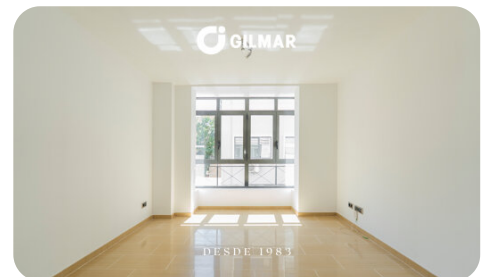


Apartment for sale in Guindalera - Madrid

Guindalera, Madrid

Reference: 223557



565,000 €

10,273 €/m²



55 m²



1 (1+0)



1 (1+0)



Yes



Yes

Description

Gilmar exclusively presents this newly built property located in the well-established neighborhood of Guindalera, within the Salamanca district. This is a recently constructed apartment, situated in a modern building from 2008, designed to ensure high standards of thermal and acoustic comfort, as well as a high level of functionality. This property serves as an excellent option both as a permanent residence and for those seeking a profitable real estate investment in one of the few areas within the M-30 with growth potential.

The apartment stands out for its efficient layout, with no wasted space, and the abundant natural light it receives thanks to its orientation and large windows. It features a ducted climate control

system with a heat pump for both heating and cooling, ensuring optimized energy performance throughout the year. Hot water is provided via a natural gas heater, offering independence and low maintenance. The kitchen, fully equipped with upper and lower cabinetry, has been designed to maximize functionality and integrate all necessary appliances within a modern and ergonomic space. Additionally, a storage room in the basement is included, and there is the option to purchase a parking space within the same building.

The property's location is particularly strategic due to its connectivity. It offers immediate access to the city's main thoroughfares, such as the M-30 and A-2, and is just a few minutes away from the Adolfo

Description

Suárez Madrid-Barajas Airport. Public transportation is well covered, with several metro stations nearby, including Cartagena, Parque de las Avenidas, Ventas, Manuel Becerra, and Diego de León, as well as various urban bus lines providing quick access to different parts of the capital.

The urban surroundings are equipped with all essential services and well-established amenities. Nearby, you'll find healthcare, educational, and sports centers, as well as an extensive selection of supermarkets, banks, local shops, and dining options. The area also boasts green spaces and recreational areas such as Parque de las Avenidas and is within walking distance of iconic locations like Plaza de Toros de Las Ventas and Avenida de América station, one of the city's main transportation hubs.

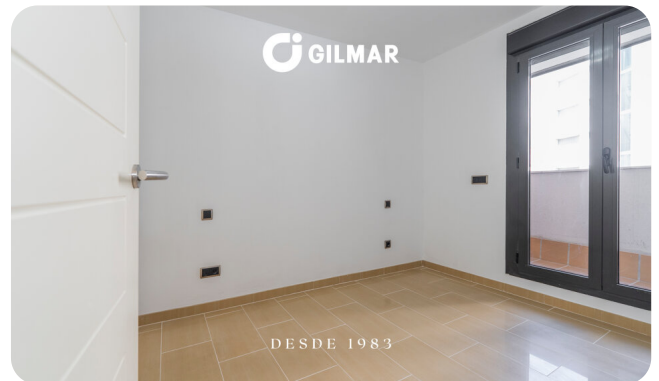
It's worth noting that this area falls within the direct influence zone of the M-30 underground project near Las Ventas, a significant urban development initiative that will dramatically transform the surroundings. This project aims to reduce the

acoustic and environmental impact of the highway while creating new green spaces, pedestrian areas, and improved landscaping. As a direct consequence, a notable revaluation of the land and residential assets in this area is anticipated in the coming years, further enhancing the strategic value of this investment.

With its construction quality, level of amenities, energy efficiency, and excellent location—alongside ongoing urban improvements—this property represents an unparalleled opportunity for those seeking both quality of life and a high-potential real estate investment.

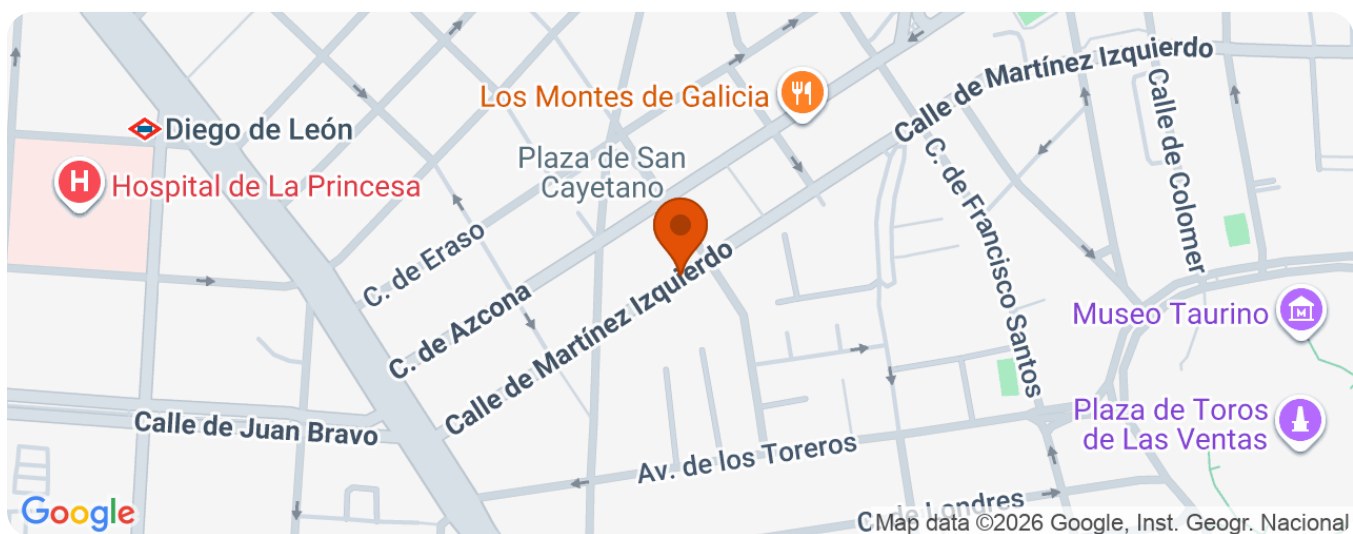
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Photographs





Location and points of interest



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