

Office for sale in Castellana-Orense - Madrid

Castellana-Orense, Madrid

Reference: 225092



750,000 €

3,125 €/m²



240 m²



No

Description

STUNNING OFFICE FOR RENOVATION IN THE CASTELLANA-ORENSE AREA, TETUÁN

Located in the highly sought-after Castellana-Orense area, this 240 m² office space is a unique opportunity for investors or businesses looking to renovate a property and maximize its potential. With a **LISTING PRICE OF €750,000**, the cost per square meter is **€3,125**, an extremely attractive deal in such a strategic part of Madrid.

The office is situated in a standalone building and offers an expansive layout, providing endless possibilities for customization and refurbishment. While it currently requires a complete renovation, this property holds immense potential to transform

into a modern and functional workspace tailored to the needs of any enterprise.

A STRATEGIC LOCATION IN THE HEART OF MADRID

Situated in the Tetuán district, specifically in the Castellana-Orense area, this property benefits from a prime location. Just steps away from the main artery of Paseo de la Castellana, this address enjoys excellent connectivity to various parts of the city. The surroundings combine the convenience of office and corporate spaces with a wide variety of commercial, dining, and cultural offerings.

Nearby educational highlights include the **COLEGIO ESTILO**, located less than 500 meters away,

Description

offering high-quality educational options in the area. For shopping and leisure, the **CENTRO COMERCIAL EL CORTE INGLÉS** is just a short walk away.

In terms of public transportation, this address is exceptionally well-connected. The nearest metro stations include **CUZCO (LINE 10)** and **SANTIAGO BERNABÉU (LINE 10)**. Additionally, several bus lines, such as **27, 5, AND 149**, make accessing the rest of the city straightforward. The **NUEVOS MINISTERIOS** commuter train station is also within easy reach, providing connections to lines C1, C2, C3, C4, C7, C8, and C10, ensuring access to any point in the capital and its outskirts.

THE CASTELLANA-ORENSE NEIGHBORHOOD

The Castellana-Orense area is renowned for its thriving business activity and cosmopolitan atmosphere, offering a vibrant mix of commerce, housing, and leisure amenities. This neighborhood, with its urban lifestyle and connectivity, is ideal for

both companies and professionals seeking a distinguished and optimized workspace. The proximity to iconic buildings such as Torre Picasso and the skyscrapers of Cuatro Torres Business Area further enhances the appeal of this property.

ABOUT GILMAR

Since 1983, GILMAR has established itself as one of the leading companies in the real estate sector, helping clients find their dream home, office, or commercial space. With over four decades of experience, we work with dedication, professionalism, and transparency to offer the best opportunities on the market to those who trust us.

To learn more about this excellent opportunity, don't hesitate to contact our team of experts at the Castellana-Orense office. Please reference **225092** so we can assist you more efficiently. 📍Address: C/ Orense, 28, esquina General Perón. 📞Phone: 91 583 03 33 ✉️Email: castellanaoreense@gilmar.es

Location and points of interest



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