

Apartment for sale in Puerta del Ángel - Madrid

Puerta del Ángel, Madrid

Reference: 221193



350,000 €

4,375 €/m²



80 m²



7 (7+0)



2 (2+0)



No



Yes

Description

GILMAR MADRID-RÍO (913643800) APARTMENT WITH HIGH RENTAL YIELD

We present a unique investment opportunity in the Puerta del Ángel neighborhood, one of the most established and peaceful areas in the Latina district of Madrid. This renovated apartment, ready for immediate occupancy, offers an approximate built area of 80 square meters, plus a 15-square-meter enclosed terrace. Its layout is designed to maximize space and comfort, featuring a living-dining room with a large window that opens directly to a private patio, a well-equipped kitchen with ample storage space, seven bedrooms, and two full bathrooms.

The property, originally built in 1969, has been

refurbished with high-quality finishes, such as porcelain flooring that ensures durability and resilience. Additionally, it is equipped with individual natural gas heating and a modern boiler, offering efficient and cost-effective climate control. The building has a favorable Technical Building Inspection (ITE) valid until 2027, providing peace of mind and added security.

LOCATION AND SURROUNDINGS Puerta del Ángel is a neighborhood known for its tranquility and its wide range of services. The property is conveniently located near Madrid Río Park, La Cuña Verde, and Casa de Campo, one of the city's most important green lungs—perfect for outdoor activities, walks, and leisure time.

Description

In terms of public transportation, the apartment is well-connected. The nearest metro station is **ALTO DE EXTREMADURA** (Line 6), only a few minutes' walk away. The area also boasts several bus routes that offer quick connections to the center of Madrid and surrounding areas, including lines 31, 33, 36, and 39. Furthermore, the property is close to major roadways such as the A-5 and M-30, facilitating easy car travel.

ABOUT GILMAR Since 1983, Gilmar has been dedicated to offering our clients the best real estate opportunities, helping them find the home of their dreams. With over 40 years of experience in

the industry, we have a team of highly qualified professionals specializing in different areas. Our portfolio includes residential properties, offices, commercial spaces, land, and much more. We are committed to providing security, legal efficiency, and the best financial and fiscal profitability. More than 90,000 national and international clients vouch for our track record.

For more information about this property, contact our Madrid Río team at 91 364 38 00 or email us at madrid.rio@gilmar.es. Please provide the property reference to expedite assistance. We are here to help you!