

# Apartment to rent in Arapiles - Madrid

Arapiles, Madrid

Reference: 225187



1,550 €

24 €/m<sup>2</sup>



65 m<sup>2</sup>



2 (2+0)



1 (1+0)



No

## Description

Located in Madrid, within the prestigious and well-established neighborhood of Arapiles in the Chamberí district, this property represents an excellent opportunity for those seeking a spacious, functional, and perfectly connected home in one of the most sought-after areas of the capital.

This is a first-floor apartment with elevator access, featuring a 65 m<sup>2</sup> built area. It stands out for its thoughtfully designed layout and efficient use of space. The property offers two bedrooms, both equipped with built-in wardrobes that provide excellent storage capacity. It has one full bathroom with a modern design and a bright and welcoming living-dining area, ideal for daily life as well as for hosting family or friends. The kitchen is

independent, fully equipped, and includes substantial storage space, as well as appliances such as an oven, microwave, dishwasher, and all other necessary equipment for everyday use.

All rooms have windows, ensuring abundant natural light and pleasant ventilation. Additionally, the apartment boasts individual natural gas heating and hardwood flooring, creating a warm and comfortable atmosphere all year round.

One of its principal attractions is the location. Set on Calle Fernández de los Ríos, in the heart of Chamberí, the apartment is just minutes away from the metro stations Quevedo, Canal, San Bernardo, and Argüelles and is well-served by numerous bus

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lines, providing quick connections to any part of Madrid. The area is home to renowned universities such as Universidad Complutense de Madrid, Universidad Pontificia Comillas (ICADE-ICAI), Universidad Nebrija, UNIE Universidad, and the Campus Chamberí, making it an excellent choice for professionals or students alike.

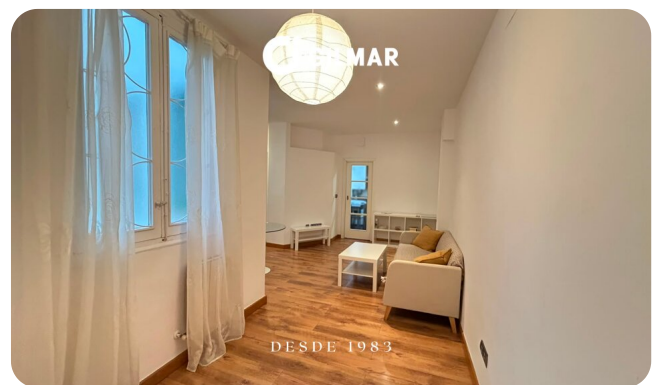
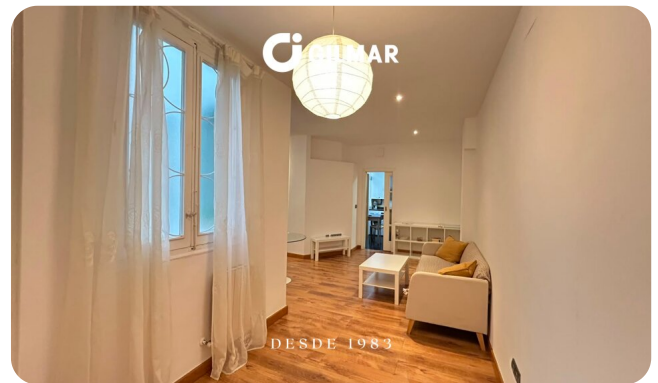
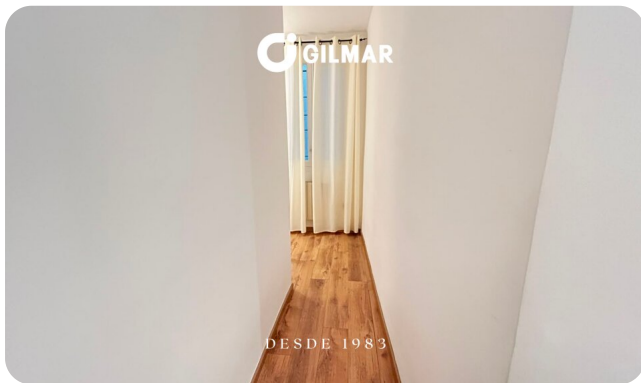
The neighborhood offers a wide range of amenities, including supermarkets such as Mercadona, shopping centers, restaurants, cafes, gyms, and all kinds of shops and services. It combines the charm of a residential area with the convenience of having everything within easy reach.

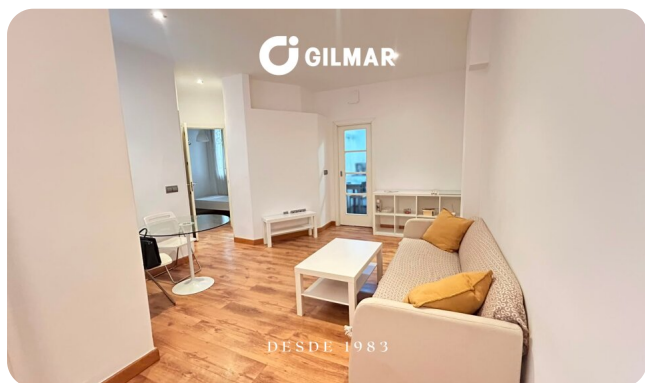
### ECONOMIC CONDITIONS AND REQUIREMENTS: -

Monthly rent: €1,550. - Community fees and property tax (IBI) included. - Utilities (electricity, gas, water, and waste management fee) to be paid by the tenant. - Legal deposit: 1 month's rent, in compliance with the Urban Leasing Law. - Additional guarantee: 1 month's rent. - Proof of financial solvency will be required to formalize the lease. - Standard residential lease agreement in accordance with current legislation.

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## Photographs





## Location and points of interest



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