

Apartment for sale in Guindalera - Madrid

Guindalera, Madrid

Reference: 224947



450,000 €

8,654 €/m²



52 m²



1 (1+0)



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No



Yes

Description

Renovated Apartment with Terrace in Guindalera

Located in the Guindalera neighborhood, within the iconic Salamanca district, this charming apartment offers 52 m² of living space. It is a functional, renovated home that is ready to move into, ideal for both personal use and as an investment.

The apartment is located in a 1979 building in excellent condition, featuring two elevators, well-maintained common areas, and on-site parking—a particularly attractive added benefit in such a well-established area of Madrid. It is an interior unit facing a spacious, landscaped courtyard, which offers tranquility, privacy, and a pleasant sense of escape within the city.

The property features a very well-designed layout. It includes a living-dining room with a seating area, a separate kitchen with excellent ventilation, a double bedroom with a built-in closet and a workspace, as well as a spacious and comfortable full bathroom. The apartment has been renovated in a modern and practical style, featuring hardwood floors, individual heating, and individual hot water supplied by a natural gas boiler, along with design solutions aimed at optimizing every square meter.

One of its main attractions is its cozy terrace, equipped with a practical folding table—perfect for enjoying a coffee, reading, or simply having a small private outdoor space, something especially valued

Description

in homes of this size.

The location is another major strength; stepping out of the apartment and enjoying the Plaza de Todos de las Ventas is, without a doubt, a true privilege. Guindalera is a quiet, residential neighborhood with excellent transportation links, offering a wide range of shops, restaurants, supermarkets, services, and green spaces such as Eva Perón Park. It enjoys convenient access to the M-30 and the city center. Just a few meters away is the Las Ventas station, and relatively nearby is the Avenida de América transit hub—one of the city's main transit hubs—which guarantees quick connections to any part of Madrid, Barajas Airport, and the rest of the country via its bus routes.

This is a very attractive opportunity in one of the capital's most sought-after areas, ideal both for those seeking a comfortable, well-located home

and for investors looking to generate returns on a renovated, attractive, and easily rentable property right in the heart of the Salamanca district.

GILMAR, with over forty years of experience in the real estate sector (since 1983), stands out for its commitment to helping clients find their dream home or make the best investment. Our team operates with professionalism, dedication, and a deep understanding of the market.

If you'd like more information about this property, please don't hesitate to contact us. Our team at the Avenida de América office will be happy to assist you. Call us at **91 771 77 99** or email us at **AVENIDAAMERICA@GILMAR.ES**, and don't forget to mention reference number **224947**. We're delighted to help you with this important step!

Translated with DeepL.com (free version)

Photographs





Location and points of interest



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