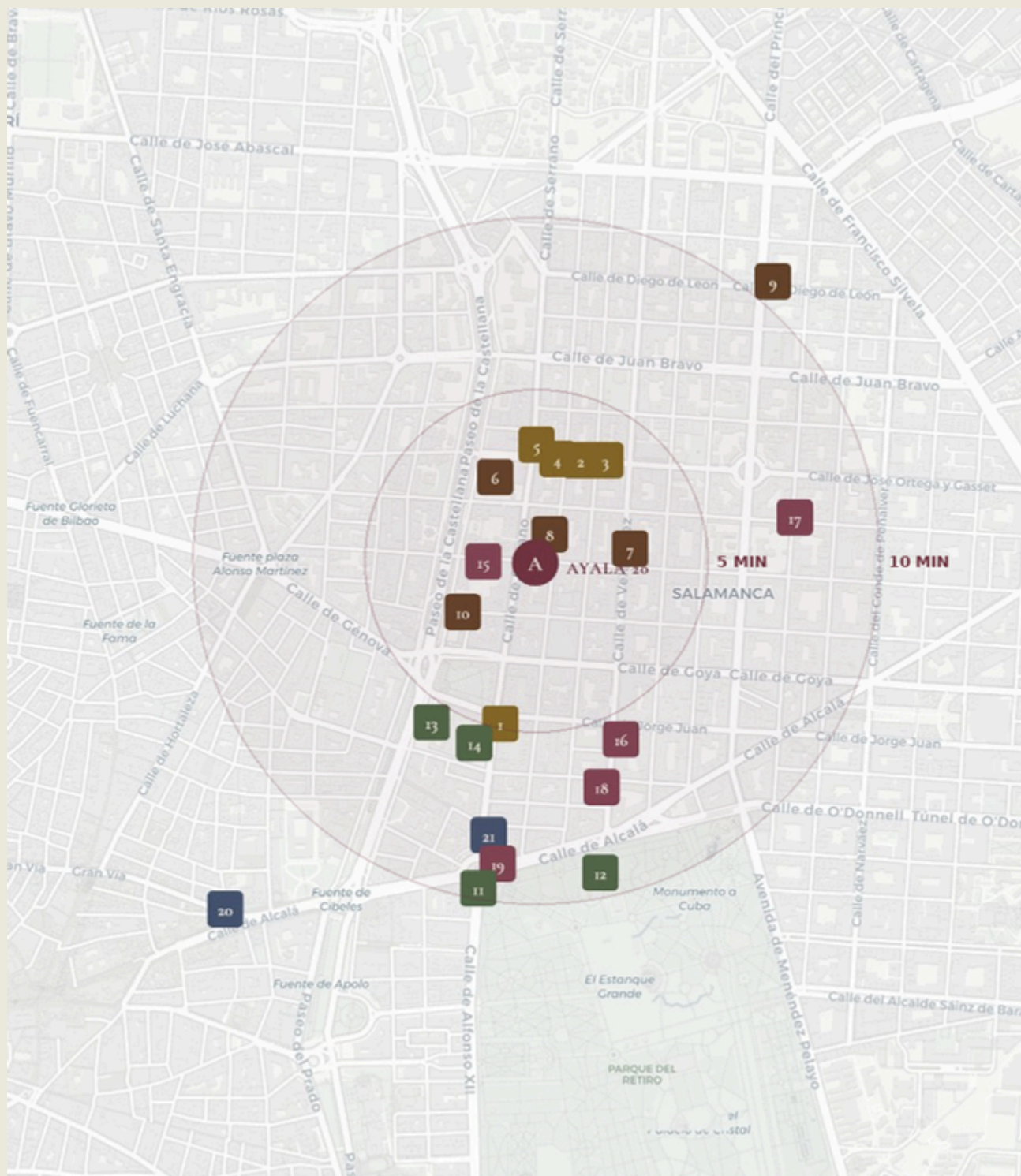
- 11 — PUERTA DE ALCALÁ
- 12 — PARQUE DEL RETIRO
- 13 — BIBLIOTECA NACIONAL
- 14 — MUSEO ARQUEOLÓGICO NACIONAL

RESTAURANTS

- 15 — TEN CON TEN
- 16 — NUMA POMPILIO
- 17 — SANTERRA ★
- 18 — ALLEGRA
- 19 — CAPPUCCINO

BARS & VENUES

- 20 — CLUB METROPOLIS
- 21 — THE LIBRARY WINE BOUTIQUE



AN ENCLAVE OF REFINED LUXURY WHERE THE WORLD'S MOST
COVETED FASHION HOUSES, GRAND HOTELS, CELEBRATED
RESTAURANTS, AND ICONIC LANDMARKS CONVERGE WITHIN A
FIFTEEN-MINUTE STROLL.

