

JAVIER FERRERO



THE VISION

Javier Ferrero's residential masterpiece in Madrid's vibrant Prosperidad district, designed by the renowned architect Marcio Kogan and his studio MK27, is a cutting-edge blend of industrial and modern aesthetics. The sleek, high-tech building seamlessly integrates polished concrete, wood, and brick, offering a unique and stylish living experience.

This architectural gem stands as a symbol of modern luxury, featuring an outdoor pool basking in the Spanish sun, an indoor pool and spa for serene relaxation, and a fully equipped techno gym for fitness enthusiasts. As Prosperidad undergoes a transformation, Ferrero's residence emerges as a beacon of contemporary living—an embodiment of style, prosperity, and technological advancement.

Step into Javier Ferrero's vision, where each element, from the building's design to its state-of-the-art facilities, contributes to a lifestyle that harmonizes with the evolving heartbeat of Madrid. Welcome to a residence where innovation meets luxury, defining the pinnacle of urban living in one of the city's most lively districts.



PROSPERIDAD MADRIDS TRENDSETTING DISTRICT ON THE VERGE.

Located to the north of Madrid, **JAVIER FERRERO** stands in a district currently undergoing a complete upgrade. In view of the growing potential of the Pradillo area, in the Ciudad Jardín neighbourhood in the Chamartín district, this development has become a benchmark for Madrid residents looking to enjoy all the advantages of city life without forgoing the innovation, technology, quality and excellence commensurate with **properties.**

CONNECTING HISTORY & TRENDSETING CHARM

Prosperidad, with its roots tracing back to the 19th-century expansion of Madrid, has evolved from a rural landscape into a thriving urban neighborhood. Originally developed by Prospero Soynard y Polen, the area fostered a close-knit community of construction workers from Salamanca. In the 1940s, a wave of migration transformed Prosperidad into a bustling hub, marked by significant constructions.

Today, choosing to reside in Prosperidad offers a unique blend of tranquility and diversity. What sets Prosperidad apart is its imminent transformation into Madrid's next trendy hotspot. Emerging energy in the form of avant-garde restaurants, design studios, and fashion boutiques is reshaping the area's identity.

Nestled in close proximity to the heart of Madrid, Prosperidad is a well-connected neighborhood. The Avenida de América interchange facilitates easy access not only within the city but also to other parts of Spain. Along its eastern boundary, the M-30 ensures convenient car travel, linking residents to the capital's major roads.

As Prosperidad undergoes a dynamic metamorphosis, it emerges not just as a residential haven but as Madrid's upcoming cultural and lifestyle destination. Urban yet retaining authentic Spanish charm, the neighborhood boasts traditional markets, specialty shops, and stores. With a vibrant mix of history and modernity, Prosperidad is poised to become the epitome of contemporary living in the heart of Madrid.



The residential complex designed by Marcio Kogan and his Studio MK27 comprises three buildings differentiated by their façades: one is completely glazed, one combines aluminium and large windows, and the third is in Accoya wood and glass.





AN AVANT-GARDE
PROPERTY IN THE CENTRE
OF MADRID.







EXCEPTIONAL SERVICES FOR EFFORTLESS LIVING.

Our commitment to your well-being extends beyond aesthetics. The Owners' Association proudly offers a suite of services designed to simplify and enhance your daily life.

Security Beyond Measure:

Rest easy knowing that your safety is our top priority. Our 24-hour security team is dedicated to maintaining a secure environment, allowing you to focus on the joys of daily living without any concerns.

Laundry Excellence:

Experience the epitome of convenience with our premium laundry service. Managed and maintained by the Owners' Association, this service goes beyond the ordinary. Benefit from a door-to-door collection and delivery service, ensuring that your domestic needs are met promptly and efficiently. No more hassles, just the joy of freshly laundered clothes delivered to your doorstep.

Cleaning Services:

Elevate your living space with ease by calling reception to schedule Javier Ferrero's Residence Cleaning Service. Enjoy the serenity of a perfectly cleaned home, where every detail is handled with care.



