

Office for sale in Prosperidad - Madrid

Prosperidad, Madrid

Reference: 211448



900,000 €

3,571 €/m²



252 m²



No

Description

In the heart of the Prosperidad neighborhood, within the prestigious Chamartín district, this exclusive 333 m² office space is presented, an exceptional opportunity for those seeking to combine location, solidity, and profitability potential. Located on the renowned Clara del Rey street, the property offers a spacious, bright, and versatile space with an open-plan layout that facilitates both current professional activities and future adaptations that will increase its value.

It is currently leased with a contract valid until March 2027, which guarantees a stable and attractive income from the outset. Its condition meets the requirements of the activity carried out there, although there is ample room for

improvement for those who wish to optimize the property and increase its value even further. Direct access from the entrance, air conditioning distributed by cassettes in all rooms, and the presence of a doorman on the premises provide comfort, security, and a first-class professional image.

The location is unbeatable. Just a few minutes' walk away is the Avenida de América interchange, one of Madrid's most important transport hubs, which provides quick connections to the rest of the city and national destinations thanks to its network of metro, urban and interurban buses. This advantage makes the office a strategic location for both employees and customers.

Description

The Prosperidad neighborhood, popularly known as "La Prospe," is a well-established enclave that combines tradition and modernity. The area offers a high quality of life thanks to its wide variety of services: supermarkets, traditional markets, pharmacies, medical centers, prestigious schools, and leisure and dining options ranging from signature cafes to international cuisine restaurants. Within a few minutes, there are also leading shopping centers and a vibrant cultural offering, which increases the appeal of the location for both professional and residential use.

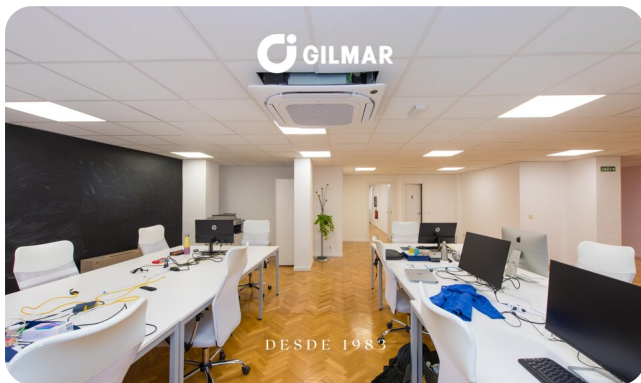
In addition, the property allows for the possibility of a future change of use to residential, an option that is increasingly in demand in this district due to its strategic location. It also offers the alternative of future segregation into several independent units, which significantly expands the opportunities for exploitation and revaluation in the medium and long term.

With a price of €900,000 and reference number 211448, this property represents an opportunity that is difficult to match in Chamartín, both for its location and for its prospects for profitability and flexibility of use. A safe choice for those looking to invest with a view to the future in one of Madrid's most sought-after districts.

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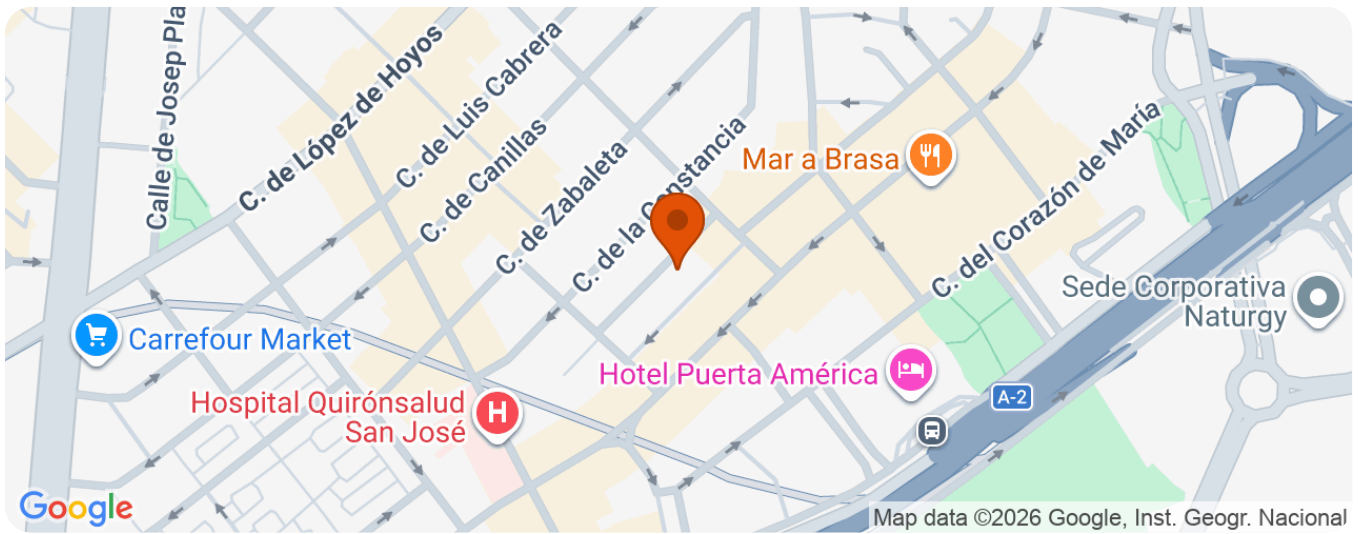
If you would like more information about this property with reference number 211448, please do not hesitate to contact our team at the Avenida de América office. We are located on Calle López de Hoyos on the corner of Corazón de María. Call us at 91 771 77 99 or send us an email at avenidaamerica@gilmar.es. We are here to help you make the best real estate decision!

Photographs





Location and points of interest



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