BOUTIQUE-SCALE RESIDENCES

Where kitchen, lounge, and social spaces merge seamlessly into a single living environment.

OPEN-PLAN KITCHENS

Fully integrated layouts with built-in Balay appliances, combining performance with a clean, architectural finish.

INTEGRATED PRIVATE BAR

a statement of lifestyle, designed for hosting and unwinding.

FLOOR-TO-CEILING CARPENTRY

custom oak paneling that defines space with precision and depth.

PREMIUM MATERIAL PALETTE

Travertine marble, Golden White stone, and dark surfaces carefully selected for depth and character.

BATHROOMS BY PORCELANOSA

Designed with a focus on material quality, refined detailing, and a timeless, contemporary aesthetic.

BRUSHED COPPER FINISHES

adding warmth, character, and a subtle edge.

TOTO SANITARYWARE

Japanese-engineered fixtures renowned for advanced hygiene, water efficiency, and elevated comfort — redefining the everyday bathroom experience.

DUCTED CLIMATE SYSTEM WITH CENTRAL HEATING

fully integrated for silent, seamless comfort.



REFINED ELEMENTS



FIVE DISTINCT
RESIDENCES.

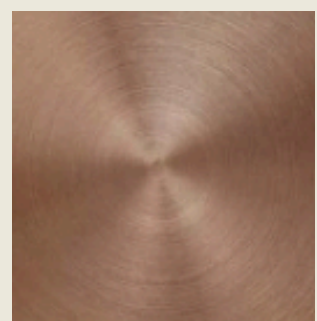
ONE WAY OF LIVING.

A- "THE RITUAL"

A space designed around comfort as a discipline.



where daily routines become something intentional, almost ceremonial.
Refined, grounded, and quietly powerful.



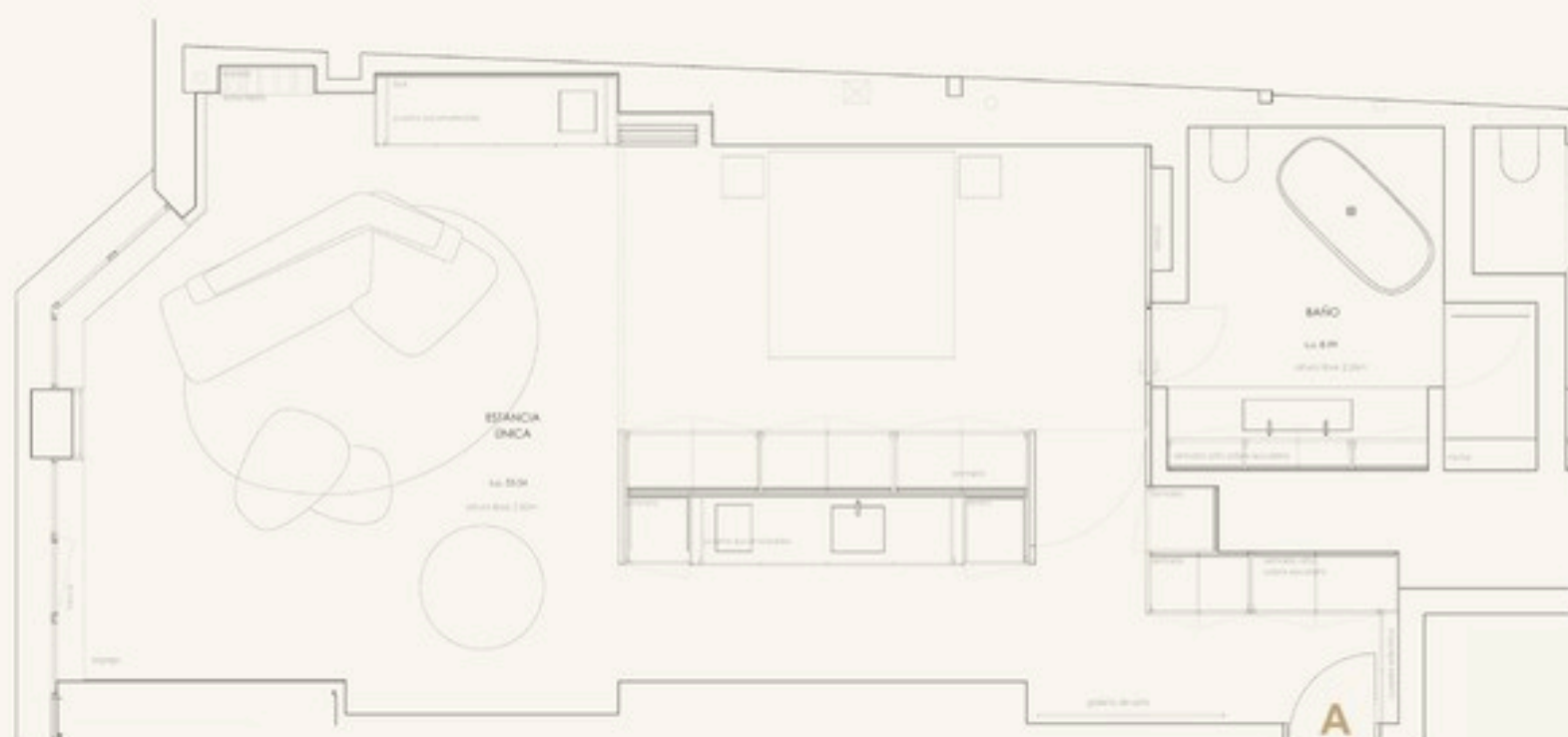
A — "The Ritual"

