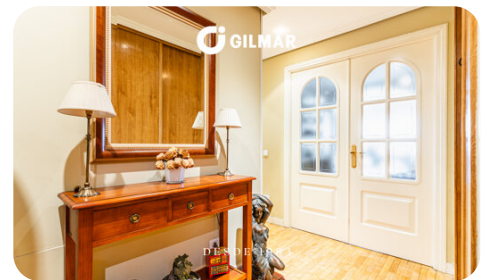


Apartment for sale in San Fermín - Madrid

San Fermín, Madrid

Reference: 220404



460,000 €

4,423 €/m²



104 m²



2 (2+0)



2 (2+0)



Yes

Description

GILMAR CONSULTING INMOBILIARIO presents this magnificent apartment featuring 2 double bedrooms and 2 full bathrooms, located at Calle Virgen de las Cruces 4. This completely exterior property stands out for its elevated position, exceptional brightness, and its location in one of the most peaceful, well-connected, and rapidly developing residential areas of the Usera district.

Strategic Location and Connectivity The property enjoys a privileged location for those who value mobility and quality of life in the capital. Its immediate proximity to direct access points for the M-30 and M-40 highways allows for quick and convenient travel to any part of Madrid by car. Regarding the surroundings, the home is located

just a few minutes from Pradolongo Park, one of the most important green lungs in southern Madrid, ideal for outdoor sports and leisure. The area offers a well-established infrastructure with an excellent range of amenities: healthcare facilities (with the Doce de Octubre Hospital a very short distance away), schools, sports centers, supermarkets, and an efficient public transportation network.

Functional Layout and Brightness Situated on the seventh floor and being entirely exterior, the home is defined by constant natural light and unobstructed views that bring a wonderful sense of well-being.

The interior design stands out for its functionality

Description

and optimal use of space. It features a generously sized living room, perfectly suited for creating a separate lounge area and an independent dining space. The kitchen comes fully equipped and includes a practical utility room/laundry terrace that optimizes the service area. Both bedrooms are double, exterior-facing, remarkably spacious, and fitted with large built-in wardrobes. Furthermore, the property is notable for having varied and strategic complementary storage areas distributed throughout the home.

Condition and Exclusive Community Areas The property is maintained in a highly favorable condition, completely move-in ready from day one, and is delivered semi-furnished with excellent quality pieces.

The building is in an impeccable state of maintenance and offers exceptional private community areas, a true added value within Madrid. Residents can enjoy a large community pool, a

tennis court, children's play areas, and perfectly manicured, spacious landscaped gardens—ideal for unwinding and enjoying family time with total security and privacy.

As is standard practice with our firm, we provide our clients with the most competitive market conditions for the buyer, guaranteeing professional, secure, and transparent management through every stage of the process.

GILMAR MADRID RÍO places this exceptional property at your disposal, backed by over 40 years of experience in the real estate sector and a specialized team ready to advise you at every stage of the process.

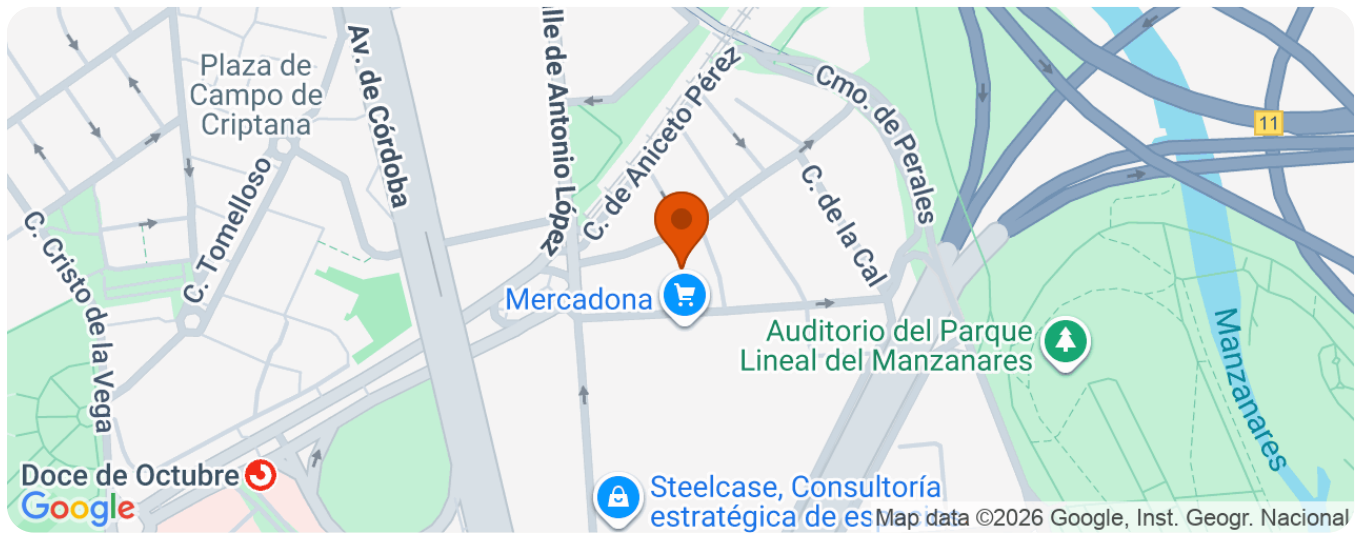
A property with character, potential, and an unbeatable location, ideal for those wishing to combine space, comfort, and long-term value in one of the most attractive areas of Madrid.

Photographs





Location and points of interest



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