

Tertiary building for sale in Salamanca - Madrid

Salamanca, Madrid

Reference: 209332



30,000,000 €

5,802 €/m²



5171 m²

Description

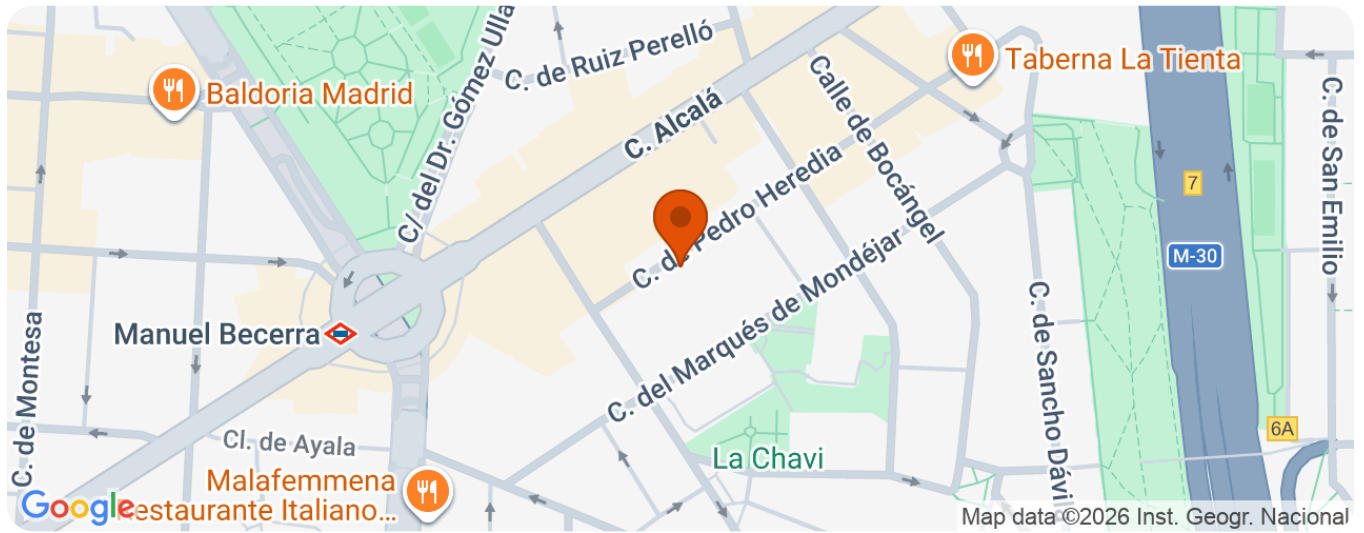
Building currently designated for residential use, located in a strategic area of Madrid, near the Salamanca neighborhood and the Plaza de Toros de Las Ventas. This location offers the perfect balance between the tranquility of a residential setting and easy access to a wide range of services as well as excellent public transportation connections.

Some of the key highlights of the area include major green spaces, such as Parque del Retiro, located approximately 1 km away, and Parque de Eva Perón, just 200 meters away. The latter, also known as Parque de la Vaguada, is situated in the southern part of the Las Ventas neighborhood.

The property has a built-up area of 5,171 m², according to the Catastro registry, and falls under Zonal Regulation NZ 1.6 with Level B Historical Heritage Protection. The plot on which it stands is part of the Eje Terciario 05 Alcalá, where tertiary services use is permitted as an alternative under the exclusive building usage regime.

Additionally, tertiary use in its commercial class is allowed as a complementary use, specifically for small- and medium-sized businesses, on the basement, ground floor, and first floor. The applicable usage regulations for tertiary zones extend to both new constructions and the transformation of uses in existing buildings.

Location and points of interest



The property location is approximate. Contact us for more information.