Ayala 20

A space designed around comfort as a discipline — refined, grounded, and quietly powerful.

QUIET LUXURY RESIDENCES

Barrio de Salamanca, Madrid



TOTAL CONSTRUCTED AREA

97.09 m²

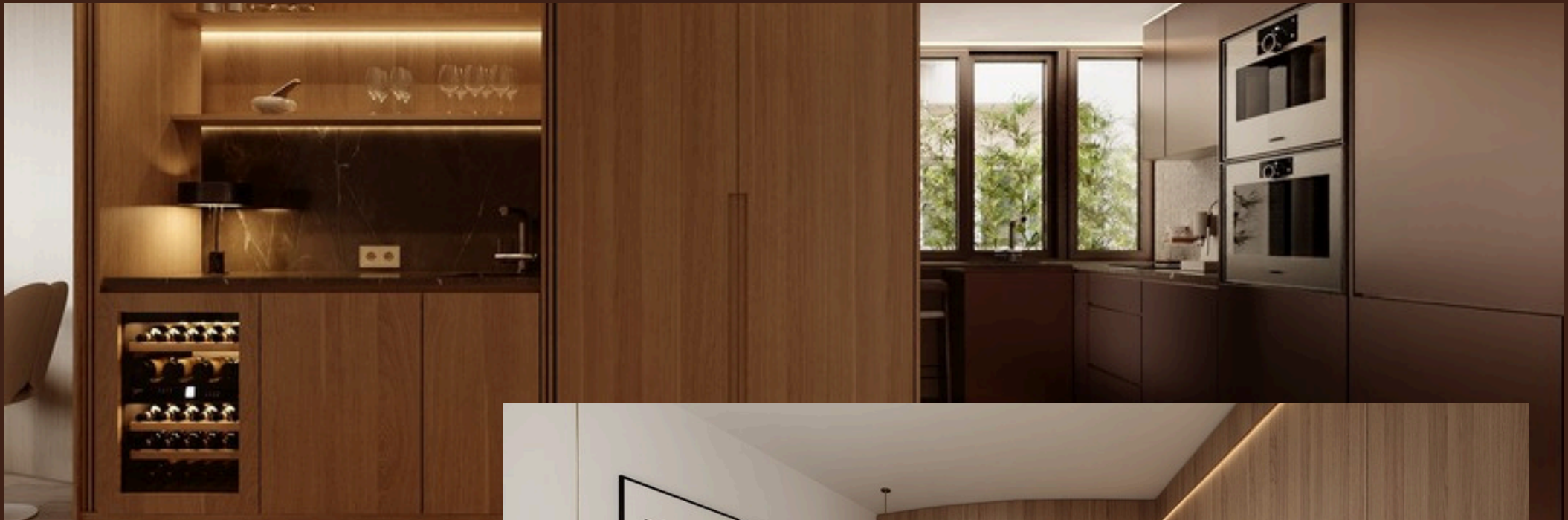
DESCRIPTION

An open-plan residence conceived as a single, expansive living space with integrated bar, art gallery corridor, floor-to-ceiling oak carpentry, retractable doors, and a spa-inspired bathroom with freestanding bathtub. Ceiling height 2.50m. Design by Rafael Rábalo Arquitectos.

