

MÜLLER 21

MARKETED BY

ATOM real
estate
developments

FINANCED BY

B Sabadell

DEVELOPED BY

MP16 HOMES, S.L.



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OVERVIEW

The Concept

Müller 21 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 undergoing significant transformation. The development is **just minutes** away from **Plaza Castilla**, **Plaza de Cuzco**, and the **Cinco Torres**, including **Torre Caleido - IE University**. Its proximity to **Madrid Nuevo Norte**, "the most important urban transformation project in Madrid and one of the main ones in Europe," makes **Müller 21** an attractive project with high short- and medium-term profitability for investors.



OVERVIEW

Architecture

In the Madrid neighborhood of Tetuán, it can be said that the prevailing style is Neo-Mudéjar. This improvised national style logically emerged from the need to build affordable housing due to the growth of Madrid in the early 20th century. In these modest constructions, brick serves both a structural and decorative function, with brick repetition being the most characteristic aesthetic feature of Tetuán—alongside the black wrought-iron railings present on most balconies and ironwork details of these buildings.

At **Müller 21**, we have sought to revive the material essence of this style through the use of color, combined with an orderly façade whose rhythm of large openings brings its appearance closer to a European aesthetic. Thus, the proposed new construction is defined by a façade made of large prefabricated pieces of artificial terracotta-colored marble, featuring prominent glass openings protected by black steel rod railings.

This creates a direct link with the material character of the neighborhood into which the new construction is inserted between party walls, while at the same time elevating its “architectural dignity” through the newly imposed façade rhythm. Additionally, the through-spaces inside the building benefit from this decision, resulting in rooms with abundant natural light. Finally, terracotta clay and brick paving bring a neighborhood feel into the building’s exterior areas, with a ceramic lattice in the same terracotta tone flanking the entrance.

OVERVIEW

The Project

Müller 21 is a project of exceptional architecture consisting of **8 apartments with storage rooms, a garden with a pool, a multipurpose community room, and bicycle storage space.**

The one-bedroom apartments feature **large windows** with thermal break and **terraces in the penthouses**, providing spaces with abundant natural light. In construction, we have prioritized design and comfort by using high-quality materials, which also allow for achieving the **highest energy efficiency rating**. The apartments have **heating and cooling through underfloor heating powered by aerothermal energy**. **Kitchens are delivered furnished with integrated top-brand appliances.** Bathrooms are fully equipped, and wardrobes are fitted.

The Neighbourhood

Tetuán is a central district of Madrid undergoing transformation due to its **excellent location, vibrant commercial activity, and neighborhood life**, attracting many families, young people, and professionals seeking to live and

