

# Apartment for sale in Arroyo Fontarrón - Madrid

Arroyo Fontarrón, Madrid

Reference: 226357



695,000 €

5,187 €/m<sup>2</sup>



134 m<sup>2</sup>



3 (3+0)



2 (2+0)



Yes



Yes

## Description

We are pleased to present this wonderful property, situated in the attractive neighbourhood of Arroyo Fontarrón, within the Moratalaz district of Madrid. This spacious flat, built in 1969 and in excellent condition, offers 134 m<sup>2</sup> of living space comprising three bedrooms, two full bathrooms, a 25 m<sup>2</sup> living-dining room, a separate kitchen and a cosy 6 m<sup>2</sup> south-west-facing terrace, ensuring plenty of natural light for much of the day. Thanks to its exterior design, the property stands out for its brightness and natural ventilation.

The property offers outstanding features such as central heating, air conditioning and wooden flooring, which create a warm and sophisticated atmosphere. It also includes a garage space in the

residents' car park, an essential feature in this busy part of the capital. The building has a semi-luxury entrance hall and both an intercom and a doorman service, ensuring comfort and security for its residents.

The flat's location in Arroyo Fontarrón is simply unbeatable. This quiet residential neighbourhood is known for its family-friendly atmosphere, green spaces and proximity to all necessary amenities.

Public transport links are excellent. The nearest Metro lines are the L9, which stops at 'Vinateros', and the L6 at 'Pavones', both just a few minutes' walk away. As for buses, several routes stop very close to the property, offering quick and convenient

## Description

options for travelling both to the city centre and to other parts of Madrid.

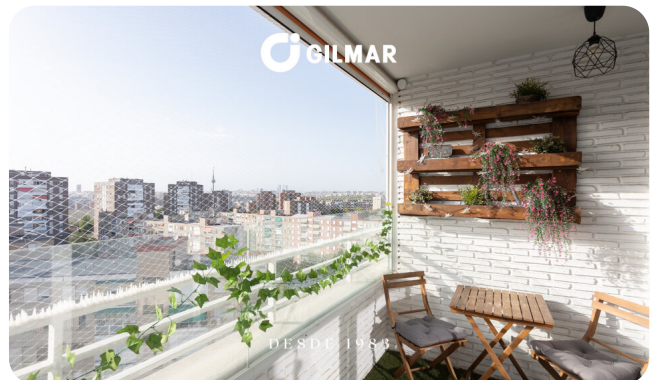
Moratalaz is a district that combines the best of both worlds: the tranquillity of a residential area with proximity to the centre of Madrid. With numerous parks, schools and sports centres, it is ideal for those seeking a superior quality of life without sacrificing urban convenience.

Since 1983, at GILMAR we have worked with dedication and commitment to turn our clients'

dreams into reality, helping them find not just a property, but a home that matches their aspirations and lifestyle. If you would like more information about this exclusive property and its features, please do not hesitate to contact us. Please quote reference 226357 and we will be delighted to assist you.

You can visit our office at C/ Fernán González, 71 or call us on 91 121 84 84. You can also email us at: [retiro@gilmar.es](mailto:retiro@gilmar.es). Your next home is waiting for you.

## Photographs



## Location and points of interest



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