PRICE

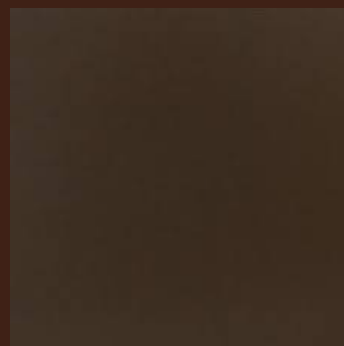
Price Upon Request

B- "THE SMART LUXURY" - RIGHT



Built with logic,
defined by
detail.

A space where
architecture,
materiality, and
function align
with
precision —
creating a
lifestyle that is
both efficient
and elevated.



B — "Smart Luxury"

Built with logic, defined by detail — architecture and function aligned with precision.



TOTAL CONSTRUCTED AREA

76.87 m²

DESCRIPTION

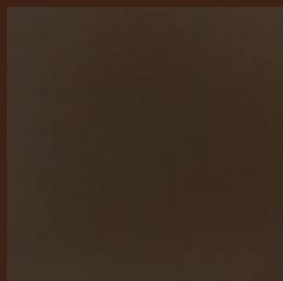
A one-bedroom residence with separate living and sleeping areas, open kitchen with Balay appliances, integrated bar, and full bathroom. Private access to landscaped interior patio. Floor-to-ceiling oak carpentry and retractable doors. Ceiling height 2.50m. Design by Rafael Robledo.

PRICE

Price Upon Request

C- “THE THE SMART LUXURY”- LEFT

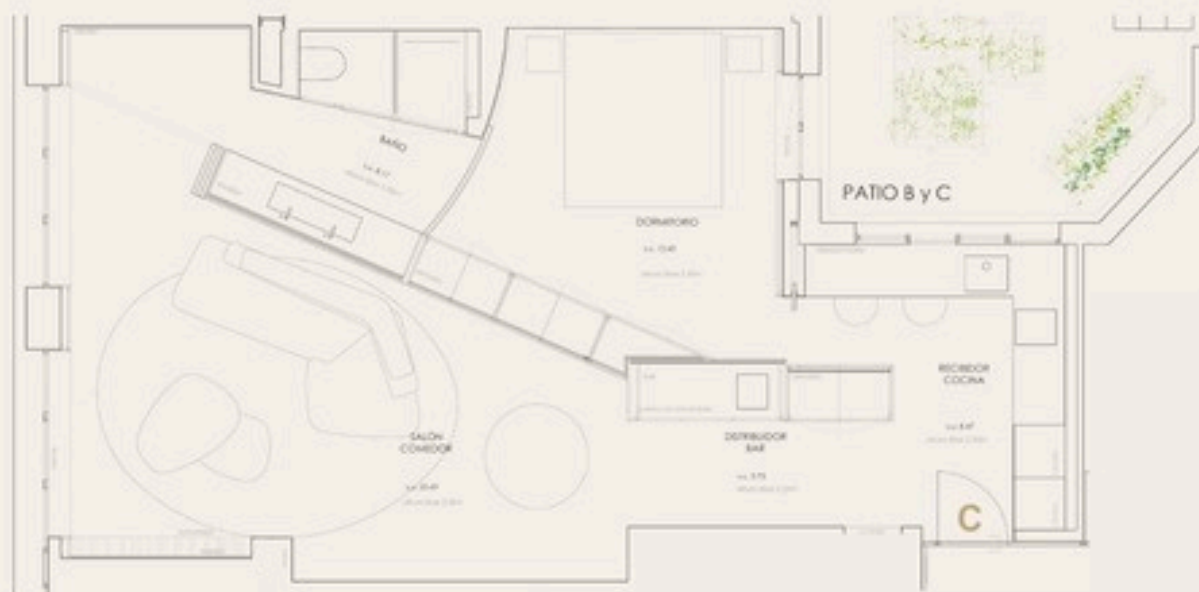
A space that feels intimate, composed, and effortlessly refined.



Defined by oak panelling and controlled proportions, this residence balances function with a more sensual atmosphere — intimate, composed, and effortlessly refined.

