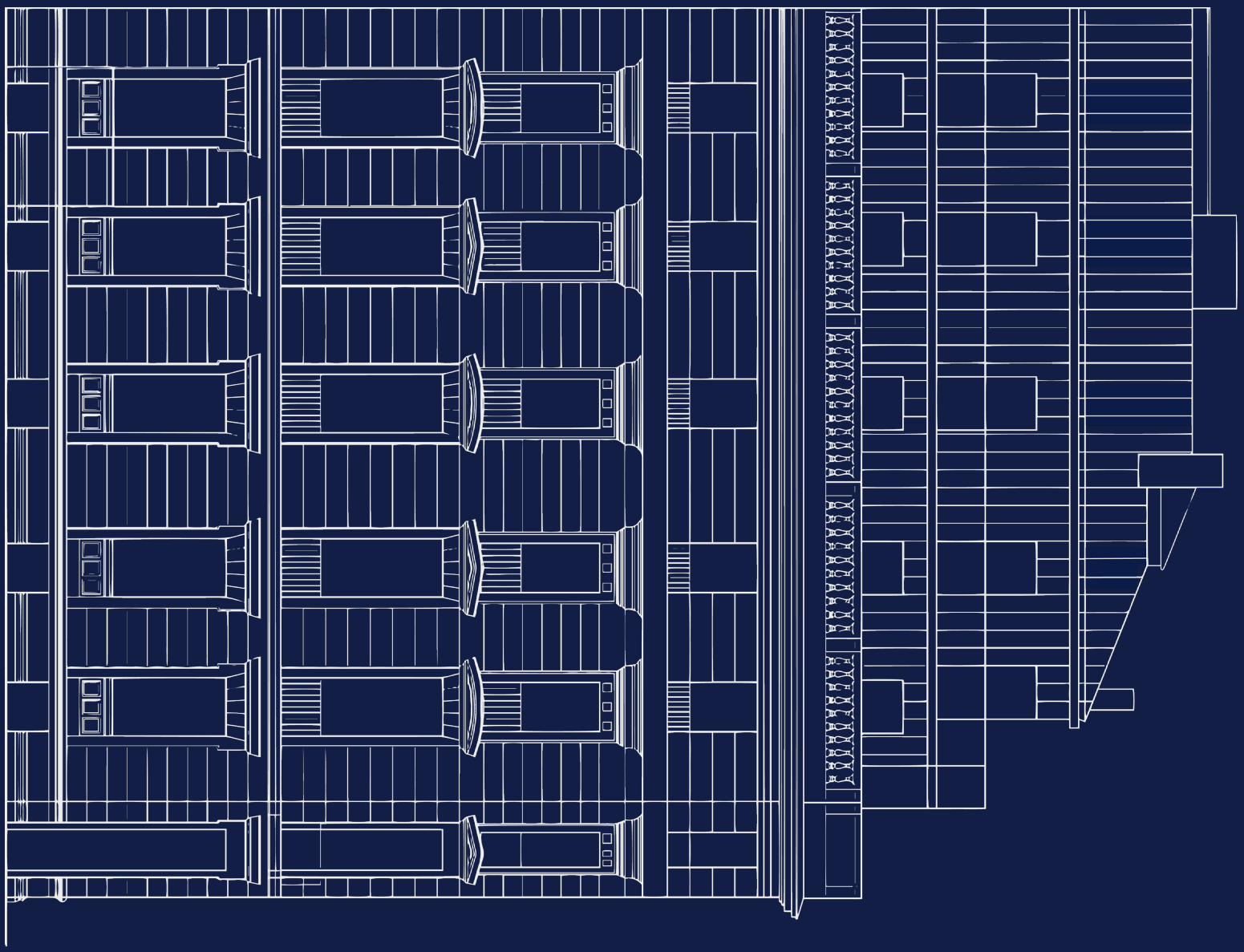
SAN MARTZIAL 29



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SAN MARTZIAL 29

13 exclusive homes with 2, 3, and 4 bedrooms

A privileged location
C/ San Martzial 29, Donosti - San Sebastián

Marketed and managed by: Activum

+34 6943 930 230

sanmartzial29@activum.es

www.sanmartzial29.com

June 2026.

The information contained in this dossier is provided for informational purposes only and does not constitute a contractual document; it may be subject to changes for construction and design reasons.





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01

THE ESSENCE OF DONOSTI



Living architecture that keeps writing Donostia's history

From its origins linked to social welfare, through its key role in the modernization of telecommunications, to becoming a prestigious property, **the building has always known how to adapt to the needs of each era without losing its essence.**

The architectural vision of José de Goicoa, and his ability to bring elegance and constructive quality together within a single design, still remains today, **making this property one of the most distinctive buildings in the city.**

More than simply a building, **it is a living legacy that continues to bring value, character, and authenticity to the heart of Donostia.**



An Urban Emblem:

The Essence of the Donostia Ensanche

It sits naturally within **a strategic enclave of the Donostia Ensanche,** surrounded by buildings of great significance.