BEHIND THE RECEPTION IS A LARGE LOUNGE WITH AN OPEN FIREPLACE, LIBRARY, SEATING AREA WITH SOFAS, TELEVISION, AND WORK DESKS WITH HIGH-SPEED INTERNET ACCESS.

JAVIER FERRERO

SPA AND WELLNESS

The 25-metre outdoor swimming pool is completely integrated in the natural garden setting. The spa offers a unique experience, with a beautiful setting and impeccable service that will soothe body, mind and spirit.

The spa also has an indoor heated pool for both summer and winter use, jacuzzi, relaxation zone with water beds, a fireplace and views over the garden, a glazed sauna, sensation shower, massage room, caldarium, hammam, and cold plunge pool. The 120 sqm gym, with huge windows giving views over the complex, is equipped with state-of-the-art machines and impact-resistant flooring to absorb any noise.



JAVIER FERRERO AMENITIES

DEDICATED DIRECTOR OF RESIDENCES WITH ON SITE TEAM INCLUDING
24-HOUR RECEPTION AND CONCIERGE STAFF

RESIDENT'S RECEPTION

RESIDENT'S LIBRARY, FIRE PLACE, WIFI

CLEANING SERVICES

LINEN + TOWEL SERVICE

LAUNDRY SERVICES

EXCLUSIVE ACCESS TO SECURED PARKING FACILITIES THROUGH
PERSONALIZED LICENSE PLATE RECOGNITION

SPA

120 SQM FULLY - EQUIPPED TECHNO GYM

25 - METRE OUTDOOR SWIMMING POOL

RELAXATION ZONE (WITH CHIMNEY)

SAUNA WITH PANORAMIC
OUTDOOR VISTAS

EXPERIENCE THE LUXURY OF OUR HAMAM FACILITY

REFRESH IN OUR INVIGORATING PLUNGE POOL

INDULGE IN RELAXATION WITH SKILLED THERAPISTS. (upon request)

DIVE INTO A SOPHISTICATED INDOOR POOL (9.5M X 3.3M)



THE GLASS-FRONTED 120 SQM GYM IS EQUIPPED WITH STATE-OF-THE-ART MACHINES.



The indoor pool dimensions span 9.5 meters in length and 3.3 meters in width, featuring dual current resistance systems strategically positioned along the length of the pool to facilitate swimming against the current.







25-metre outdoor swimming pool





2002



TECHNOLOGY & QUALITY.

Access to the property is by biometric fingerprint scanning with EKEY, based on reading and encoding the 'hotspots' on the fingertips.

OUR HOMES.

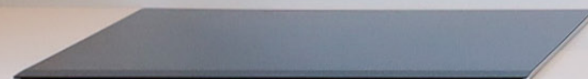
The property types range from one to four bedrooms, with different options in terms of size and configuration – penthouses with roof terraces, ground floors on one or two levels with gardens, and apartments. All are available with a storeroom and garage space.













KITCHENS.

The kitchen furniture is by the Italian firm LINEAQUATTRO. The porcelain countertop is supplied by NEOLITH. The oven and induction hob are by SIEMENS; the extractor hood is from FALMEC; the fridge by Liebherr, in a width of 60 cm for apartments with up to two bedrooms and 70 cm for homes with more than two bedrooms, and the dishwasher by MIELE, with a separate third tray for cutlery. The sink, designed by BLANCO, is in stainless steel.



BATHROOMS.

MIXER TAPS IN CHROME-PLATED SOLID BRASS.
SANITARYWARE IN WHITE PORCELAIN.





A COMMITMENT
TO AESTHETICS
& WELLBEING.

FEATURES.

Particular care has also been taken with the acoustic insulation in all the construction solutions, so that each interior space enjoys exceptional peace and quiet, as well as a surprising amount of light (all the rooms have an exterior aspect), which is controlled by automated slats fitted above each window.



