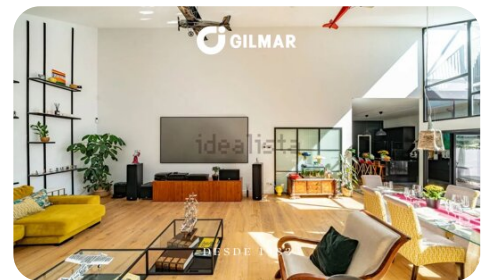
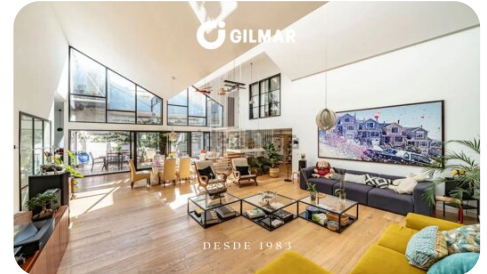


Office for sale in Comillas - Madrid

Comillas, Madrid

Reference: 218313



1,390,000 €

4,964 €/m²



280 m²



Yes

Description

GILMAR MADRID RÍO presents this exclusive high-design loft next to Madrid Río

Located in one of Madrid's most up-and-coming areas, just a short walk from Madrid Río, this high-end loft is the result of a comprehensive transformation designed to offer a distinctive, modern, and energy-efficient residential space.

The property was created through the complete conversion of a former commercial premises, carried out under a full technical project and completed in 2022. The property is currently undergoing an administrative regularization process, ensuring full compliance with current regulations.

A space designed to be enjoyed

From its independent entrance, the property conveys an immediate sense of spaciousness and privacy. The entrance hall leads to a private garage with capacity for a large vehicle, storage space, and a complete energy system featuring photovoltaic solar panels (8.4 kW) and a 15 kW battery storage system, providing a high level of energy self-sufficiency.

At the heart of the home is a designer open-plan kitchen, conceived as both a social and functional space, centered around a large island with generous storage, integrated extraction systems,

Description

and a practical, separate laundry and pantry area.

The kitchen flows seamlessly into the dining area and an impressive living room with double-height ceilings exceeding six meters, creating a striking sense of volume and architectural presence.

This living space extends to a private patio, equipped with automatic awnings and a water connection for an outdoor shower, acting as a true source of natural light that floods the entire home.

On this same level, there is a guest toilet, a versatile office or lounge area, and the master bedroom, designed as a true private suite with a dressing area, ample storage, and direct views of the patio, ensuring comfort and privacy.

A suspended, sculptural staircase leads to the upper floor, which comprises two very bright bedrooms, both featuring custom storage solutions and Velux windows with blinds, as well as a full bathroom with a contemporary design.

Comfort, efficiency, and design

The property is equipped with an aerothermal system with underfloor heating and cooling, ensuring efficient and even climate control throughout the year. Combined with the solar installation and battery system, this loft stands out for its commitment to energy efficiency and responsible consumption.

Open-plan spaces, carefully selected materials, and thoughtful interior architecture make this property a truly unique offering, where design and functionality coexist in perfect harmony.

Prime location

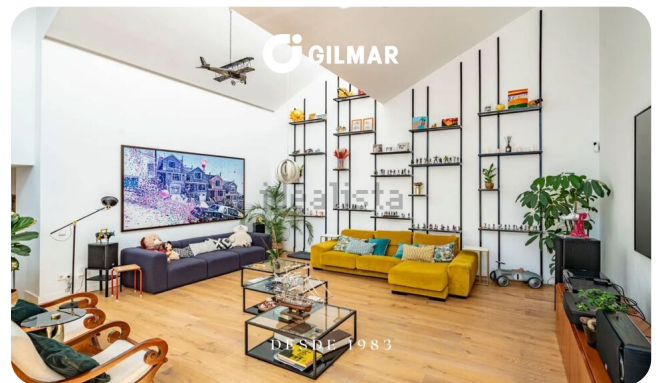
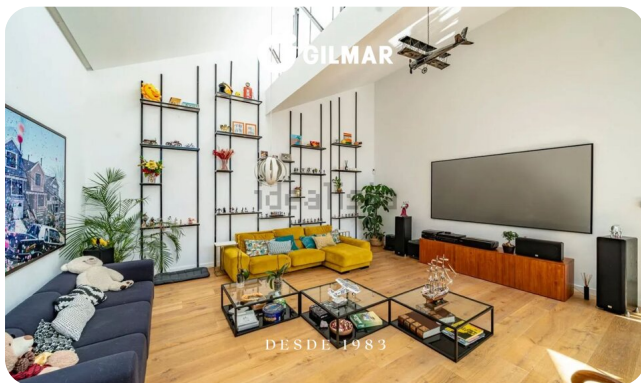
Living next to Madrid Río means enjoying one of the capital's most complete urban environments, with extensive green areas, bike lanes, sports facilities, leisure spaces, and a vibrant cultural scene. The area also offers an excellent selection of restaurants, top-level services, and the nearby Madrid Río 2 Shopping Center.

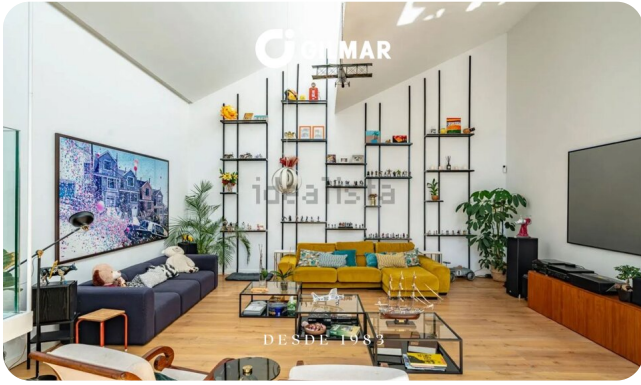
The location boasts excellent transport connections, with the future Comillas metro station just a one-minute walk away and Line 5 (Marqués de Vadillo) only five minutes away, providing fast and convenient access to any part of the city.

GILMAR MADRID RÍO offers this exceptional property, supported by more than 40 years of experience in the real estate sector and a specialized team ready to advise you at every stage of the process.

A property with character, potential, and an unbeatable location—ideal for those seeking to combine space, comfort, and long-term value in one of Madrid's most attractive areas.

Photographs





Location and points of interest



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