Its presence reinforces the visual and stylistic continuity of the area, strengthening the **classic, elegant** image of the city centre.

The **pedestrianization of Calle San Marcial** between the late 1990s and early 2000s **has considerably boosted its visibility, turning it into a landmark for** residents, businesses, and visitors alike.

Today, **the building remains a valuable real-estate asset**, not only for its **privileged location**, but also for its ability to bring **character and prestige** to the surrounding urban setting.

The Charitable Origin

of a Building that Transformed the City

This building, located at Calle San Marcial 29 in Donostia – San Sebastián, stands as **a genuine symbol of the city's social and urban evolution.**

Originally, in 1886, **it was built to house a children's nursery school**, under the direction of the then **municipal architect José de Goicoa.**

It was also used as a first-aid centre (Casa de Socorro), reaffirming its role as a space at the service of the public.

However, its most **significant transformation came in 1909**, with the building's first major renovation **to serve as the Municipal Telephone Exchange**, driving forward the city's technological modernization and establishing this property as a strategic asset within Donostia's communications network.

Over the years, **various changes were made to the interior of the building**, while always preserving its essence, and **ownership passed from the municipality to the State in 1971.**



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THE HOME



- > *EXTERIOR*
- > *LIVING - DINING ROOM*
- > *BEEDROOMS*
- > *BATHROOMS*







A Heritage that Inspires:

A Living Legacy for Future Generations

The building at San Marcial 29 stands out for its **extraordinary architectural, historical and social value.**

Aesthetically, the building is distinguished by its **carefully carved sandstone façade**, balconies lined with **wrought-iron railings**, and a composition perfectly integrated into the block. The two upper floors were added as part of the 1909 renovation, when the top floor was replaced with a **balustraded finish and a pitched roof**.

Its relevance as a singular piece of the Ensanche lies in the building's own ability to represent a defining moment in Donostia's urban history: a period when the city embraced modernity without giving up its identity.


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Access to the San Martzial 29 entrance hall will feature a **video intercom connected to the indoor unit in each home**. In addition, the common areas will be fitted with **LED lighting and presence sensors**.

All of this has been thought through and designed to ensure that every space in the building wraps you in a unique atmosphere of **excellence and luxury**.





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LIVING- DINING ROOM STANDARD FLOOR

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This room becomes the heart of the home, with the living-dining area opening onto the kitchen through **downlight lighting** — the same lighting used in the bathrooms, hallways, and circulation areas of the home — creating a unique, functional living space.

The flooring in the living room, hallway, corridor, and bedrooms will be **floating timber flooring, ideal for underfloor heating**.

In addition, **the kitchen will be delivered fully equipped**: induction hob, extractor hood, built-in oven and microwave, dishwasher, fridge, and washing machine.



MAIN BEDROOM



The main bedroom becomes an oasis of peace and harmony, designed to offer the comfort you long for, surrounded by top-quality finishes.

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The bathrooms will be tiled with top-quality stoneware pieces, preserving the essence of the building and the home.

They also feature an individual heating-and-cooling air-source heat-pump system, providing hot water, underfloor heating zoned at low temperature, and air conditioning via fan coils, with individual temperature control for each room.

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LIVING DINING ROOM FOURTH FLOOR

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Unlike the rest of the building's floors, the fourth and fifth floors, set back from the façade, have perimeter terraces.

These terraces bring greater brightness to the rooms, making the most of natural light.

Paintings by local artist Javi López.



LIVING DINING ROOM FOURTH FLOOR

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LIVING DINING ROOM FOURTH FLOOR

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03

LOCATION

In the heart of Donosti



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LOCATION

4 MIN WALKING
BUEN PASTOR CATHEDRAL

8 MIN WALKING
DONOSTI STATION

5 MIN WALKING
LA CONCHA BEACH

6 MIN WALKING
GUIPÚZCOA SQUARE

7 MIN WALKING
CITY HALL

13 MIN WALKING
KURSAAL AUDITORIUM

9 MIN WALKING
OLD TOWN

2 MIN WALKING
SAN MARTIN MARKET

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Located next to the **prestigious Avenida de la Libertad**, traditionally home to the business district, banks, notary offices, and the like. It is also **just a few minutes from the Mercado de San Martín,** currently San Sebastián's commercial hub.