C — "Smart Luxury"

Intimate, composed, and effortlessly refined — oak paneling with controlled proportions.



TOTAL CONSTRUCTED AREA

76.76 m²

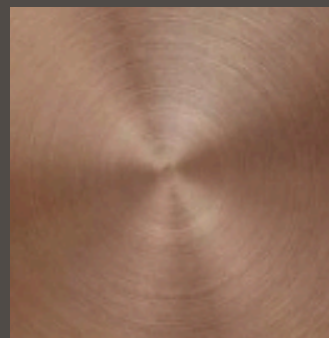
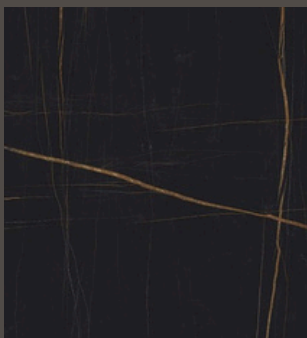
DESCRIPTION

A one-bedroom residence with generous salón-comedor, breakfast nook, distribuidor bar, and full bathroom. Direct access to the shared Patio B & C with landscaped greenery. Floor-to-ceiling oak carpentry throughout. Ceiling height 2.50m. Design by Rafael Robledo Arquitectos.

PRICE

Price Upon Request

D- "THE STATEMENT"



DEFINED BY CONTRAST AND CONFIDENCE, THE STATEMENT IS UNAPOLOGETICALLY BOLD. DARK SURFACES MEET WARM OAK, AND STATEMENT MARBLE COMMANDS EVERY ROOM.

D — "The Statement"

Defined by contrast and confidence — unapologetically bold with two bedrooms and private bar.



TOTAL CONSTRUCTED AREA

97.09 m²

DESCRIPTION

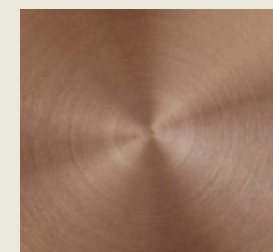
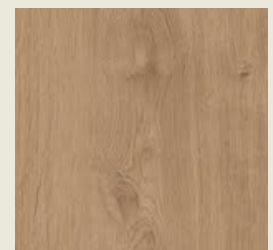
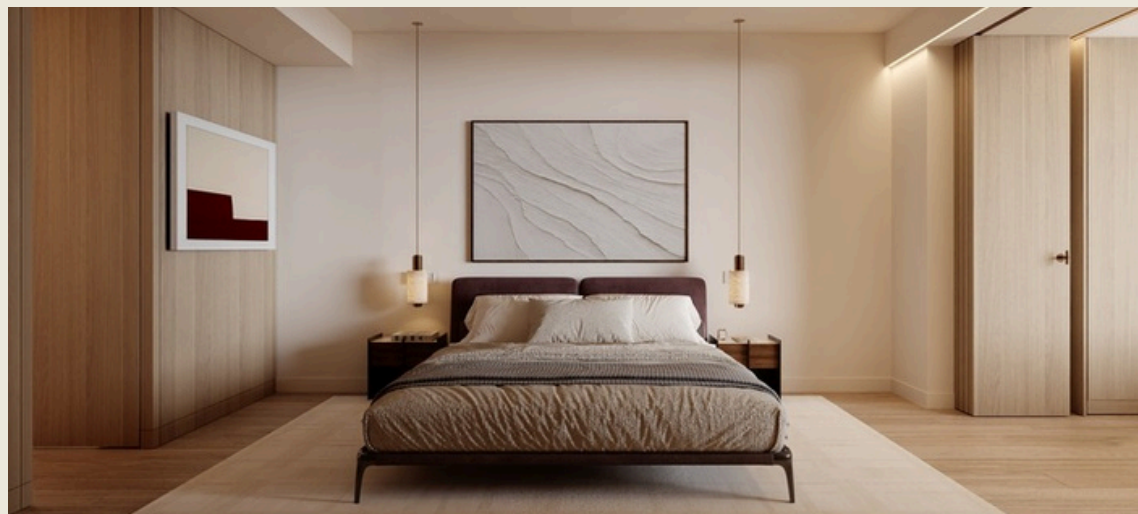
The largest residence in the collection. Two bedrooms, open-plan salón-comedor-cocina, private bar, and full bathroom. Access to landscaped interior patio. Premium marble and oak finishes with floor-to-ceiling carpentry. Ceiling height 2.50m. Design by Rafael Robledo.