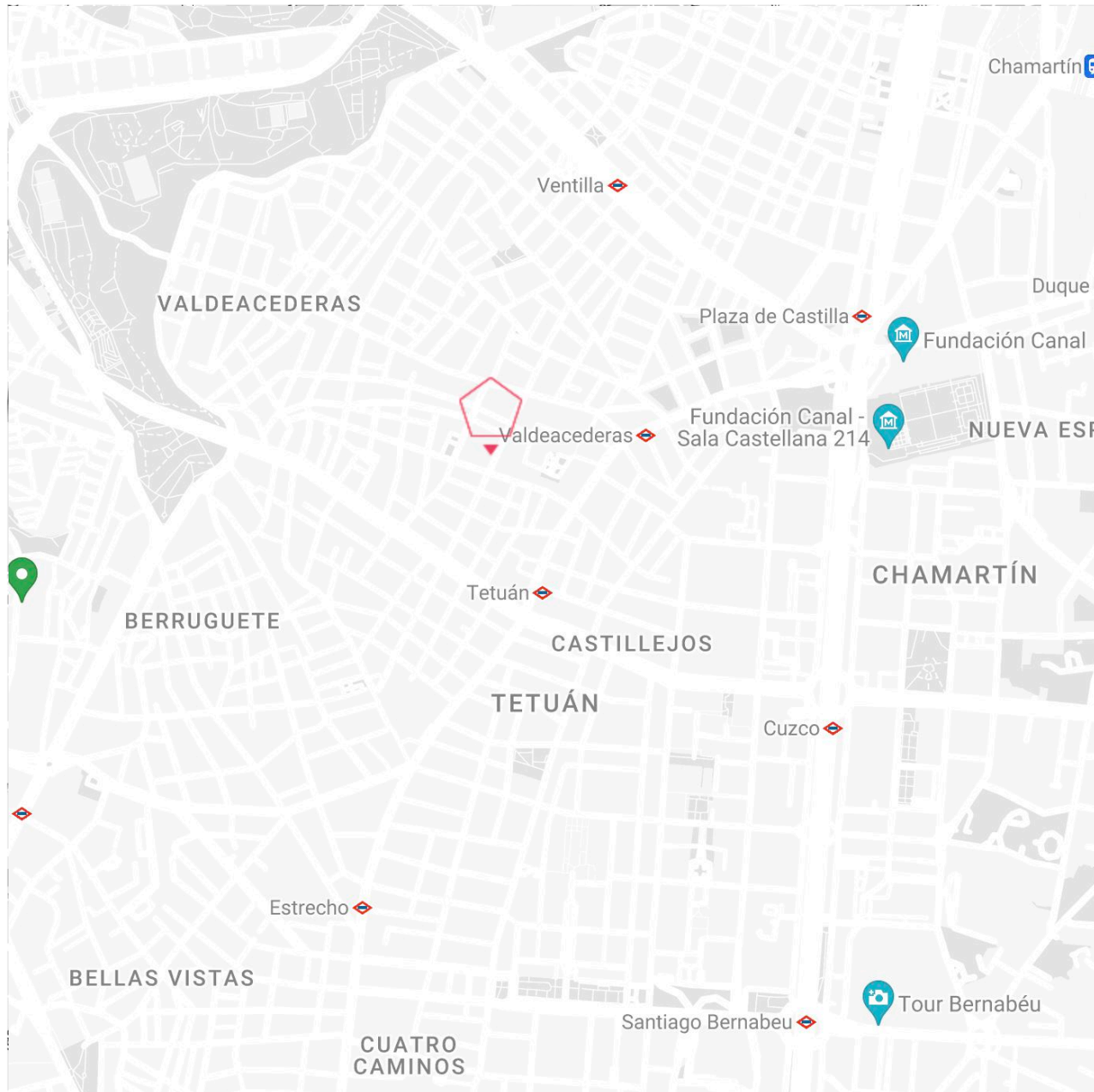
work in a privileged location at an attractive price. In fact, Tetuán is currently one of the most profitable districts in central Madrid (El Confidencial) and the most promising in the capital (Expansión).

Located in the Valdeacederas neighborhood, just meters from the commercial axis of Calle Bravo Murillo, Plaza de la Remonta, and very close to Paseo de la Castellana, **Müller 21** is situated in one of the most established residential areas of the district. It also enjoys a wide range of commercial offerings and all necessary services. The **Triángulo de Oro Sports Center**, with a **heated pool**, is an 8-minute walk from the development, and there are **significant nearby green areas** such as **Cuarto Depósito Park** (Plaza Castilla) and **Agustín Rodríguez Sahagún Park**.

The proximity to **IE University, Fundación Canal & Fundación Canal Sala 212, Santiago Bernabéu Stadium**, and **Chamartín-Clara Campoamor Station** completes the offerings of our surroundings, making our development an unbeatable opportunity for both end buyers and real estate investors.

LOCATION

Calle Müller, 21
Distrito Tetuán.
28039, Madrid.



RELEVANT INFORMATION

Metro

Tetuán: 

Valdeacederas: 

Plaza Castilla:   

Ventilla: 

Train Station

Chamartín Clara Campoamor Station (high-speed

AVE) - 15 min:  6 min. +   +  3 min.

Atocha Station (high-speed AVE) - 30 min.:

30 min.:  6 min. +   +  3 min.

Access

M-30(West) and A-6 - 8 min

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

Buses

Lines 49 and N22 - 3 minute walk

Lines 66, 124 and N23 - 4 minute walk

Line 11 - 5 minute walk

Plaza Castilla transport hub (Interchange station)

Airport

By car: 15 minutes

By public transport: 35 minutes

RENDERS

























CONTACT DETAILS

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The developer (MP16 HOMES, S.L., domicilio social Calle Miguel Ángel, 4, 28010 Madrid, CIF B10908036) 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) and Ms. Pilar Bolaños Almeida (Architect No. 22.058, 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.