In addition, **San Martzial 29 benefits from excellent connections**. The **Estación del Norte** and the **main public transport lines are within easy reach**, making it simple to get around the city as well as to connect with other capitals. This strategic location also brings residents closer to cultural landmarks such as the **Teatro Victoria Eugenia and the Kursaal Congress Palace**, iconic venues that enrich the social and cultural life of the area.

One of the greatest privileges of San Martzial 29 is its p**roximity to Playa de La Concha**. The area also offers **convenient access to prestigious schools, boutique gyms, and high-quality medical centres,** establishing it as one of the city's most complete and sought-after locations..

San Martzial 29 is much more than an address: it is a statement of style, a lifestyle choice where elegance, comfort, and quality come together to offer a truly exceptional living experience.







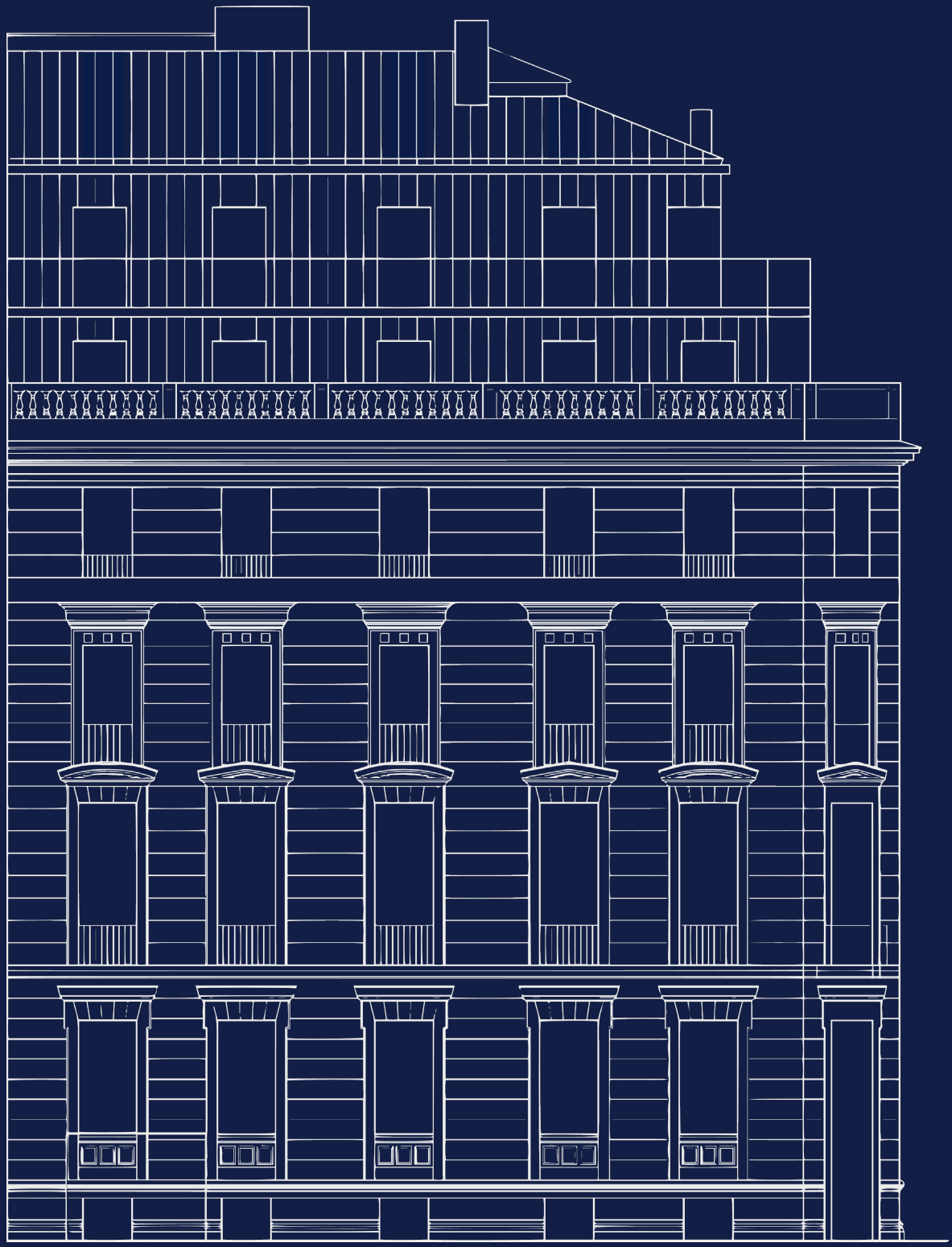
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SUSTAINABILITY



San Martzial 29 is the result of careful planning and a commitment to quality, innovation, and sustainability, achieving an Energy Rating of A.

SAN MARTZIAL 29



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