

# Apartment for sale in Argüelles - Madrid

Argüelles, Madrid

Reference: 225291



1,520,000 €

7,204 €/m²



211 m²



3 (3+0)



3 (2+1)



No



Yes

## Description

Gilmar Real Estate Consulting presents a unique property in the Argüelles, Madrid, consisting of TWO independent apartments with a combined total of 211 m². Both apartments have been newly renovated, each featuring its own terrace and separate entrances.

This is a particularly interesting opportunity for both living and investment purposes, thanks to the option of having two fully independent homes within a single property.

The building includes a doorman and is situated in a quiet, residential area while enjoying a prime location: just a short walk from the center of Madrid and Plaza de España. The property is surrounded by

all essential services, shops, restaurants, entertainment options, and excellent transport connections.

**### 1-BEDROOM APARTMENT** The first apartment features 1 bedroom, 1 full bathroom, and 1 guest toilet.

It boasts a spacious and bright living area with an open-plan kitchen, offering direct access to a terrace with open views—perfect for enjoying the outdoors and the peaceful ambiance of the area.

Large windows provide an abundance of natural light, creating warm and inviting spaces. The apartment also offers ample storage capacity.

## Description

**### 2-BEDROOM APARTMENT** The second apartment includes 2 bedrooms and a large full bathroom.

The living area comprises a modern, integrated kitchen and lounge with direct access to a terrace.

Just like the first apartment, this unit stands out for its large windows, generous natural light, and excellent storage solutions.

**### HIGHLIGHTED FEATURES** - Total size: 211 m<sup>2</sup> - Two independent apartments - Separate entrances for each apartment - Newly renovated - 1-bedroom apartment with bathroom + guest toilet - 2-bedroom apartment with a full bathroom - Terrace access for both apartments - Open views from one of the terraces - Large windows and excellent natural lighting - Heating and air conditioning in both units - Ample storage - Building with a doorman - Quiet and residential area - Walking distance from Plaza de España and Madrid city

center

**### A PROPERTY WITH ENDLESS POSSIBILITIES** Due to its layout, size, and location, this property is especially appealing to those seeking two independent homes, families wishing to maintain separate spaces, or investors valuing the flexibility of having two units within a single property.

An exceptional opportunity to enjoy two newly renovated residences in a prime location in Madrid, combining tranquility, spaciousness, natural light, and proximity to the city center.

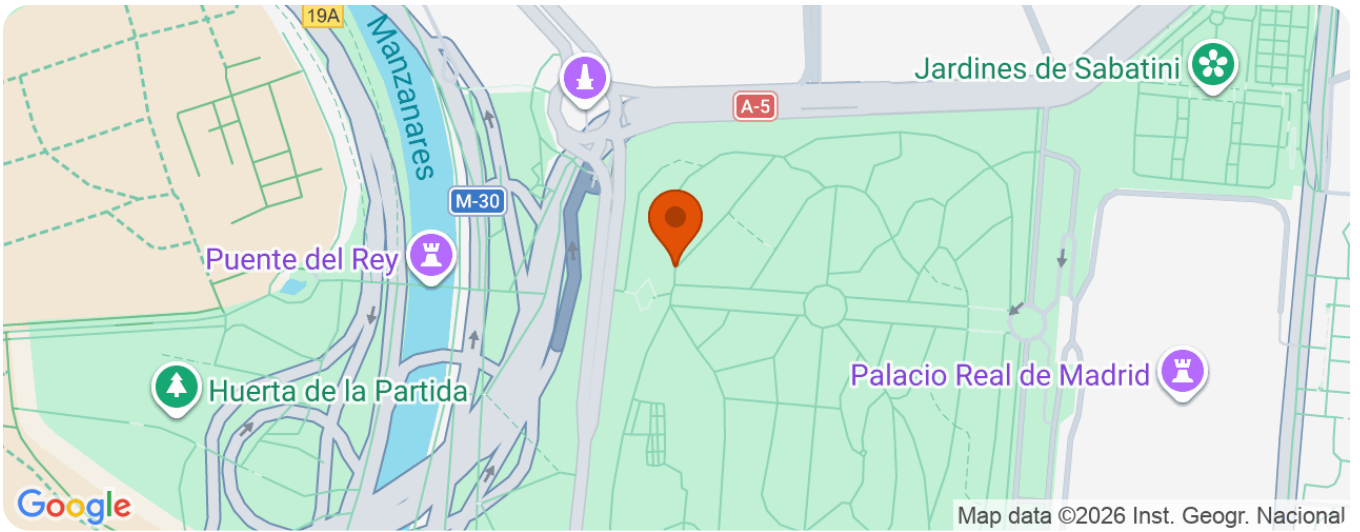
At GILMAR, with over 40 years of experience in the real estate market, we take pride in helping our clients find their dream home since 1983. Our team at the Plaza de Herradores, 4 office is at your disposal to provide more information about this property. Feel free to contact us at 91 119 99 99 or via email. Let us help you make your dreams come true!

## Photographs





## Location and points of interest



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