

# Garage for sale in Puerta Bonita - Madrid

Puerta Bonita, Madrid

Reference: 225507



2,275,000 €

903 €/m<sup>2</sup>



2520 m<sup>2</sup>

## Description

**EXCEPTIONAL OPPORTUNITY IN CARABANCHEL – 102 PARKING SPACES WITH GUARANTEED RETURNS**

Located in the iconic neighborhood of **PUERTA BONITA**, in the **CARABANCHEL** district of Madrid, we present a unique investment opportunity: a portfolio of **102 PARKING SPACES**, all situated on a **SINGLE FLOOR** with access via **TWO INDEPENDENT RAMPS**.

The most remarkable feature of this investment is its **NET YIELD**, which currently stands at **4.5%**, making it an excellent option for those looking to invest in a highly demanded real estate product in the area. Additionally, the property is **EXEMPT**

**FROM COMMUNITY FEES**, significantly reducing maintenance costs and further bolstering its appeal as a lucrative investment.

The neighborhood of **PUERTA BONITA**, where this property is located, is one of the most traditional and dynamic areas in Carabanchel. This district is renowned for its excellent connectivity and availability of essential services, resulting in strong demand for parking spaces. Just **10 KILOMETERS AWAY**, you'll find the **COLEGIO SAN GABRIEL**, a school well-known for its educational excellence in the area. Additionally, residents and users will benefit from the proximity to the **CENTRO COMERCIAL ISLAZUL**, a shopping center that offers a wide variety of stores, entertainment, and

## Description

dining options.

For public transportation, the **CARABANCHEL METRO STATION (LINE 5)** is the nearest, while bus lines like **34, 35, AND 155**, as well as several night buses, ensure easy access to various parts of the city. The property is also conveniently close to **CERCANÍAS RENFE STATION IN ALUCHE (LINES C-5, C-6)**, providing quick connections to Madrid's city center and other metropolitan areas.

**CARABANCHEL** is a district that uniquely blends tradition with modernity. Here, local shops, traditional markets, and major commercial hubs coexist, such as the aforementioned shopping center. Additionally, its rich cultural and sports offerings make it an attractive location not only for residents but also for investors seeking a stable and thriving market.

This asset is ideal for both seasoned managers and investment funds looking to diversify with a product

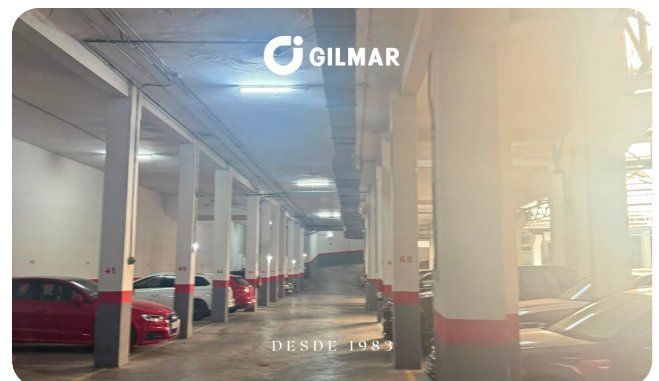
that offers high stability and guaranteed returns. With its **LARGE NUMBER OF PARKING SPACES** and consistent demand, long-term occupancy and profitability are practically assured.

---

**ABOUT GILMAR** Since **1983**, GILMAR has been helping you find the perfect home, business space, or investment that best meets your needs. We are leaders in the real estate market, thanks to our extensive experience and dedication to our clients. We offer personalized services, transparency, and the best opportunities available.

For more information about this property, feel free to contact our specialized **COMMERCIAL AND INVESTMENT TEAM** at the **GOYA OFFICE**. Call us at **91 209 32 50** or email us at **DPTO.INVERSIONES@GILMAR.ES**. Please provide the **REFERENCE 225507** to ensure a quick response.

## Photographs





## Location and points of interest



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