PRICE

Price Upon Request

H- “THE ESCAPE”

A private extension of the city, shaped by light and openness.



With a south-facing terrace and a softer material palette in travertine, The Escape offers a rare balance between urban energy and personal retreat. The outdoors becomes an extension of the living experience.

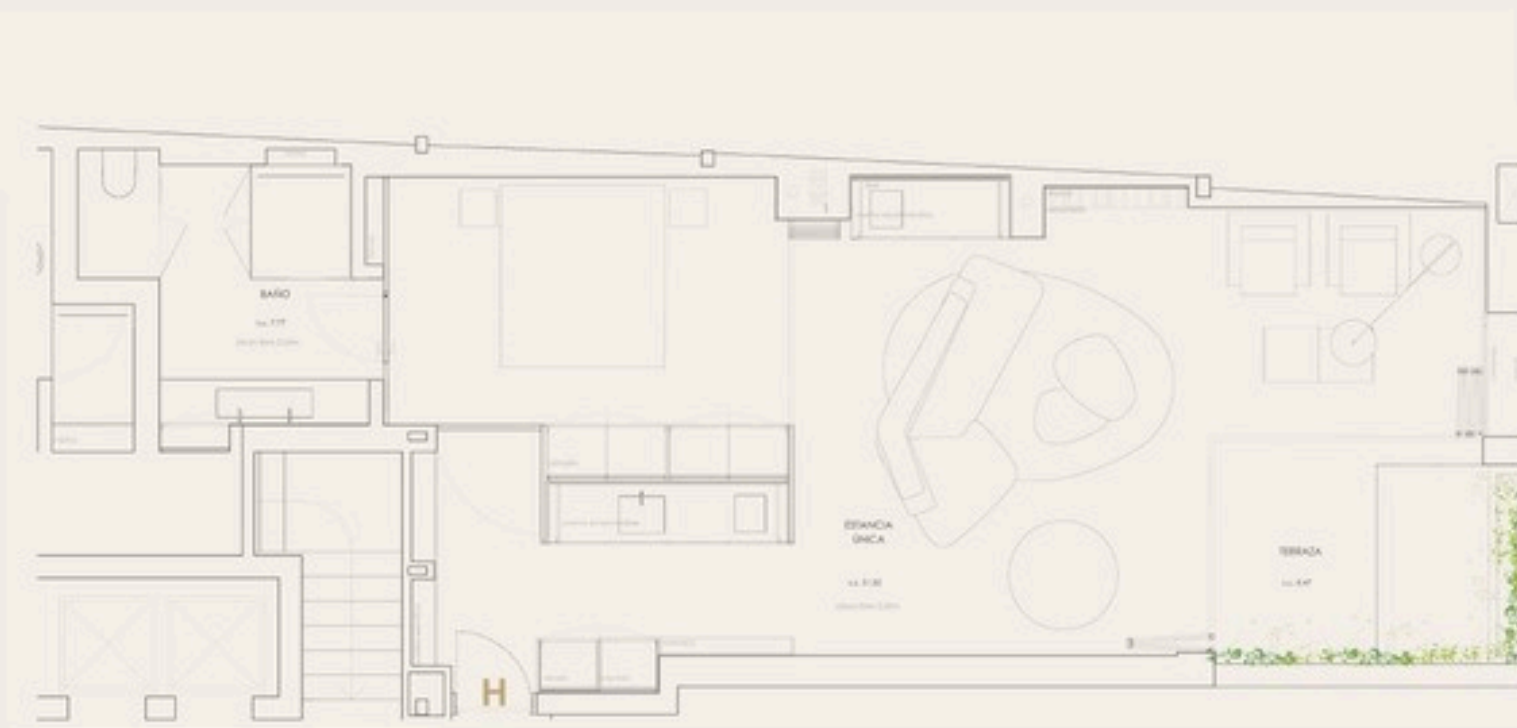
H — "The Escape"

A private extension of the city, shaped by light and openness — south-facing terrace.

Ayala 20

QUIET LUXURY RESIDENCES

Barrio de Salamanca, Madrid



TOTAL CONSTRUCTED AREA

92.13 m²

DESCRIPTION

An open-plan residence with expansive estancia única, integrated bar, south-facing private terrace, and spa-inspired bathroom. Retractable doors blur the boundary between interior and terrace living. Travertine palette. Ceiling height 2.50m. Design by Rafael Robledo Arquitectos.

PRICE

Price Upon Request

The Collection

Price upon Request

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