

Apartment for sale in Los Cármenes - Madrid

Los Cármenes, Madrid

Reference: 226071



180,000 €

3,830 €/m²



47 m²



0 (0+0)



1 (1+0)



No

Description

Discover this cozy 47 m² built studio apartment located in the heart of the emblematic Los Cármenes neighborhood (Latina district). Set in a 1958 building with a well-maintained portal, this property is offered at €180,000 as one of the most attractive and profitable options in the area for investors.

Layout and Qualities The property stands out for its functionality and comfort, featuring:

Parquet flooring.

Climate control system via split air conditioning (hot/cold pump) and electric heating.

An open-plan, highly optimized space ideal for ensuring high rental demand.

Key Data for Investors Current status: The property is currently rented until November 2027, guaranteeing immediate income from day one.

Profitability: It offers a current yield of around 4%, with a projected increase of up to 7% once the current contract ends. This is one of the areas with the highest demand and profitability in the Latina district.

Location and Transport The property enjoys a privileged and dynamic location:

Description

Immediate surroundings: Less than 2 minutes from Calle Sepúlveda, a key hub where you will find all kinds of shops, stores, and everyday services.

Public transport: Excellent connectivity thanks to its proximity to the Lucero Metro station (Line 6) and several bus lines that quickly link to central Madrid.

Green areas and leisure: Highlights include its closeness to Cuña Verde Park and Las Cruces Park, true outdoor oases for nature and sports. The area also offers traditional markets and a wide variety of dining and leisure options.

The Los Cármenes neighborhood, located in the historic and multicultural Latina district, stands out for its family-friendly character, abundance of green areas, and local shops. While this home has all the

necessary comforts for living, its location offers endless outdoor activities.

Since 1983, at GILMAR we have been dedicated to making dreams come true. Our experience and dedication make us one of the most solid bets for managing the purchase, sale, or rental of real estate. This home, like many others we have offered over the decades, is further proof of our ability to deliver quality and trust.

The Madrid Río team, located at Paseo de Extremadura nº 1, is at your disposal to provide further information about this property. Do not hesitate to contact us by phone at +34 91 364 38 00 or send us an email at madrid.rio@gilmar.es. To speed up your inquiry, please provide reference 226075. We look forward to helping you find your ideal home!

Photographs





Location and points of interest



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