

# Apartment for sale in Valdeacederas - Madrid

Valdeacederas, Madrid

Reference: 221967



335,000 €

5,776 €/m²



58 m²



1 (1+0)



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No



Yes

## Description

In the heart of the lively Valdeacederas neighborhood, within the Tetuán district, you'll find this charming apartment spanning 58 m² of built space—a unique investment opportunity for those with vision. With a design that includes an independent entrance from the street and a private 13 m² patio, this property offers exceptional potential to be renovated and tailored to your needs or current market demands. It is an ideal choice for those searching for their new home or for investors looking to achieve profitability.

Built in 2008, the property features modern touches such as hardwood flooring, air conditioning, a reinforced door, and built-in wardrobes. The orientation and layout of the apartment ensure

excellent natural light in every room. Additionally, the building includes an elevator and intercom system, adding both convenience and security.

### About the Neighborhood and Connections  
Valdeacederas is one of the most dynamic areas of Tetuán, celebrated for its family-friendly atmosphere and excellent connectivity. Less than 10 kilometers away is the prestigious **SAN JOSÉ DEL PARQUE** school, a top educational option. For shopping and leisure enthusiasts, **LA VAGUADA SHOPPING CENTER** is just minutes away, offering a wide variety of stores, restaurants, and services.

When it comes to transportation, the location is unbeatable. The closest metro station is

## Description

**VALDEACEDERAS (LINE 1)**, just a short walk away, and nearby bus routes include **49, 66, AND 124**, providing fast and efficient connections to the rest of Madrid. Furthermore, the Renfe commuter train stations at Nuevos Ministerios and Chamartín are within easy reach, making it simple to travel anywhere in the city or even to its outskirts.

**###** A Flourishing Area Tetuán stands out as one of Madrid's most multicultural districts with significant growth potential. Valdeacederas, in particular, has experienced remarkable development in recent years, driven by a growing demand for housing thanks to its proximity to Paseo de la Castellana and the Cuatro Torres. This neighborhood strikes the perfect balance between the serenity of a residential area and the vibrancy

and amenities of a central location.

**###** About GILMAR Since 1983, GILMAR has been dedicated to helping our clients find their dream home or the perfect investment. Our team of experts in the real estate market ensures personalized and professional advice tailored to the unique needs of each client.

If you'd like more information about this property, please contact our team at the **C/ ORENSE, 28, ESQUINA GENERAL PERÓN** office by calling **91 583 03 33** or emailing **CASTELLANAORENSE@GILMAR.ES**. Don't forget to provide the reference **221967**. We're here to help you turn this opportunity into reality!